

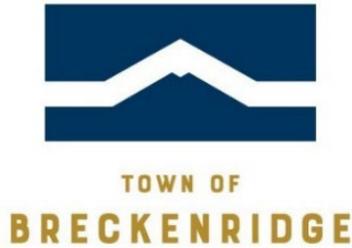


**Town Council Work Session**  
Tuesday, October 14, 2025, 12:00 PM  
Town Hall Council Chambers  
150 Ski Hill Road  
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE CONDUCTS HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Join the live broadcast available by computer or phone: <https://us02web.zoom.us/j/82918442465> (Telephone: 1-719-359-4580; Webinar ID: 829 1844 2465). If you need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

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- I. BUDGET RETREAT (12:00-6:40PM)**  
BUDGET RETREAT
- II. PLANNING COMMISSION DECISIONS (6:40-6:45PM)**  
PLANNING COMMISSION DECISIONS
- III. LEGISLATIVE REVIEW (6:45-6:55PM)**  
CODE AMENDMENTS FOR LIQUOR LICENSING (SECOND READING)  
MUNICIPAL COURT RESTITUTION ORDINANCE (SECOND READING)  
US BANK LEASE (SECOND READING)
- IV. MANAGERS REPORT**
- V. OTHER**
- VI. PLANNING MATTERS**

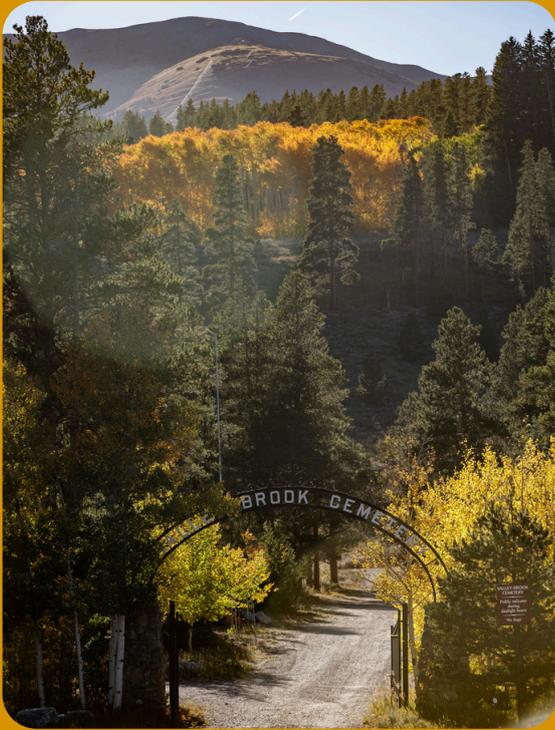


## 2026 BUDGET AGENDA

- |       |   |                     |
|-------|---|---------------------|
| I.    | TOWN MANAGER KICKOFF  | 12:00 PM – 12:30 PM |
|       | <ul style="list-style-type: none"><li>• BUDGET PROCESS OVERVIEW</li><li>• REVIEW OF COUNCIL GOALS AND PRIORITIES</li><li>• 2026 ASSUMPTIONS</li><li>• 2027-2030 ASSUMPTIONS</li><li>• FLOW OF TRANSFERS</li></ul> |                     |
| II.   | GENERAL FUND REVIEW BY DEPARTMENT   | 12:30 PM – 2:30 PM  |
|       | <ul style="list-style-type: none"><li>• HIGHLIGHTS AND INCOME STATEMENTS</li></ul>  |                     |
| III.  | SUMMARY REVIEW OF ALL OTHER FUNDS   | 2:30 PM – 3:00 PM   |
|       | <ul style="list-style-type: none"><li>• HIGHLIGHTS AND INCOME STATEMENTS</li></ul>  |                     |
| IV.   | BREAK   | 3:00 PM – 3:15 PM   |
| V.    | CONTINUANCE SUMMARY REVIEW OF ALL OTHER FUNDS   | 3:15 PM – 5:45 PM   |
|       | <ul style="list-style-type: none"><li>• HIGHLIGHTS AND INCOME STATEMENTS</li></ul>  |                     |
| VI.   | BREAK   | 5:45 PM – 6:00 PM   |
| VII.  | TOWN FUND SUMMARY   | 6:00 PM – 6:30 PM   |
|       | <ul style="list-style-type: none"><li>• TOWN ROLLUP</li><li>• CASH FLOW</li><li>• FIVE YEAR FUND SUMMARY REVIEW</li><li>• DEBT SCHEDULE</li><li>• KEY PERFORMANCE INDICATORS</li><li>• HEADCOUNT</li></ul>        |                     |
| VIII. | QUESTIONS   | 6:30 PM – 6:40 PM   |

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# TOWN OF BRECKENRIDGE: GOALS & PRIORITIES 2024-2028



## Town Council Goals

Deliver a balanced year-round economy driven by tourism.

Elevate and fiercely protect the Town's authentic character and brand--our hometown feel and friendly atmosphere.

More boots and bikes, less cars.

Establish Breckenridge as cutting edge in mountain environmental stewardship and sustainable practices.



## Town Council Priorities 2026-2028

### Workforce Housing

GOAL 1: Provide a variety of housing price points and types in the Upper Blue basin and efficiently serve the workforce and community.

GOAL 2: Information about the housing programs and projects is readily available and the process to find and access housing is easy to understand and navigate.

GOAL 3: The Town of Breckenridge provides leadership and continues to implement innovative strategic programs and adapts to changing challenges, issues, and opportunities over time.

### Regulation Compliance & Code Enforcement

GOAL 1: Develop a Town Code Enforcement program that addresses the needs of all Town departments and meets the needs of the community. Communications.

### Enhance Communications

Goal 1: Explore and Create Diverse Avenues to Deliver Consistent Information and Opportunities for Dialogue.

Goal 2: Seek New Ways to Listen, Educate, and Address Misinformation.

Goal 3: Establish Partnerships between Town Council and the Communications Team.

Goal 4: Find ways to engage youth and have them be more involved in our committees and commissions.

### Childcare Support

GOAL 1: Find Creative Ways to Add Childcare Spaces

GOAL 2: Stabilize and Maintain Childcare Center Facility Assets

GOAL 3: Provide For the Long-Term Future of Affordable, Quality Childcare for our Workforce

GOAL 4: Create one County-wide Waitlist with ability to Analyze Data at a Town level.

GOAL 5: Provide After School, Summer and Extra Curricular Programming for Local Children.

### Blue River Pathways

GOAL 1: Implement Capital Project Plans.

GOAL 2: Review and update Ordinances & Development Code.

GOAL 3: Foster partnerships with private property owners.

### Breck E-Delivery

GOAL 1: To improve the experience and safety for pedestrians and bicyclists in and around Breckenridge's downtown core and Riverwalk corridor.

GOAL 2: To reduce delivery truck traffic, parking conflicts and improve delivery efficiency of Food and Beverage (F+B) products.

GOAL 3: To reduce idle times and vehicle miles travelled of delivery trucks, improving local air quality and reducing GHG emissions.





# WORKFORCE HOUSING

## GOALS AND OBJECTIVES

**GOAL 1: Provide a variety of housing price points and types in the upper blue basin and efficiently serve the workforce and community.**

Objective 1.1: Continue to increase housing inventory to meet the needs of the community through new construction projects and housing preservation programs that target a variety of income levels and household types.

Objective 1.2: Existing Deed Restricted units continue to serve the workforce over time.

**GOAL 2: Information about the housing programs and projects is readily available and the process to find and access housing is easy to understand and navigate.**

Objective 2.1: Summit Combined Housing Authority is the one stop shop for information on housing options, assistance, and programs.

Objective 2.2: Town website is updated and housing information campaign is launched to provide information, data, and messaging to all segments of the community.

**GOAL 3: The Town of Breckenridge provides leadership and continues to implement innovative strategic programs and adapts to changing challenges, issues, and opportunities over time.**

Objective 3.1: Plans and Policies are updated and progress is tracked.

Objective 3.2: Housing Department is fully staffed.

## Metrics Summary

By 2030, Breckenridge aims to grow its housing inventory from 1,665 to 2,200 units, reduce unfilled jobs, and increase the share of positions filled by local residents. At least 35% of homes should remain resident-occupied, deed-restricted households should reflect community diversity, and overall housing stability will improve with fewer cost-burdened households. The Town also aims to raise awareness of the Summit County Housing Authority (SCHA), particularly among Spanish-speaking households, increase use of the housing website, and ensure the Housing Department is fully staffed.



**Vision (2002):** Create affordable, diverse housing options that let residents live, work, and raise families while preserving small-town character and supporting the local economy.



**Blueprint (2023):** Add 150–200 units a year, expand Housing Helps and Buy Downs, leverage partnerships, and manage deed restrictions, aiming for 47% of jobs filled by locals and 35% of homes resident-occupied.



TOWN OF  
BRECKENRIDGE

# REGULATION COMPLIANCE & CODE ENFORCEMENT



## GOALS AND OBJECTIVES

**GOAL 1: Develop a Town Code Enforcement program that addresses the needs of all Town departments and meets the needs of the community.**

Objective 1.1: Identify the Town Code enforcement needs of each Town Department.

Objective 1.2: Identify and revise sections of the Town Code that need to be updated to reference both municipal court and administrative penalties; clarify/update specific penalties where needed and include process improvements where identified by departments.

Objective 1.3: Identify an education/enforcement strategy that balances the needs of the Town departments with the needs of the community.

Objective 1.4: Identify the organizational structure/location for personnel that would best serve this goal.

## METRICS SUMMARY

The Town will identify specific departmental code enforcement needs, adopt the necessary ordinances, and implement a comprehensive enforcement strategy. This approach is designed to be effective, responsive to community concerns, and carried out in a way that generates minimal negative feedback.





# ENHANCE COMMUNICATIONS

## GOALS AND OBJECTIVES

**GOAL 1: Explore and Create Diverse Avenues to Deliver Consistent Information and Opportunities for Dialogue.**

Objective 1.1: Create a regular report to present to Council outlining the use of marketing tools and strategies, including analysis of what is working and not working.

Objective 1.2: Continually analyze communication methods and audience consumption.

**GOAL 2: Seek New Ways to Listen, Educate, and Address Misinformation.**

Objective 2.1: Create a Civic Education 101 Course Series - "A Beginners' Guide to Local Government".

Objective 2.2: Launch a Community Education Ambassador program. New members and possibly use current board and commission members who are already engaged.

**GOAL 3: Establish Partnerships between Town Council and the Communications Team.**

Objective 3.1: Provide diversity and equity-focused communications trainings for Council.

**GOAL 4: Find ways to get youth to engage and be more involved in our committees and commissions.**

Objective 4.1: Develop and implement a civic education curriculum in partnership with Summit High School and Summit Middle School.

Objective 4.2 Create a Volunteer Youth Council (ages 16+).

## METRICS SUMMARY

Reports and trainings are refined based on Council feedback to ensure alignment with priorities. Community participation has been robust, with more than 200 individuals engaged through sessions and topic-specific events. The effectiveness of initiatives is evaluated through Council input, and continued emphasis is placed on fostering youth participation and ensuring high-quality, outcome-oriented reporting.

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*We will strive to strengthen effective community engagement to foster relationships, enhance connectivity, and protect community character. The Town of Breckenridge is focused on offering a variety of opportunities to receive feedback, create connections, and to listen.*

*Expanding communication will elevate conversation, collaboration, and connection between the Town and the community.*

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TOWN OF  
**BRECKENRIDGE**



# SUPPORT CHILDCARE

## GOALS AND OBJECTIVES

### GOAL 1: Find Creative Ways to Add Childcare Spaces.

Objective 1.1: Develop In-Home Daycare Incentives

Objective 1.2: Explore requirement for childcare space within developments over a certain square footage or employee generation.

Objective 1.3: Continue design work for additional room at Little Red Schoolhouse to increase capacity.

### GOAL 2: Stabilize and Maintain Childcare Center Facility Assets.

Objective 2.1: Secure Method to Address Maintenance for Aging Infrastructure.

Objective 2.2: Stabilize the historic Breck Montessori Structure.

### GOAL 3: Provide For the Long-Term Future of Affordable, Quality Childcare for our Workforce.

Objective 3.1: Secure Town Ownership of All Childcare Centers' Infrastructure and Aim for a Consistent Lease for all Centers.

Objective 3.2: Secure Long-Term Funding for Tuition Assistance.

### GOAL 4: Create one County-wide Waitlist with ability to Analyze Data at a Town level.

Objective 4.1: Work with ECO and Centers to create one accurate de-duped list. Waitlist monitoring can help determine when/if there is a need for an additional daycare center.

### GOAL 5: Provide After School, Summer and Extra Curricular Programming for Local Children.

Objective 5.1: Continue to Provide and Strengthen Town Recreation Department provided After school, Summer and Extra Curricular Programming.

## METRICS SUMMARY

By 2030, the Town aims to expand in-home daycare capacity, increase childcare slots, and streamline maintenance support for centers. Key milestones include completing stabilization of Breck Montessori, aligning lease terms by January 2027, securing long-term funding, establishing a county-wide waitlist system, and maintaining or enhancing program offerings with positive user feedback.

*The Town is committed to preserving, protecting, and strengthening access to high-quality childcare by supporting local providers, investing in our facility infrastructure, finding creative solutions to fulfilling service needs, and planning for a sustainable program overall- ensuring that all families have access to affordable, inclusive, and reliable childcare options both now and in the future.*



TOWN OF  
BRECKENRIDGE

# BLUE RIVER PATHWAYS



## GOALS AND OBJECTIVES

### **GOAL 1: Implement Capital Project Plans.**

Objective 1.1: Include both small and large-scale projects in the CIP.

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### **GOAL 2: Review and update Ordinances & Development Code**

Objective 2.1: Identify existing code for enforcement of appearance and beautification of properties along the Riverwalk.

Objective 2.2: Update relevant code sections.

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### **GOAL 3: Foster partnerships with private property owners.**

Objective 3.1: Identify tools private/public partnerships along the Riverwalk.

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## METRICS SUMMARY

The Town will complete two to three projects annually, or as approved by Town Council through the Capital Improvement Plan. Progress will be supported by new ordinances and enforcement actions, with success measured by the number of participating property owners and businesses, as well as the improvement of targeted areas.



# BRECK E-DELIVERY



## GOALS AND OBJECTIVES

**GOAL 1: To improve the experience and safety for pedestrians and bicyclists in and around Breckenridge's downtown core and Riverwalk corridor.**

Objective 1.1: Require delivery trucks to use designated delivery zones or E-Delivery dock.

Objective 1.2: Understand impact of program on community sentiment, safety, and experience.

**GOAL 2: To reduce delivery truck traffic, parking conflicts and improve delivery efficiency of Food and Beverage (F+B) products.**

Objective 2.1: Short term lease extension.

Objective 2.2: Long term permanent facility.

**GOAL 3: To reduce idle times and vehicle miles travelled of delivery trucks, improving local air quality and reducing GHG emissions.**

Objective 3.1: Expand program to additional F+B vendors up to physical capacity limit.

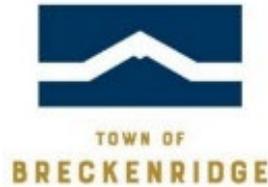
Objective 3.2: Continue to explore synergy with materials management (compost/cardboard pilot).



## METRICS SUMMARY

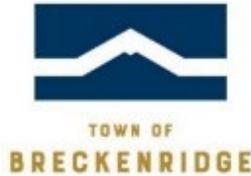
Key measures of success include a reduction in police calls related to bicyclist and pedestrian safety along the Main Street/Riverwalk corridor, increased ridership and hub use for Breck E-Ride, and tracking of products delivered to local businesses. Additional indicators include the number of delivery trucks removed from downtown, the decision on establishing a permanent site, and estimated greenhouse gas emissions reduced through the program.





## 2026 BUDGET ASSUMPTIONS

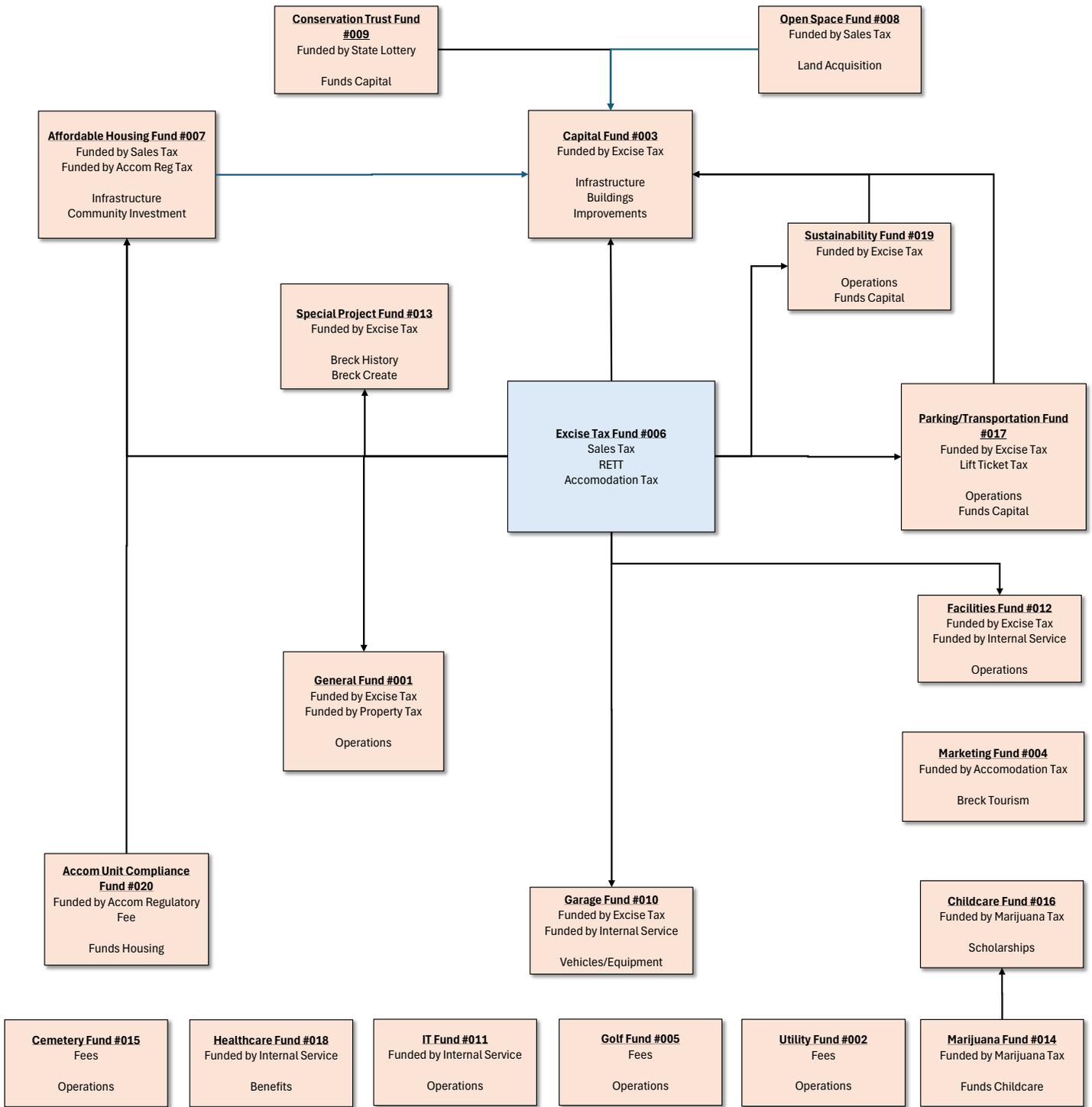
- Revenue:
  - Accommodation Tax flat from 2025 projection
  - Sales Tax is down 3% (\$1.5M) from 2025 projection
  - RETT is down \$1.5M from 2025 projection to \$6M
  - Property tax reflects Assessed Valuation
  - Nicotine Tax is down 25% from 2025 projection
  - Accommodation Regulatory Fee reduced 1.7% from 2025 projection due to loss of licenses
  - Marijuana tax reduced 15.5% from 2025 projection
  - E-Delivery proposed docking fee revenue is 11.4% of contracted expense (\$175K)
  - Reduced Investment Income \$2M based upon anticipated reduction in interest rates and available cash
  - Parking income flat to 2025 projection, South Gondola free parking for summer season, loss of \$155K
  - Lift ticket tax is 2.5% higher from 2025 projection based on expected Consumer Price Index
  - Golf Fund – increased green fees 5%
  - Garage Fund – 2 Bus grants awarded \$1.7M
  - Utility Fund
    - \$1.3M increased in Plant Investment fees (BGV)
    - 7% water rent increased from 2025 projection
- Personnel:
  - 4% merit average increase
  - New attorney starting April 2026
  - Healthcare benefit cost increase based upon recommendation from Brown & Brown Consultants
- Expense:
  - General Fund increased 2% from 2025 projection (excluding transition of Facilities Department to the Facilities Fund)
  - Operating expenses - no changes reflected in inflation other than current purchasing assumptions
  - Capital, Utility, Golf, Garage, Facilities, Childcare, Workforce Housing, Breck History based on proformas
  - Excise Fund transfers to other funds as required
  - Childcare Fund \$700K First Steps cost saving, will expect to be funded by the County with Strong Future dollars
- Restrictions:
  - 2 years of debt payments
  - 3 years of Capital Improvement Plan, estimated \$57.8M (includes Runway)
  - 4 months of General Fund operating expenses
  - Fixed Assets, Notes Payable, Housing Loans
  - Childcare expansion
  - Employee Downpayment Assistance Program \$1.5M (5 new loans)

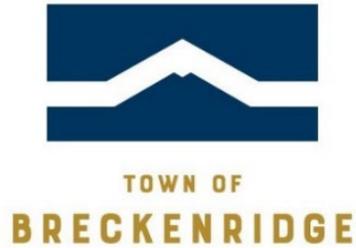


### **2027-2030 PROJECTION ASSUMPTIONS**

- Revenue:
  - Sales Tax and Accommodation Tax is flat from 2026 budget
  - RETT remains at \$6M annually
  - Nicotine Tax is flat from 2026 budget
  - Property tax is flat from 2026 budget
  - Accommodation Regulatory Fee reduces 1.7% each year due to loss of licenses
  - E-Delivery proposed docking fee revenue increases from \$175K in 2026 to \$600K by 2030
  - Investment Income is flat from 2026 budget
  - Parking income flat from 2026 budget
  - Lift ticket tax increases 3% annually per Consumer Price Index
  - Water rents grow 10% annually
  - Golf green fees is flat from 2026 budget
  - Marijuana tax is flat from 2026 budget
  - Garage Fund – 2 bus grants awarded 2027, 2028. 3 bus grants in 2029
  - \$2M to Open Space 2028 for BGV Fee in Lieu
  - Utility Fund \$31M loan 2028 @ 4% for Gary Roberts Water Treatment Plant
  
- Personnel:
  - 4.5% merit average increase annually
  - No new FTE's
  - Increased healthcare benefit cost to 5% growth annually
  
- Expense:
  - General Fund expense increases from \$32M (2024) to \$37.8M (2030), 3.6% annually (excluding Facilities)
  - Operating expenses assumes 3% inflation increase for each year
  - Capital, Utility, Golf, Garage, Facilities, Childcare, Workforce Housing, Breck History based on proformas
  - Workforce Housing Excise Fund loan will grow to \$40.7M by 2027 which considers all proposed housing projects, with payback starting 2028
  - Excise Fund transfers to other funds as required
  
- Restrictions:
  - 2 years of debt payments
  - 3 years of Capital Improvement Plan, estimated \$30.6M each year
  - 4 months of General Fund operating expenses
  - Fixed Assets, Notes Payable, Housing Loans
  - Childcare center improvements through 2030
  - Employee Downpayment Assistance Program increases \$500K annually

# FLOW OF TRANSFERS





## General Fund #001



The General Fund encompasses the Recreation Center, Fiber Network, Committees, Public Works, Community Development, Finance, Executive and Management office, Public Safety and Advice & Litigation. The primary revenue into this fund is a transfer from the Excise Tax Fund.

Restrictions exist on this fund for the outstanding loan repayment from the Breck Nordic Center, Employee Down Payment Assistance Program, and 4 months of operational expense.

Reserves are held for TABOR (Taxpayer Bill of Rights) and net income for the Nicotine program.

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
GENERAL FUND #001 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 17,071,730	\$ 17,944,883	\$ 18,685,556	\$ 18,685,556	\$ 22,754,494	\$ -	\$ 4,068,938	\$ 19,181,305	\$ 19,496,864	\$ 21,165,742	\$ 21,793,004
REVENUES	\$ 31,925,940	\$ 35,581,271	\$ 37,502,374	\$ 38,675,000	\$ 28,941,104	\$ 1,172,626	\$ (8,561,270)	\$ 33,683,606	\$ 36,805,958	\$ 36,949,653	\$ 39,118,861
TOTAL AVAILABLE	\$ 48,997,670	\$ 53,526,154	\$ 56,187,931	\$ 57,360,556	\$ 51,695,598	\$ 1,172,626	\$ (4,492,332)	\$ 52,864,911	\$ 56,302,822	\$ 58,115,395	\$ 60,911,864
EXPENDITURES											
EXPENDITURES BY CATEGORY											
PERSONNEL	\$ 18,270,921	\$ 19,919,977	\$ 22,030,305	\$ 21,486,352	\$ 20,981,453	\$ 543,953	\$ 1,048,852	\$ 21,713,947	\$ 23,176,185	\$ 24,069,948	\$ 25,307,411
MATERIALS & SUPPLIES	\$ 1,113,461	\$ 1,540,595	\$ 1,464,398	\$ 1,476,152	\$ 1,386,768	\$ (11,754)	\$ 77,630	\$ 1,428,266	\$ 1,471,114	\$ 1,515,247	\$ 1,560,705
CHARGES FOR SERVICES	\$ 5,453,769	\$ 5,795,782	\$ 6,718,624	\$ 6,974,815	\$ 6,105,683	\$ (256,191)	\$ 612,941	\$ 5,801,329	\$ 5,974,561	\$ 6,133,838	\$ 6,317,524
MINOR CAPITAL	\$ 616,111	\$ 928,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 414,145	\$ 701,217	\$ 626,639	\$ 657,903	\$ 553,130	\$ (31,264)	\$ 73,509	\$ 565,344	\$ 582,305	\$ 599,774	\$ 617,767
DEBT SERVICES	\$ 469,481	\$ 470,825	\$ 471,543	\$ 471,543	\$ 466,545	\$ -	\$ 4,998	\$ 469,066	\$ 471,358	\$ 468,420	\$ 470,366
GRANTS/CONTINGENCIES	\$ 1,267,392	\$ 756,959	\$ 900,000	\$ 930,005	\$ 660,000	\$ (30,005)	\$ 240,000	\$ 660,000	\$ 660,000	\$ 660,000	\$ 660,000
ALLOCATION	\$ 4,137,108	\$ 4,290,373	\$ 2,561,292	\$ 2,561,292	\$ 2,312,714	\$ (0)	\$ 248,578	\$ 2,682,095	\$ 2,753,558	\$ 2,827,165	\$ 2,902,980
TRANSFERS	\$ 104,485	\$ -	\$ 48,000	\$ 48,000	\$ 48,000	\$ -	\$ -	\$ 48,000	\$ 48,000	\$ 48,000	\$ 48,000
TOTAL EXPENDITURES	\$ 31,846,871	\$ 34,404,326	\$ 34,820,801	\$ 34,606,062	\$ 32,514,293	\$ 214,739	\$ 2,306,508	\$ 33,368,047	\$ 35,137,080	\$ 36,322,392	\$ 37,884,753
FUND BALANCE, DECEMBER 31	\$ 17,944,883	\$ 18,685,556	\$ 21,367,130	\$ 22,754,494	\$ 19,181,305			\$ 19,496,864	\$ 21,165,742	\$ 21,793,004	\$ 23,027,111
RESTRICTION-BRECK NORDIC LOAN	\$ 1,073,481	\$ 1,034,566	\$ 998,566	\$ 998,566	\$ 962,566			\$ 926,566	\$ 890,566	\$ 854,566	\$ 818,566
RESTRICTION-EDAP	\$ -	\$ 293,500	\$ 1,100,000	\$ 1,000,000	\$ 1,500,000			\$ 2,100,000	\$ 2,600,000	\$ 3,100,000	\$ 3,600,000
RESTRICTION-DEBT SERVICE	\$ 942,368	\$ 938,088	\$ 935,611	\$ 935,611	\$ 940,424			\$ 939,777	\$ 938,786	\$ 937,448	\$ 935,040
RESTRICTION-OPERATIONS (4 MONTHS)	\$ 10,615,624	\$ 11,468,109	\$ 11,606,934	\$ 11,535,354	\$ 10,838,098			\$ 11,122,882	\$ 11,712,360	\$ 12,107,464	\$ 12,628,251
AVAILABLE FUND BALANCE, DECEMBER 31	\$ 5,313,410	\$ 4,951,294	\$ 6,726,019	\$ 8,284,963	\$ 4,940,218			\$ 4,407,838	\$ 5,024,030	\$ 4,793,525	\$ 5,045,254
RESERVE-RETIREMENT	\$ 3	\$ 0	\$ 3	\$ 3	\$ 3			\$ 3	\$ 3	\$ 3	\$ 3
RESERVE-TABOR	\$ 3,056,132	\$ 3,327,406	\$ 3,327,406	\$ 3,327,406	\$ 3,327,406			\$ 3,327,406	\$ 3,327,406	\$ 3,327,406	\$ 3,327,406
RESERVE-NICOTINE PROGRAM	\$ 671,849	\$ 836,850	\$ 836,850	\$ 836,850	\$ 836,850			\$ 836,850	\$ 836,850	\$ 836,850	\$ 836,850
TOTAL RESERVES	\$ 3,727,984	\$ 4,164,256	\$ 4,164,259	\$ 4,164,259	\$ 4,164,259			\$ 4,164,259	\$ 4,164,259	\$ 4,164,259	\$ 4,164,259

**TOWN OF BRECKENRIDGE  
GENERAL FUND  
REVENUE BY SOURCE**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE
<b>TAXES</b>							
Exempt Personal Property Taxes	\$ 22,970	\$ 221,175	\$ 23,000	\$ 30,000	\$ 23,000	\$ 7,000	\$ -
General Property Taxes	\$ 3,702,127	\$ 5,043,598	\$ 5,065,197	\$ 5,000,000	\$ 5,000,000	\$ (65,197)	\$ (65,197)
Interest on Property Taxes	\$ 7,464	\$ 10,132	\$ 7,000	\$ 5,000	\$ 5,000	\$ (2,000)	\$ (2,000)
Nicotine Tax	\$ 673,526	\$ 862,021	\$ 760,000	\$ 760,000	\$ 570,000	\$ -	\$ (190,000)
Specific Ownership Taxes	\$ 172,242	\$ 198,886	\$ 160,000	\$ 160,000	\$ 160,000	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 4,578,330</b>	<b>\$ 6,335,811</b>	<b>\$ 6,015,197</b>	<b>\$ 5,955,000</b>	<b>\$ 5,758,000</b>	<b>\$ (60,197)</b>	<b>\$ (257,197)</b>
<b>LICENSES AND PERMITS</b>							
Animal Licenses	\$ 446	\$ 585	\$ 800	\$ 600	\$ 600	\$ (200)	\$ (200)
Building Permits	\$ 515,795	\$ 610,415	\$ 525,000	\$ 725,000	\$ 420,000	\$ 200,000	\$ (105,000)
Electric Permits	\$ 56,293	\$ 64,213	\$ 50,000	\$ 50,000	\$ 45,000	\$ -	\$ (5,000)
Liquor Licenses/Other Fees	\$ 28,826	\$ 22,114	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ -
Mechanical Permits	\$ 80,760	\$ 100,542	\$ 65,000	\$ 70,000	\$ 56,000	\$ 5,000	\$ (9,000)
Misc. Licenses & Permits	\$ 19,843	\$ 15,812	\$ 15,750	\$ 15,867	\$ 15,000	\$ 117	\$ (750)
Nicotine Licenses	\$ 5,400	\$ 4,200	\$ 5,000	\$ 4,500	\$ 4,500	\$ (500)	\$ (500)
Plumbing Permits	\$ 39,174	\$ 43,450	\$ 42,000	\$ 42,000	\$ 33,600	\$ -	\$ (8,400)
Street Cut Permits	\$ 27,634	\$ 30,000	\$ 25,000	\$ 30,000	\$ 35,000	\$ 5,000	\$ 10,000
Record Requests	\$ 713	\$ 157	\$ 500	\$ 500	\$ 500	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 774,883</b>	<b>\$ 891,486</b>	<b>\$ 759,050</b>	<b>\$ 968,467</b>	<b>\$ 640,200</b>	<b>\$ 209,417</b>	<b>\$ (118,850)</b>
<b>CHARGES FOR SERVICES</b>							
Auction Proceeds	\$ 4,873	\$ 2,120	\$ -	\$ 670	\$ -	\$ 670	\$ -
Building Plan Review	\$ 404,076	\$ 482,503	\$ 400,000	\$ 580,000	\$ 336,000	\$ 180,000	\$ (64,000)
Class 'A' Fees	\$ 68,792	\$ 123,475	\$ 86,685	\$ 10,695	\$ 8,091	\$ (75,990)	\$ (78,594)
Class 'B' Fees	\$ 8,342	\$ 14,318	\$ 7,490	\$ 8,405	\$ 7,045	\$ 915	\$ (445)
Class 'C' Fees	\$ 24,680	\$ 27,365	\$ 39,060	\$ 23,000	\$ 16,000	\$ (16,060)	\$ (23,060)
Class 'C' Sign Fees	\$ 7,005	\$ 8,375	\$ 5,700	\$ 7,500	\$ 7,500	\$ 1,800	\$ 1,800
Class 'D' Fees	\$ 65,070	\$ 69,075	\$ 80,565	\$ 47,655	\$ 48,440	\$ (32,910)	\$ (32,125)
Engineering Plan Review Fees	\$ 9,148	\$ 9,460	\$ 10,000	\$ 8,000	\$ 8,000	\$ (2,000)	\$ (2,000)
Metal Recycling	\$ 1,006	\$ 1,345	\$ 1,000	\$ 3,000	\$ 3,000	\$ 2,000	\$ 2,000
Misc. Other Fees	\$ 24,517	\$ 36,596	\$ 29,130	\$ 18,790	\$ 24,949	\$ (10,340)	\$ (4,181)
Repayment Academy Contract	\$ 27,939	\$ 37,071	\$ 20,000	\$ -	\$ 6,500	\$ (20,000)	\$ (13,500)
Sale of Misc. Pub. & Rcpts.	\$ 765	\$ 1,242	\$ 2,200	\$ 2,200	\$ 2,200	\$ -	\$ -
Snow Removal	\$ 393	\$ 525	\$ 500	\$ -	\$ -	\$ (500)	\$ (500)
<b>TOTAL</b>	<b>\$ 646,607</b>	<b>\$ 813,469</b>	<b>\$ 682,330</b>	<b>\$ 709,915</b>	<b>\$ 467,725</b>	<b>\$ 27,585</b>	<b>\$ (214,605)</b>
<b>INTERGOVERNMENTAL REVENUE</b>							
Grants	\$ 163,614	\$ 68,179	\$ 35,000	\$ 31,405	\$ -	\$ (3,595)	\$ (35,000)
Highway Users	\$ 245,312	\$ 281,421	\$ 232,946	\$ 232,946	\$ 232,946	\$ (0)	\$ (0)
Motor Vehicle Reg. Fee	\$ 20,492	\$ 22,179	\$ 27,999	\$ 27,999	\$ 27,999	\$ -	\$ -
Other Governmental	\$ 48,936	\$ 48,581	\$ 38,097	\$ 180,097	\$ 53,097	\$ 142,000	\$ 15,000
Road & Bridge Levy	\$ 299,616	\$ 295,808	\$ 292,180	\$ 292,180	\$ 292,180	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 777,969</b>	<b>\$ 716,169</b>	<b>\$ 626,222</b>	<b>\$ 764,627</b>	<b>\$ 606,222</b>	<b>\$ 138,405</b>	<b>\$ (20,000)</b>
<b>FINES AND FORFEITS</b>							
Court Cost Fee Charges	\$ 6,409	\$ 3,643	\$ 7,500	\$ 3,000	\$ 5,000	\$ (4,500)	\$ (2,500)
Dog Fines	\$ 865	\$ 1,754	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -
PD Surcharge	\$ 5,525	\$ 4,315	\$ 5,500	\$ 5,500	\$ 5,500	\$ -	\$ -
Penal Fines	\$ 46,997	\$ 29,512	\$ 50,100	\$ 23,890	\$ 33,600	\$ (26,210)	\$ (16,500)
Traffic Citations	\$ 26,390	\$ 19,232	\$ 30,000	\$ 40,000	\$ 50,000	\$ 10,000	\$ 20,000
<b>TOTAL</b>	<b>\$ 86,186</b>	<b>\$ 58,457</b>	<b>\$ 94,100</b>	<b>\$ 73,390</b>	<b>\$ 95,100</b>	<b>\$ (20,710)</b>	<b>\$ 1,000</b>
<b>TRANSFERS FROM OTHER FUNDS</b>							
From Workforce Housing Fund	\$ 15,408	\$ 15,408	\$ 16,000	\$ 16,000	\$ 16,000	\$ -	\$ -
From Excise Fund	\$ 18,000,000	\$ 19,700,000	\$ 23,000,000	\$ 23,000,000	\$ 18,000,000	\$ -	\$ (5,000,000)
From General Fund	\$ -	\$ -	\$ 48,000	\$ 48,000	\$ -	\$ -	\$ (48,000)
From Golf Fund	\$ 33,553	\$ 40,662	\$ -	\$ -	\$ -	\$ -	\$ -
From Marketing Fund	\$ -	\$ 9,313	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -
From Parking & Transportation Fund	\$ -	\$ -	\$ -	\$ 43,300	\$ 20,000	\$ 43,300	\$ 20,000
From Utility Fund	\$ 103,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 18,152,149</b>	<b>\$ 19,765,383</b>	<b>\$ 23,074,000</b>	<b>\$ 23,117,300</b>	<b>\$ 18,046,000</b>	<b>\$ 43,300</b>	<b>\$ (5,028,000)</b>
<b>RECREATION FEES</b>							
Ice Rink Operations	\$ 1,185,816	\$ 1,261,943	\$ 1,223,630	\$ 1,267,141	\$ 1,343,470	\$ 43,511	\$ 119,840
Nordic Center	\$ 347,745	\$ 322,798	\$ 317,800	\$ 345,769	\$ 357,932	\$ 27,969	\$ 40,132
Rec Operations	\$ 2,159,824	\$ 2,286,258	\$ 2,078,841	\$ 2,274,752	\$ 2,276,971	\$ 195,911	\$ 198,130
Rec Programs	\$ 1,025,358	\$ 1,059,382	\$ 868,700	\$ 866,631	\$ 873,200	\$ (2,069)	\$ 4,500
Tennis Programs	\$ 236,375	\$ 282,133	\$ 242,200	\$ 313,870	\$ 323,900	\$ 71,670	\$ 81,700
<b>TOTAL</b>	<b>\$ 4,955,118</b>	<b>\$ 5,212,513</b>	<b>\$ 4,731,171</b>	<b>\$ 5,068,163</b>	<b>\$ 5,175,473</b>	<b>\$ 336,992</b>	<b>\$ 444,302</b>
<b>MISCELLANEOUS INCOME</b>							
Animal Shelter Restitution	\$ -	\$ -	\$ 50	\$ 50	\$ 50	\$ -	\$ -
BGVCC 10 Year Agreement	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cost sharing	\$ -	\$ -	\$ -	\$ 163,552	\$ 35,000	\$ 163,552	\$ 35,000
Department Reimbursement	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Heated Sidewalk Reimbursement	\$ 2,825	\$ 1,065	\$ 2,825	\$ 2,825	\$ 2,825	\$ -	\$ -
Insurance Recoveries	\$ 162,028	\$ 87,173	\$ 75,000	\$ 85,000	\$ 50,000	\$ 10,000	\$ (25,000)
Interest Income/Loan Pmts	\$ 45,274	\$ 44,591	\$ 83,587	\$ 46,063	\$ 46,769	\$ (37,524)	\$ (36,818)
Investment Income	\$ 921,024	\$ 633,148	\$ 422,655	\$ 530,121	\$ 367,781	\$ 107,466	\$ (54,874)
Miscellaneous Income	\$ 4,795	\$ 3,922	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ -
Opioids Settlement	\$ 4,551	\$ 15,482	\$ -	\$ -	\$ -	\$ -	\$ -
PEG Fees	\$ 13,456	\$ 13,902	\$ 13,000	\$ 5,000	\$ 13,000	\$ (8,000)	\$ -
Pension Forfeitures	\$ (132,359)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Reimbursement of Expend.	\$ 22,966	\$ 21,695	\$ -	\$ 56,367	\$ -	\$ 56,367	\$ -
Rental Income	\$ 859,855	\$ 956,358	\$ 919,187	\$ 1,125,160	\$ 1,265,925	\$ 205,973	\$ 346,738
Unclaimed Property & Evidence	\$ -	\$ 10,648	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ 1,954,698</b>	<b>\$ 1,787,983</b>	<b>\$ 1,520,304</b>	<b>\$ 2,018,138</b>	<b>\$ 1,785,350</b>	<b>\$ 497,834</b>	<b>\$ 265,046</b>
<b>TOTAL GENERAL FUND</b>	<b>\$ 31,925,940</b>	<b>\$ 35,581,271</b>	<b>\$ 37,502,374</b>	<b>\$ 38,675,000</b>	<b>\$ 28,941,104</b>		

**GENERAL FUND #001**  
**EXPENDITURES BY CATEGORY AND PROGRAM**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
<b>EXPENDITURES BY CATEGORY</b>											
PERSONNEL	\$ 18,270,921	\$ 19,919,977	\$ 22,030,305	\$ 21,486,352	\$ 20,981,453	\$ 543,953	\$ 1,048,852	\$ 21,713,947	\$ 23,176,185	\$ 24,069,948	\$ 25,307,411
MATERIALS & SUPPLIES	\$ 1,113,461	\$ 1,540,595	\$ 1,464,398	\$ 1,476,152	\$ 1,386,768	\$ (11,754)	\$ 77,630	\$ 1,428,266	\$ 1,471,114	\$ 1,515,247	\$ 1,560,705
CHARGES FOR SERVICES	\$ 5,453,769	\$ 5,795,782	\$ 6,718,624	\$ 6,974,815	\$ 6,105,683	\$ (256,191)	\$ 612,941	\$ 5,801,329	\$ 5,974,561	\$ 6,133,838	\$ 6,317,524
MINOR CAPITAL	\$ 616,111	\$ 928,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 414,145	\$ 701,217	\$ 626,639	\$ 657,903	\$ 553,130	\$ (31,264)	\$ 73,509	\$ 565,344	\$ 582,305	\$ 599,774	\$ 617,767
DEBT SERVICES	\$ 469,481	\$ 470,825	\$ 471,543	\$ 471,543	\$ 466,545	\$ -	\$ 4,998	\$ 469,066	\$ 471,358	\$ 468,420	\$ 470,366
GRANTS/CONTINGENCIES	\$ 1,267,392	\$ 756,959	\$ 900,000	\$ 930,005	\$ 660,000	\$ (30,005)	\$ 240,000	\$ 660,000	\$ 660,000	\$ 660,000	\$ 660,000
ALLOCATION	\$ 4,137,108	\$ 4,290,373	\$ 2,561,292	\$ 2,561,292	\$ 2,312,714	\$ (0)	\$ 248,578	\$ 2,682,095	\$ 2,753,558	\$ 2,827,165	\$ 2,902,980
TRANSFERS	\$ 104,485	\$ -	\$ 48,000	\$ 48,000	\$ 48,000	\$ -	\$ -	\$ 48,000	\$ 48,000	\$ 48,000	\$ 48,000
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 31,846,871</b>	<b>\$ 34,404,326</b>	<b>\$ 34,820,801</b>	<b>\$ 34,606,062</b>	<b>\$ 32,514,293</b>	<b>\$ 214,739</b>	<b>\$ 2,306,508</b>	<b>\$ 33,368,047</b>	<b>\$ 35,137,080</b>	<b>\$ 36,322,392</b>	<b>\$ 37,884,753</b>
<b>EXPENDITURES BY PROGRAM</b>											
General Gov't./Executive Mgmt./Misc	\$ 6,082,715	\$ 6,506,933	\$ 6,416,421	\$ 6,488,225	\$ 6,543,694	\$ (71,804)	\$ (127,274)	\$ 6,579,905	\$ 6,916,089	\$ 7,090,410	\$ 7,368,998
Finance	\$ 1,386,380	\$ 1,402,483	\$ 1,425,755	\$ 1,442,201	\$ 1,461,614	\$ (16,446)	\$ (35,859)	\$ 1,816,135	\$ 1,903,116	\$ 1,962,077	\$ 2,038,721
Public Safety	\$ 4,730,125	\$ 5,413,197	\$ 5,941,562	\$ 5,776,368	\$ 5,801,816	\$ 165,194	\$ 139,747	\$ 6,006,716	\$ 6,350,105	\$ 6,584,183	\$ 6,887,558
Community Development	\$ 2,124,923	\$ 2,159,389	\$ 2,354,545	\$ 2,318,931	\$ 2,609,187	\$ 35,614	\$ (254,642)	\$ 2,365,486	\$ 2,500,330	\$ 2,591,914	\$ 2,710,901
Public Works	\$ 9,531,044	\$ 10,605,595	\$ 10,737,350	\$ 10,593,297	\$ 8,141,827	\$ 144,053	\$ 2,595,523	\$ 8,361,170	\$ 8,785,434	\$ 9,089,286	\$ 9,471,200
Recreation	\$ 7,991,684	\$ 8,316,728	\$ 7,945,168	\$ 7,987,040	\$ 7,956,156	\$ (41,872)	\$ (10,988)	\$ 8,238,635	\$ 8,682,007	\$ 9,004,523	\$ 9,407,376
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 31,846,871</b>	<b>\$ 34,404,326</b>	<b>\$ 34,820,801</b>	<b>\$ 34,606,062</b>	<b>\$ 32,514,293</b>	<b>\$ 214,739</b>	<b>\$ 2,306,508</b>	<b>\$ 33,368,047</b>	<b>\$ 35,137,080</b>	<b>\$ 36,322,392</b>	<b>\$ 37,884,753</b>



# Memo

**To:** Town Council  
**From:** Peyton Rogers, Executive Administration Assistant  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 General Government Budget Summary

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The General Government category includes the following cost centers:

Town Council 0411  
Municipal Court 0421  
Advice & Litigation 0431

## **Town Council**

### **Background**

The Town Council cost center includes all expenses related to the elected officials of the Town (Mayor and Town Council) from wages to meals, supplies to membership fees, conference travel to retreats, and any other costs associated with their positions.

### **Town Council Budget Highlights**

For the 2025 Town Council projection, additional funds (\$75,000) are being allocated to cover the donation to Elevated Community Health to acquire a youth dentistry practice. In 2026, there will be a change in how devices (laptop, iPad, etc.) will be reimbursed for Council Members so they can use technology with which they are most comfortable. This change will result in an expenditure increase of \$4,702. Also, travel costs were increased for 2026 because in 2025 Breckenridge/Summit County hosted four conferences, thereby reducing Town Council travel expenses over the past year.

## **Municipal Court**

### **Background**

The Municipal Court cost center is responsible for action on complaints filed with the court, including penal, traffic, animal, and other municipal code violations. The presiding judge works part-time to conduct hearings, arraignments, trials, and sentencing twice a month. This division includes one full-time employee, 10% of the Director of Municipal Services and Engagement's salary, and the Municipal Judge at 25% of full-time.

### **Expenditures Budget Highlights**

In 2026, the proposed expense budget for Municipal Court is \$204,609. This amount represents an increase of \$2,742 (1.34%) from the 2025 budget. This increase is primarily driven by personnel costs. Bringing on a new Deputy Town Attorney who is anticipated to handle prosecution services for the Town will reduce the Municipal Court Legal Services expenses by 50%, as a part-time prosecutor will only be needed for the first half of the year. Court revenues in 2026 are expected to remain consistent with 2025 budgeted amounts.

## **Advice & Litigation**

### **Background**

The Advice & Litigation cost center is for the Town Attorney and all expenses incurred by that position, including, but not limited to, wages, health benefits, supplies, subscriptions, and legal fees from outside law firms.

### **Expenditures Budget Highlights**

In 2026, there are additional costs budgeted in Advice & Litigation due to the addition of a Deputy Town Attorney position to be hired into the department. The new staff member will be a full-time, year-round employee

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with a proposed start date of April 1, 2026; the increased costs reflect this addition. An increase in travel costs is also reflected in this cost center in 2026 for both employees of the Town Attorney's Office.

**TOWN OF BRECKENRIDGE  
REVENUE & EXPENDITURE  
GENERAL GOVERNMENT**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
<b>REVENUES</b>											
CHARITY FUND	\$ 807	\$ 361	\$ 1,500	\$ 600	\$ 1,500	\$ (900)	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
COURT COSTS & FEES	\$ 6,409	\$ 3,643	\$ 7,500	\$ 3,000	\$ 5,000	\$ (4,500)	\$ (2,500)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
DOG FINES	\$ 865	\$ 1,754	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
MARIJUANA FINES	\$ -	\$ -	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 100	\$ 100	\$ 100	\$ 100
MUNICIPAL COURT FORFEITS	\$ -	\$ 300	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
PD TRAINING SURCHARGES	\$ 5,525	\$ 4,315	\$ 5,500	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ 5,500	\$ 5,500	\$ 5,500	\$ 5,500
PENAL FINES	\$ 37,200	\$ 14,496	\$ 40,000	\$ 16,000	\$ 25,000	\$ (24,000)	\$ (15,000)	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
RESTITUTION/NOT MUNI COURT	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALE OF MISC PUBS/COPIES	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ -	\$ -	\$ 700	\$ 700	\$ 700	\$ 700
TRAFFIC FINES	\$ 26,390	\$ 19,232	\$ 30,000	\$ 40,000	\$ 50,000	\$ 10,000	\$ 20,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
<b>TOTAL REVENUES</b>	<b>\$ 77,196</b>	<b>\$ 44,107</b>	<b>\$ 87,800</b>	<b>\$ 68,400</b>	<b>\$ 90,300</b>	<b>\$ (19,400)</b>	<b>\$ 2,500</b>	<b>\$ 90,300</b>	<b>\$ 90,300</b>	<b>\$ 90,300</b>	<b>\$ 90,300</b>
<b>EXPENDITURES BY CATEGORY</b>											
PERSONNEL	\$ 575,878	\$ 413,851	\$ 725,927	\$ 723,445	\$ 920,970	\$ 2,482	\$ (195,044)	\$ 954,070	\$ 1,028,380	\$ 1,064,860	\$ 1,122,682
MATERIALS & SUPPLIES	\$ 2,293	\$ 4,400	\$ 9,782	\$ 3,694	\$ 15,368	\$ 6,088	\$ (5,586)	\$ 15,826	\$ 16,301	\$ 16,790	\$ 17,293
CHARGES FOR SERVICES	\$ 292,373	\$ 440,125	\$ 341,333	\$ 311,964	\$ 326,763	\$ 29,369	\$ 14,570	\$ 324,341	\$ 329,571	\$ 334,958	\$ 340,507
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 3,520	\$ 5,667	\$ 10,921	\$ 11,460	\$ 15,768	\$ (539)	\$ (4,847)	\$ 16,087	\$ 16,569	\$ 17,066	\$ 17,578
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ (75,000)	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ 2,560	\$ 2,560	\$ 6,578	\$ 6,578	\$ 9,719	\$ -	\$ (3,141)	\$ 10,011	\$ 10,311	\$ 10,620	\$ 10,939
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 876,623</b>	<b>\$ 866,603</b>	<b>\$ 1,094,541</b>	<b>\$ 1,132,141</b>	<b>\$ 1,288,589</b>	<b>\$ (37,600)</b>	<b>\$ (194,048)</b>	<b>\$ 1,320,334</b>	<b>\$ 1,401,132</b>	<b>\$ 1,444,295</b>	<b>\$ 1,509,000</b>
<b>EXPENDITURES BY PROGRAM</b>											
TOWN COUNCIL 0411	\$ 291,972	\$ 312,861	\$ 355,925	\$ 419,060	\$ 360,627	\$ (63,135)	\$ (4,702)	\$ 369,113	\$ 405,919	\$ 415,057	\$ 438,542
MUNICIPAL COURT 0421	\$ 207,547	\$ 202,753	\$ 213,776	\$ 201,867	\$ 204,497	\$ 11,909	\$ 9,279	\$ 204,698	\$ 217,015	\$ 225,277	\$ 236,097
ADVICE & LITIGATION 0431	\$ 377,103	\$ 350,990	\$ 524,840	\$ 511,214	\$ 723,464	\$ 13,626	\$ (198,624)	\$ 746,523	\$ 778,197	\$ 803,961	\$ 834,361
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 876,623</b>	<b>\$ 866,603</b>	<b>\$ 1,094,541</b>	<b>\$ 1,132,141</b>	<b>\$ 1,288,589</b>	<b>\$ (37,600)</b>	<b>\$ (194,048)</b>	<b>\$ 1,320,334</b>	<b>\$ 1,401,132</b>	<b>\$ 1,444,295</b>	<b>\$ 1,509,000</b>
<b>FTE</b>											
	4.10	3.10	4.10	4.10	5.10			5.10	5.10	5.10	5.10
Full Time Regular Staff	2.35	1.35	2.35	2.35	3.35			3.35	3.35	3.35	3.35
Appointed & Elected Positions	1.75	1.75	1.75	1.75	1.75			1.75	1.75	1.75	1.75



# Memo

**To:** Town Council  
**From:** Peyton Rogers, Executive Administration Assistant  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Executive and Management Budget Summary

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The Executive and Management Fund includes the following cost centers:  
Breckenridge Professional Building 0441  
Administrative Management 0442  
Human Resource Admin 0443  
Nicotine Program 0445  
BSEAC 0446  
Clerk & Municipal Services 0451

## **Breckenridge Professional Building** **Background**

The Town-owned commercial building at 130 Ski Hill Rd, known as the Breckenridge Professional Building (BPB), houses ten commercial tenants, the Breckenridge Tourism Office, The Town's Housing Division, and the Town's Communication and Community Engagement Division. At this time, the building is 100% occupied. The Town Finance Department manages the leases and monthly rent billing, while the Town Facilities Division maintains the building.

## **Expenditures Budget Highlights**

In 2026, rental income is \$588,125, a 3% increase from the 2025 budget. The proposed 2026 expense budget of \$213,018 is a decrease of 13.4% from 2025 budget. This decrease is a result of changing from contracted building maintenance to the Town's Facilities Division managing building maintenance.

## **Administrative Management** **Background**

This cost center covers the Town Manager's Office, including the Town Manager, Deputy Town Manager, Assistant Town Manager, Grants Administrator, and Executive Administration Assistant. Wages, supplies, subscriptions, memberships, travel for conferences, meetings, etc. are all covered in this cost center.

## **Expenditures Budget Highlights**

The Administrative Management cost center is proposed to see a 13.5% increase in expenses from 2025 projected largely due to the addition of a consultant for the Arts and Culture Master Plan (\$140,000).

## **Human Resource Admin 0443** **Background**

The Human Resources (HR) Department plays a vital role in supporting the Town of Breckenridge's most important asset, its people. The five-person team is dedicated to recruiting and retaining top talent, fostering a workplace culture with the Town's Core Values, and ensuring compliance with employment laws and policies. HR provides essential services such as employee relations, recruitment, training and professional development, benefits and compensation administration, performance management, and strategic workforce planning. As the organization continues to grow and adapt to new challenges, Human Resources serves as both a partner and a resource for all departments, helping the Town attract a strong workforce and create an environment where employees can develop and grow personally and professionally. Continued investment in Human Resources

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allows Town staff to deliver on Town Council's priorities, sustain high levels of employee engagement, and support the long-term success of the community we serve.

### **Expenditures Budget Highlights**

The proposed 2026 Human Resources expense budget is \$1,221,388. This represents an increase of \$31,467, or approximately 2.6%, over the 2025 budget. The increase is primarily attributable to personnel costs and increased expenditures for professional services, including training. These increases were partially offset by reductions in printing expenses, and the transition of unemployment claim processing to the HR team.

### **Nicotine Program**

#### **Background**

In 2019, the Town participated in a countywide effort to impose a tax on all nicotine products. The tax was passed by voters in November 2019 and became effective on January 1, 2020. Tax revenues are required to be used for the protection and improvement of the public health and welfare of the community. Over the last five years, revenues have been used to fund prevention and cessation efforts, coordinated through Summit County Public Health, as well as funding for FIRC, Building Hope, and Elevated Community Health in the amount of \$1,000,000. The system for the distribution of funds will change in 2026 with 40% of budgeted revenues going to cessation and prevention and 60% of budgeted revenues allocated to a grant program for invited non-profits providing the community's social safety net and impacted by state and federal funding cuts.

In 2025, all participating jurisdictions, with the exception of Summit County Government, approved bans on flavored tobacco products. These bans take effect on January 1, 2026, and will result in decreased revenue.

### **Expenditures Budget Highlights**

The 2026 Nicotine Revenue budget takes into consideration the aforementioned flavor ban and anticipates a 25% reduction in revenue.

### **BSEAC**

#### **Background**

The Breckenridge Social Equity Advisory Commission is a Town Council-appointed commission. The commission's core responsibilities include advising Council on equity priorities, championing and advancing equitable policies, programs and events, enhancing accessibility, and creating a safe and welcoming environment for a more inclusive Breckenridge. The commission consists of nine members, who meet once a month.

### **Expenditures Budget Highlights**

The proposed 2026 expense budget is \$84,360, which represents a 7.5% increase from the 2025 budget. The increase is attributed to \$10,000 for interpreter services for meetings, consultant fees to refresh the Equity Blueprint which was created in 2020, and a Town Party activation event to promote welcoming efforts.

### **Clerk & Municipal Services**

#### **Background**

This cost center provides for administration of the Municipal Services Division in accordance with the legal requirements of state statutes and the Town Charter. The Municipal Services division processes liquor licenses and permits; processes marijuana licenses; provides support services to the Town Council and Liquor and Marijuana Licensing Authority by compiling and distributing agenda packets, recording meeting minutes, publishing ordinances, resolutions and public notices; maintains the Town Code; conducts regular and special elections; manages Valley Brook cemetery including records, burials, headstone placement, and cemetery lot sales; provides Town-wide record management services including scanning, indexing, and retention; responds to open record requests; and coordinates property/casualty insurance coverage, claims, loss control, and general risk management. Three full-time employees, and 40% of the Director of Municipal Services and Engagement's salary are included in this division.

### **Expenditures Budget Highlights**

The proposed 2026 expense budget is \$644,039, which represents an increase of \$25,514 (4%) from 2025 budget. This increase is primarily driven by personnel costs and IT allocation (including adding one employee in May of 2025) and \$15,000 in regular municipal election-year expenses, which occur only in even years.

**TOWN OF BRECKENRIDGE  
REVENUE & EXPENDITURE  
EXECUTIVE & MANAGEMENT**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
<b>REVENUES</b>											
COUNCIL CHAMBERS RENTS	\$ 250	\$ -	\$ 200	\$ 100	\$ 100	\$ (100)	\$ (100)	\$ 100	\$ 100	\$ 100	\$ 100
DRONE PERMIT FEES	\$ 1,075	\$ 775	\$ 1,300	\$ 750	\$ 750	\$ (550)	\$ (550)	\$ 750	\$ 750	\$ 750	\$ 750
INSURANCE RECOVERIES	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LIQUOR LICENSES OTHER FEE	\$ 28,826	\$ 22,114	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
NICOTINE TAX	\$ 673,526	\$ 862,021	\$ 760,000	\$ 760,000	\$ 570,000	\$ -	\$ (190,000)	\$ 570,000	\$ 570,000	\$ 570,000	\$ 570,000
OPIOIDS SETTLEMENT	\$ 4,551	\$ 15,482	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RECORD REQUESTS	\$ 713	\$ 157	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ 500
REFUNDS OF EXPENDITURES	\$ 118	\$ 575	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RENTAL INCOME	\$ 559,511	\$ 554,615	\$ 571,000	\$ 578,294	\$ 588,125	\$ 7,294	\$ 17,125	\$ 605,769	\$ 623,942	\$ 642,660	\$ 661,940
TOBACCO LICENSE	\$ 5,400	\$ 4,200	\$ 5,000	\$ 4,500	\$ 4,500	\$ (500)	\$ (500)	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500
WORKSHOP FEES	\$ -	\$ 110	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM WORKFORCE HOUSING FUND	\$ 15,408	\$ 15,408	\$ 16,000	\$ 16,000	\$ 16,000	\$ -	\$ -	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000
TRANSFER FROM MARKETING FUND	\$ -	\$ 9,313	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
<b>TOTAL REVENUES</b>	<b>\$ 1,289,533</b>	<b>\$ 1,484,770</b>	<b>\$ 1,394,000</b>	<b>\$ 1,400,144</b>	<b>\$ 1,219,975</b>	<b>\$ 6,644</b>	<b>\$ (173,525)</b>	<b>\$ 1,237,619</b>	<b>\$ 1,255,792</b>	<b>\$ 1,274,510</b>	<b>\$ 1,293,790</b>
<b>EXPENDITURES BY CATEGORY</b>											
PERSONNEL	\$ 2,358,946	\$ 2,403,966	\$ 2,571,768	\$ 2,501,832	\$ 2,642,273	\$ 69,936	\$ (70,505)	\$ 2,738,916	\$ 2,946,574	\$ 3,053,225	\$ 3,217,476
MATERIALS & SUPPLIES	\$ 11,346	\$ 24,514	\$ 15,813	\$ 24,443	\$ 25,772	\$ (8,630)	\$ (9,959)	\$ 26,545	\$ 27,342	\$ 28,162	\$ 29,007
CHARGES FOR SERVICES	\$ 422,677	\$ 357,574	\$ 440,093	\$ 359,768	\$ 543,235	\$ 80,325	\$ (103,142)	\$ 435,606	\$ 448,373	\$ 461,549	\$ 475,148
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 18,877	\$ 49,429	\$ 102,805	\$ 109,498	\$ 98,214	\$ (6,693)	\$ 4,591	\$ 101,201	\$ 104,237	\$ 107,364	\$ 110,585
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ 1,267,392	\$ 707,320	\$ 790,000	\$ 790,000	\$ 595,000	\$ -	\$ 195,000	\$ 595,000	\$ 595,000	\$ 595,000	\$ 595,000
ALLOCATION	\$ 206,136	\$ 373,041	\$ 300,000	\$ 300,000	\$ 336,623	\$ (0)	\$ (36,623)	\$ 346,722	\$ 357,123	\$ 367,837	\$ 378,872
TRANSFERS	\$ -	\$ -	\$ 48,000	\$ 48,000	\$ 48,000	\$ -	\$ -	\$ 48,000	\$ 48,000	\$ 48,000	\$ 48,000
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 4,285,373</b>	<b>\$ 3,915,845</b>	<b>\$ 4,268,479</b>	<b>\$ 4,133,541</b>	<b>\$ 4,289,117</b>	<b>\$ 134,938</b>	<b>\$ (20,638)</b>	<b>\$ 4,291,989</b>	<b>\$ 4,526,649</b>	<b>\$ 4,661,137</b>	<b>\$ 4,854,087</b>
<b>EXPENDITURES BY PROGRAM</b>											
BRECKENRIDGE PROFESSIONAL BUILDING 0441	\$ 158,462	\$ 159,951	\$ 245,967	\$ 201,444	\$ 213,018	\$ 44,523	\$ 32,949	\$ 218,593	\$ 224,359	\$ 230,325	\$ 236,497
ADMINISTRATIVE MANAGEMENT 0442	\$ 1,195,881	\$ 1,374,862	\$ 1,370,578	\$ 1,373,570	\$ 1,556,312	\$ (2,992)	\$ (185,734)	\$ 1,490,728	\$ 1,568,447	\$ 1,628,643	\$ 1,701,423
HUMAN RESOURCE ADMIN 0443	\$ 942,054	\$ 1,131,757	\$ 1,189,920	\$ 1,167,740	\$ 1,221,388	\$ 22,180	\$ (31,467)	\$ 1,259,304	\$ 1,370,822	\$ 1,412,033	\$ 1,491,011
NICOTINE PROGRAM 0445	\$ 1,267,392	\$ 701,220	\$ 765,000	\$ 765,000	\$ 570,000	\$ -	\$ 195,000	\$ 570,000	\$ 570,000	\$ 570,000	\$ 570,000
BSEAC 0446	\$ 73	\$ 41,331	\$ 78,489	\$ 66,611	\$ 84,360	\$ 11,878	\$ (5,871)	\$ 86,220	\$ 88,234	\$ 90,322	\$ 92,489
CLERK & MUNICIPAL SERVICES 0451	\$ 721,511	\$ 506,724	\$ 618,525	\$ 559,176	\$ 644,039	\$ 59,349	\$ (25,514)	\$ 667,145	\$ 704,786	\$ 729,813	\$ 762,667
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 4,285,373</b>	<b>\$ 3,915,845</b>	<b>\$ 4,268,479</b>	<b>\$ 4,133,541</b>	<b>\$ 4,289,117</b>	<b>\$ 134,938</b>	<b>\$ (20,638)</b>	<b>\$ 4,291,989</b>	<b>\$ 4,526,649</b>	<b>\$ 4,661,137</b>	<b>\$ 4,854,087</b>
<b>FTE</b>	<b>27.40</b>	<b>26.98</b>	<b>27.40</b>	<b>27.40</b>	<b>28.40</b>			<b>28.40</b>	<b>28.40</b>	<b>28.40</b>	<b>28.40</b>
Full Time Regular Staff	13.90	12.98	13.40	13.40	13.40			13.40	13.40	13.40	13.40
Appointed & Elected Positions	1.50	2.00	2.00	2.00	2.00			2.00	2.00	2.00	2.00
Retirees	12.00	12.00	12.00	12.00	13.00			13.00	13.00	13.00	13.00



TOWN OF  
BRECKENRIDGE

# Memo

**To:** Town Council  
**From:** Dave Byrd, Director of Finance  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Finance Budget Summary

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## Background

The Finance Department is comprised of ten full-time employees. Priorities include sales tax collections and compliance, accommodation unit compliance, Real Estate Transfer Tax (RETT) administration, utility billing, accounts payable and receivable, payroll, accounting, budgeting, audit compliance, investment management, and financial reporting.

The Finance Department's goal is to deliver excellent customer service, ensure transparency, and provide clear, relevant financial information that supports the Leadership Team and Town Council in making well-informed decisions to responsibly manage the Town's fiscal health.

Each year, the Town completes the Annual Comprehensive Finance Reporting (ACFR) audit. This process ensures the Town retains proper internal controls for payables, payroll, grants management, cash handling, and general accounting.

The Finance Department participates in the Town Code Enforcement Code priority for 2026.

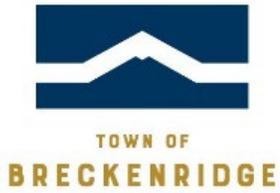
## Finance Department Budget Highlights

The proposed 2026 expense budget is \$1,461,614, which represents an increase of \$35,859 (2.5%) from 2025 budget. This increase is primarily driven by fees for Revenue Recovery Group, a sales tax compliance program contractor. Since the sales tax compliance program was launched in 2023, the Town has collected \$1,674,228. In 2025, the Town collected \$729,576 through September 15<sup>th</sup>. This revenue more than covers the expense of the internal staff members and outside contractors. The Finance team internally audits local businesses while utilizing Revenue Recovery Group for non-local business audits who have taxable sales for the Town.

There is also \$13,125 of personnel expense increase that is offset by \$13,017 in a reduced IT internal allocation.

**TOWN OF BRECKENRIDGE**  
**REVENUE & EXPENDITURE**  
**FINANCE**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
<b>REVENUES</b>											
ADMIN FEES	\$ 122	\$ 60	\$ -	\$ 30	\$ -	\$ 30	\$ -				
CONVENIENCE FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
CREDIT CARD REBATE	\$ 12,454	\$ 12,919	\$ 13,000	\$ 15,574	\$ 17,500	\$ 2,574	\$ 4,500	\$ 18,025	\$ 18,566	\$ 19,123	\$ 19,696
FILING FEES	\$ 2,921	\$ 1,454	\$ 1,500	\$ 3,500	\$ 3,500	\$ 2,000	\$ 2,000	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
REFUNDS OF EXPENDITURES	\$ -	\$ 1,504	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>TOTAL REVENUES</b>	<b>\$ 15,496</b>	<b>\$ 15,937</b>	<b>\$ 14,500</b>	<b>\$ 19,104</b>	<b>\$ 21,000</b>	<b>\$ 4,604</b>	<b>\$ 6,500</b>	<b>\$ 21,525</b>	<b>\$ 22,066</b>	<b>\$ 22,623</b>	<b>\$ 23,196</b>
<b>EXPENDITURES BY CATEGORY</b>											
PERSONNEL	\$ 1,034,251	\$ 1,061,573	\$ 1,091,603	\$ 1,079,459	\$ 1,104,729	\$ 12,144	\$ (13,125)	\$ 1,148,475	\$ 1,224,425	\$ 1,272,026	\$ 1,336,968
MATERIALS & SUPPLIES	\$ 7,587	\$ 1,933	\$ 1,256	\$ 1,736	\$ 1,943	\$ (480)	\$ (688)	\$ 2,003	\$ 2,063	\$ 2,125	\$ 2,189
CHARGES FOR SERVICES	\$ 244,417	\$ 183,527	\$ 136,000	\$ 163,137	\$ 169,470	\$ (27,137)	\$ (33,470)	\$ 174,554	\$ 179,791	\$ 185,184	\$ 190,740
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 6,960	\$ 21,275	\$ 19,558	\$ 20,531	\$ 21,151	\$ (973)	\$ (1,593)	\$ 21,852	\$ 22,508	\$ 23,183	\$ 23,879
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ 93,166	\$ 134,175	\$ 177,338	\$ 177,338	\$ 164,321	\$ -	\$ 13,017	\$ 469,251	\$ 474,328	\$ 479,558	\$ 484,945
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 1,386,380</b>	<b>\$ 1,402,483</b>	<b>\$ 1,425,755</b>	<b>\$ 1,442,201</b>	<b>\$ 1,461,614</b>	<b>\$ (16,446)</b>	<b>\$ (35,859)</b>	<b>\$ 1,816,135</b>	<b>\$ 1,903,116</b>	<b>\$ 1,962,077</b>	<b>\$ 2,038,721</b>
<b>EXPENDITURES BY PROGRAM</b>											
ACCOUNTING 0462	\$ 1,386,380	\$ 1,402,483	\$ 1,425,755	\$ 1,442,201	\$ 1,461,614	\$ (16,446)	\$ (35,859)	\$ 1,816,135	\$ 1,903,116	\$ 1,962,077	\$ 2,038,721
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 1,386,380</b>	<b>\$ 1,402,483</b>	<b>\$ 1,425,755</b>	<b>\$ 1,442,201</b>	<b>\$ 1,461,614</b>	<b>\$ (16,446)</b>	<b>\$ (35,859)</b>	<b>\$ 1,816,135</b>	<b>\$ 1,903,116</b>	<b>\$ 1,962,077</b>	<b>\$ 2,038,721</b>
FTE	7.60	7.60	7.60	7.60	7.60			7.60	7.60	7.60	7.60
Full Time Regular Staff	7.60	7.60	7.60	7.60	7.60			7.60	7.60	7.60	7.60



Finance Fees

Number of Late-Filed RETT Exemption Applications Submitted By Same Applicant, Business, or Title Company Within Consecutive Twelve Month Period	2023	2024	2025	2026
First	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Second	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Third	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Fourth (and each subsequent)	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
RETT Exemption Administrative Fee	\$ -	\$ -	\$ -	\$ 15.00

Paper Filing Fees	2023	2024	2025	2026
Per Tax Return	\$ 5.00	\$ 5.00	\$ 5.00	\$ 15.00
Per Bag Fee	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00

Municipal Service Fees	2023	2024	2025	2026
Annual Tobacco License	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00



# Memo

**To:** Town Council  
**From:** Rick G. Holman, Interim Director of Public Safety  
Garrison Green, Administrative Sergeant  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Public Safety Budget Summary

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## Background

In 2026, the Breckenridge Police Department will continue to be staffed by 30 full-time employees; 25 of those positions are made up of sworn police officers. This number is the same as has been budgeted for the past few years. The Police Department is a full-service department that staffs officers 24/7 year-round.

This department prides itself in operating under a community policing philosophy where we work together with the community and other Town departments to address crime and other quality of life issues. The department is also responsible for managing code enforcement through our Community Service Officer program.

The Town is in the process of filling the vacant Chief of Police and Assistant Chief of Police positions so the department will enter 2026 with new leadership and opportunities.

## Public Safety Budget Highlights

The proposed 2026 expense budget is \$5,801,816, which represents a decrease of \$139,747 (2.4%) from 2025 budget. This decrease is primarily driven by a \$92,000 decrease in our cost share to the 911 communications center.

One of the more recent new expenses for the Police Department is the implementation of a series of fixed and mobile cameras that can track license plates. This system through Flock Safety was installed in Breckenridge in early 2025. The initial cost of this system in 2025 was \$29,900 with an annual recurring cost of \$28,500. With this system, we have access to a national network of cameras from other law enforcement agencies. This approach helps the Police Department locate stolen vehicles, identify vehicles involved in crimes, and aid our criminal investigations. The following case demonstrates the value of this technology.

On the morning of June 10<sup>th</sup>, the Breckenridge Police Department received a call from a law enforcement agency in Florida regarding a missing 2-year-old, believed to be in Breckenridge with his father, who did not have custody rights of the child. While officers began searching, the license plate associated with the father's vehicle was entered into the Flock system. Shortly thereafter, we received confirmation that the father's vehicle was seen on camera in Breckenridge and obtained a still image of the vehicle from the Flock system.

With that information in hand, officers were able to know exactly what to look for. Less than two hours after receiving the initial call, law enforcement was able to locate the vehicle parked behind a house on French St. After a long standoff and negotiations, the father was taken into custody, and the child was returned to his mother in Florida.

This case demonstrates how critical the Flock system is by providing law enforcement with the real-time data needed to act quickly and effectively when every second counts.

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

**TOWN OF BRECKENRIDGE**  
**REVENUE & EXPENDITURE**  
**PUBLIC SAFETY**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
<b>REVENUES</b>											
ANIMAL LICENSES	\$ 446	\$ 585	\$ 800	\$ 600	\$ 600	\$ (200)	\$ (200)	\$ 600	\$ 600	\$ 600	\$ 600
ANIMAL SHELTER RESTITUTION	\$ -	\$ -	\$ 50	\$ 50	\$ 50	\$ -	\$ -	\$ 50	\$ 50	\$ 50	\$ 50
EXTRA DUTY REVENUE - PD	\$ 5,511	\$ 19,769	\$ 12,000	\$ 12,000	\$ 18,000	\$ -	\$ 6,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000
GRANTS	\$ 3,953	\$ 66,179	\$ 35,000	\$ 15,000	\$ -	\$ (20,000)	\$ (35,000)	\$ -	\$ -	\$ -	\$ -
PORTABLE BREATH TEST (PBT)	\$ -	\$ 95	\$ 200	\$ 10	\$ -	\$ (190)	\$ (200)	\$ -	\$ -	\$ -	\$ -
REFUNDS OF EXPENDITURES	\$ 14,082	\$ 250	\$ -	\$ 11,243	\$ -	\$ 11,243	\$ -	\$ -	\$ -	\$ -	\$ -
REPAYMENT ACADEMY CONTRACT	\$ 27,939	\$ 37,071	\$ 20,000	\$ -	\$ 6,500	\$ (20,000)	\$ (13,500)	\$ -	\$ -	\$ -	\$ -
RESTITUTION/NOT MUNI COURT	\$ 5,310	\$ 6,931	\$ 7,000	\$ 3,200	\$ 5,000	\$ (3,800)	\$ (2,000)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
SALE OF MISC PUBS/COPIES	\$ 765	\$ 1,242	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
TIPS TRAINING REVENUE	\$ 1,366	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
UNCLAIMED PROPERTY & EVIDENCE	\$ -	\$ 10,648	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
VEHICLE IDENTIFICATION	\$ 570	\$ 375	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ 500
<b>TOTAL REVENUES</b>	<b>\$ 59,943</b>	<b>\$ 143,144</b>	<b>\$ 77,050</b>	<b>\$ 44,103</b>	<b>\$ 32,150</b>	<b>\$ (32,947)</b>	<b>\$ (44,900)</b>	<b>\$ 25,650</b>	<b>\$ 25,650</b>	<b>\$ 25,650</b>	<b>\$ 25,650</b>
<b>EXPENDITURES BY CATEGORY</b>											
PERSONNEL	\$ 3,407,330	\$ 4,003,373	\$ 4,410,103	\$ 4,249,800	\$ 4,431,746	\$ 160,302	\$ (21,643)	\$ 4,598,660	\$ 4,900,887	\$ 5,092,568	\$ 5,352,274
MATERIALS & SUPPLIES	\$ 105,128	\$ 143,165	\$ 103,164	\$ 98,841	\$ 86,512	\$ 4,323	\$ 16,652	\$ 89,061	\$ 91,733	\$ 94,485	\$ 97,319
CHARGES FOR SERVICES	\$ 604,187	\$ 669,607	\$ 961,952	\$ 1,007,519	\$ 875,654	\$ (45,567)	\$ 86,298	\$ 901,744	\$ 928,616	\$ 956,294	\$ 984,803
MINOR CAPITAL	\$ 165,673	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 51,954	\$ 131,637	\$ 77,899	\$ 81,764	\$ 84,137	\$ (3,865)	\$ (6,238)	\$ 84,672	\$ 87,212	\$ 89,829	\$ 92,524
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ 20,000	\$ 80,000	\$ 30,000	\$ 30,000	\$ 50,000	\$ 50,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
ALLOCATION	\$ 395,855	\$ 445,416	\$ 308,444	\$ 308,444	\$ 293,767	\$ 0	\$ 14,677	\$ 302,580	\$ 311,657	\$ 321,007	\$ 330,637
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 4,730,125</b>	<b>\$ 5,413,197</b>	<b>\$ 5,941,562</b>	<b>\$ 5,776,368</b>	<b>\$ 5,801,816</b>	<b>\$ 165,194</b>	<b>\$ 139,747</b>	<b>\$ 6,006,716</b>	<b>\$ 6,350,105</b>	<b>\$ 6,584,183</b>	<b>\$ 6,887,558</b>
<b>EXPENDITURES BY PROGRAM</b>											
ADMINISTRATION & RECORDS 0511	\$ 1,404,760	\$ 1,418,540	\$ 1,322,937	\$ 1,282,645	\$ 1,251,699	\$ 40,292	\$ 71,238	\$ 1,297,943	\$ 1,366,171	\$ 1,416,425	\$ 1,478,795
COMMUNICATIONS 0512	\$ 359,514	\$ 330,272	\$ 680,452	\$ 700,824	\$ 588,154	\$ (20,372)	\$ 92,298	\$ 605,799	\$ 623,973	\$ 642,692	\$ 661,973
PATROL SERVICES 0513	\$ 2,547,636	\$ 3,288,866	\$ 3,543,735	\$ 3,405,235	\$ 3,572,507	\$ 138,500	\$ (28,772)	\$ 3,700,481	\$ 3,930,250	\$ 4,079,467	\$ 4,278,607
COMMUNITY SERVICES 0515	\$ 418,216	\$ 375,520	\$ 394,438	\$ 387,664	\$ 389,455	\$ 6,774	\$ 4,982	\$ 402,494	\$ 429,712	\$ 445,599	\$ 468,183
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 4,730,125</b>	<b>\$ 5,413,197</b>	<b>\$ 5,941,562</b>	<b>\$ 5,776,368</b>	<b>\$ 5,801,816</b>	<b>\$ 165,194</b>	<b>\$ 139,747</b>	<b>\$ 6,006,716</b>	<b>\$ 6,350,105</b>	<b>\$ 6,584,183</b>	<b>\$ 6,887,558</b>
<b>FTE</b>	<b>27.67</b>	<b>27.68</b>	<b>28.38</b>	<b>28.38</b>	<b>29.70</b>			<b>29.70</b>	<b>29.70</b>	<b>29.70</b>	<b>29.70</b>
Full Time Regular Staff	27.67	27.68	28.38	28.38	29.70			29.70	29.70	29.70	29.70



# Memo

**To:** Town Council  
**From:** Mark Truckey, Community Development Director  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Community Development Budget Summary

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## Background

The Community Development Department has three divisions: Planning, Building, and Open Space and Trails. The Planning and Building divisions are comprised of twelve full-time employees. Priorities for Planning and Building include customer service at the office's front counter, development review for compliance with the Town's Development Code and the Handbook of Design Standards for the Conservation/Historic District, development of plans and code amendments to further town priorities, coordination on Town housing projects, building plan reviews and building inspections, and adoption of Building and Energy Code amendments to further the Town's sustainability goals. Open Space and Trails fund budget highlights are provided in a separate memo.

The Community Development Department is focused on code-based decision making to ensure that growth and development occur in a manner consistent with maintaining the Town's character, including the character of our National Historic District, and ensuring that safe buildings are constructed. The Community Development Department participates in the Town Code Enforcement and Housing priorities for 2026.

## Community Development Department Budget Highlights

Total revenues, which primarily come from building plan review, inspection fees, and planning fees, are expected to be \$981,625 in 2026, which is a 25% decrease from the 2025 budget. This decrease is related to expected slowing of overall planning and new building permit activity. Additionally, the substantial planning and building application fees associated with the Breckenridge Grand Vacations (BGV) development agreement projects will be collected ahead of 2026. The proposed 2026 expense budget for the Planning and Building Divisions is \$2,609,187, which represents an increase of \$254,642 (10.8%) from the 2025 budget. This increase is primarily driven by additional funding for an outside consultant's assistance with the Town's Comprehensive Plan update and consultant services to assist with additional building inspection loads associated with recently approved BGV projects.

The Comprehensive Plan update effort will require assistance from a qualified consultant team, which will be selected through a Request for Proposals (RFP) process in the fall of 2025. Work on the plan update will occur through the year 2026 and also involve a significant commitment of Planning staff's time. New state laws enacted in 2024 require several new elements, such as a strategic growth element, that must be incorporated into Comprehensive Plans of municipalities by the end of 2026. Final budgeted dollar allocations for the Comprehensive Plan are subject to refinement and proposals that are received as part of the RFP process. The 2025 and proposed 2026 budgets both include a vacant Planner position that Community Development will not be filling, which will help offset the cost of the Comprehensive Plan update effort.

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**TOWN OF BRECKENRIDGE  
REVENUE & EXPENDITURE  
COMMUNITY DEVELOPMENT**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
<b>REVENUES</b>											
ANNEXATION FEES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BEDROOM COUNT PERMIT	\$ 875	\$ 350	\$ 700	\$ 500	\$ 500	\$ (200)	\$ (200)	\$ 500	\$ 500	\$ 500	\$ 500
BUILDING PERMITS	\$ 515,795	\$ 610,415	\$ 525,000	\$ 725,000	\$ 420,000	\$ 200,000	\$ (105,000)	\$ 420,000	\$ 420,000	\$ 420,000	\$ 420,000
CLASS A FEES	\$ 68,792	\$ 123,475	\$ 86,685	\$ 10,695	\$ 8,091	\$ (75,990)	\$ (78,594)	\$ 8,091	\$ 8,091	\$ 8,091	\$ 8,091
CLASS B FEES	\$ 8,342	\$ 14,318	\$ 7,490	\$ 8,405	\$ 7,045	\$ 915	\$ (445)	\$ 7,045	\$ 7,045	\$ 7,045	\$ 7,045
CLASS C FEES	\$ 24,680	\$ 27,365	\$ 39,060	\$ 23,000	\$ 16,000	\$ (16,060)	\$ (23,060)	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000
CLASS C SIGNS FEES	\$ 7,005	\$ 8,375	\$ 5,700	\$ 7,500	\$ 7,500	\$ 1,800	\$ 1,800	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
CLASS D FEES	\$ 30,050	\$ 32,950	\$ 26,315	\$ 26,315	\$ 27,100	\$ -	\$ 785	\$ 27,100	\$ 27,100	\$ 27,100	\$ 27,100
CLASS D MAJOR FEES	\$ 35,020	\$ 36,125	\$ 54,250	\$ 21,340	\$ 21,340	\$ (32,910)	\$ (32,910)	\$ 21,340	\$ 21,340	\$ 21,340	\$ 21,340
DOCUMENT ADMIN & RECORDING FEE	\$ 1,665	\$ 1,485	\$ 1,500	\$ 1,000	\$ 1,000	\$ (500)	\$ (500)	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
ELECTRICAL PERMITS	\$ 56,293	\$ 64,213	\$ 50,000	\$ 50,000	\$ 45,000	\$ -	\$ (5,000)	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
GRANTS	\$ -	\$ -	\$ -	\$ 16,405	\$ -	\$ 16,405	\$ -	\$ -	\$ -	\$ -	\$ -
MECHANICAL PERMITS	\$ 80,760	\$ 100,542	\$ 65,000	\$ 70,000	\$ 56,000	\$ 5,000	\$ (9,000)	\$ 56,000	\$ 56,000	\$ 56,000	\$ 56,000
PLAN CHECK FEES/BUILDING	\$ 404,076	\$ 482,503	\$ 400,000	\$ 580,000	\$ 336,000	\$ 180,000	\$ (64,000)	\$ 336,000	\$ 336,000	\$ 336,000	\$ 336,000
PLAN CHECK FEES/ELECTRICAL	\$ 2,140	\$ 2,250	\$ 3,500	\$ 2,250	\$ 1,800	\$ (1,250)	\$ (1,700)	\$ 1,800	\$ 1,800	\$ 1,800	\$ 1,800
PLANNING COMM WORKSESSION	\$ 590	\$ -	\$ 630	\$ -	\$ 649	\$ (630)	\$ 19	\$ -	\$ -	\$ -	\$ -
PLUMBING PERMITS	\$ 39,174	\$ 43,450	\$ 42,000	\$ 42,000	\$ 33,600	\$ -	\$ (8,400)	\$ 33,600	\$ 33,600	\$ 33,600	\$ 33,600
REFUND OF EXPENDITURES	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 1,275,258</b>	<b>\$ 1,547,850</b>	<b>\$ 1,307,830</b>	<b>\$ 1,584,410</b>	<b>\$ 981,625</b>	<b>\$ 276,580</b>	<b>\$ (326,205)</b>	<b>\$ 980,976</b>	<b>\$ 980,976</b>	<b>\$ 980,976</b>	<b>\$ 980,976</b>
<b>EXPENDITURES BY CATEGORY</b>											
PERSONNEL	\$ 1,599,484	\$ 1,714,986	\$ 1,800,574	\$ 1,739,167	\$ 1,777,807	\$ 61,407	\$ 22,768	\$ 1,846,347	\$ 1,967,051	\$ 2,044,072	\$ 2,148,059
MATERIALS & SUPPLIES	\$ 10,485	\$ 11,058	\$ 15,149	\$ 11,942	\$ 14,899	\$ 3,207	\$ 250	\$ 15,346	\$ 15,806	\$ 16,281	\$ 16,769
CHARGES FOR SERVICES	\$ 168,276	\$ 118,227	\$ 157,267	\$ 179,633	\$ 496,301	\$ (22,366)	\$ (339,034)	\$ 174,125	\$ 178,064	\$ 182,121	\$ 186,299
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 10,799	\$ 34,201	\$ 32,820	\$ 34,449	\$ 34,232	\$ (1,629)	\$ (1,412)	\$ 35,292	\$ 36,351	\$ 37,441	\$ 38,564
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ 5,005	\$ 5,000	\$ (5,005)	\$ (5,000)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
ALLOCATION	\$ 335,878	\$ 280,917	\$ 348,735	\$ 348,735	\$ 280,948	\$ -	\$ 67,787	\$ 289,376	\$ 298,058	\$ 306,999	\$ 316,209
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 2,124,923</b>	<b>\$ 2,159,389</b>	<b>\$ 2,354,545</b>	<b>\$ 2,318,931</b>	<b>\$ 2,609,187</b>	<b>\$ 35,614</b>	<b>\$ (254,642)</b>	<b>\$ 2,365,486</b>	<b>\$ 2,500,330</b>	<b>\$ 2,591,914</b>	<b>\$ 2,710,901</b>
<b>EXPENDITURES BY PROGRAM</b>											
ADMINISTRATION 0611	\$ 1,444,524	\$ 1,447,709	\$ 1,649,291	\$ 1,590,503	\$ 1,858,349	\$ 58,788	\$ (209,058)	\$ 1,588,721	\$ 1,678,463	\$ 1,739,706	\$ 1,819,059
BUILDING SERVICES 0621	\$ 680,399	\$ 711,680	\$ 705,254	\$ 728,428	\$ 750,838	\$ (23,174)	\$ (45,584)	\$ 776,765	\$ 821,867	\$ 852,208	\$ 891,842
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 2,124,923</b>	<b>\$ 2,159,389</b>	<b>\$ 2,354,545</b>	<b>\$ 2,318,931</b>	<b>\$ 2,609,187</b>	<b>\$ 35,614</b>	<b>\$ (254,642)</b>	<b>\$ 2,365,486</b>	<b>\$ 2,500,330</b>	<b>\$ 2,591,914</b>	<b>\$ 2,710,901</b>
FTE	13.75	14.07	13.82	13.82	13.82			13.82	13.82	13.82	13.82
Full Time Regular Staff	12.00	12.00	11.75	11.75	11.75			11.75	11.75	11.75	11.75
Part-Time/Seasonal Staff	0.00	0.32	0.32	0.32	0.32			0.32	0.32	0.32	0.32
Appointed & Elected Positions	1.75	1.75	1.75	1.75	1.75			1.75	1.75	1.75	1.75



## Planning Permit Application Fees

Fee	2024	2025	2026
Class A Development	\$7,140 + \$145/SFE	\$7,355 + \$160/SFE	\$7,575 + \$175/SFE
Class A Subdivision	\$7,140 + \$145/SFE	\$7,355 + \$160/SFE	\$7,575 + \$175/SFE
Class B Major Development	\$4,010 + \$145/SFE	\$4,130 + \$160/SFE	\$4,255 + \$175/SFE
Class B Minor Development	\$2,105 + \$145/SFE	\$2,170 + \$160/SFE	\$2,235 + \$175/SFE
Class B Minor (Historic)	See Class A	Class A	Class A
Class B Subdivision	\$3,700 + \$145/SFE	\$3,810 + \$160/SFE	\$3,925 + \$175/SFE
Class C Major Development	\$2,105	\$2,170	\$2,235
Class C Minor Development	\$1,080	\$1,110	\$1,145
Class C Subdivision	\$2,105	\$2,170	\$2,235
Class D Major Development	\$2,105	2,170	\$2,235
Class D Minor Development	\$90	\$95	\$100
Individual Sign	\$90	\$95	\$100
Master Sign Plan	\$1,005	\$1,035	\$1,065
Annexation Fees (Vacant Land)	\$15,140 + \$145/SFE	\$15,600 + \$160/SFE	\$16,070 + \$175/SFE
Annexation Fees (Subject to Election)	\$31,120 + \$145/SFE	\$32,050 + \$160/SFE	\$33,010 + \$175/SFE
Worksessions	\$610	\$630	\$650
(50% of the fee may be credited to a development permit fee application)			
Subdivision Corrections	\$280	\$290	\$300
Parking In-Lieu Fee	\$27,172.76	\$27,666.64	2025 Fee + CPI <sup>1</sup>
Planning Re-Inspection Fees	\$85	\$90	\$95
Cash Deposit Agreement	\$85	\$90	\$95
Encroachment License Agreement	\$85	\$90	\$95

<sup>1</sup>Rate to be adjusted in early 2026 to reflect change in the Consumer Price Index, per section 9-3-12 A of the Town Code. 2026 fee will be based on adding the amount of CPI change to the 2025 fee.



# Memo

**To:** Town Council  
**From:** James Phelps, Director of Public Works  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Public Works Budget Summary

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## Background

The Public Works budget includes the following Divisions: Administration, Streets, Parks, and Engineering. This year, the Facilities Division budget is moving to the Facilities Fund. Most of the changes from the 2025 Public Works budget are a direct result of this move. These four divisions of Public Works are comprised of 33.8 FTEs of full-time staff and 6.73 FTEs of seasonal staff. The Public Works Department is tasked to maintain, protect, and ensure the future of the Town's infrastructure while educating the public on available services as well as supporting a wide variety of special projects and events.

The Administration Division provides oversight, strategic planning, budget control, and staff support to all Public Works Divisions.

The Streets and Parks Division priorities include snow and ice control on roadways and sidewalks; roadway repair and maintenance; streetlight, signage, and safety feature maintenance; park repair and maintenance; and Town beautification including flowers and holiday lighting.

The Engineering Division priorities include ensuring all Town infrastructure is designed and built to our standards, which protects the safety of the community. The Engineering Division oversees the Capital Improvement Projects for the Town, design review of all developments, construction inspection services, and GIS mapping.

## Public Works Department Budget Highlights

The proposed 2026 revenue budget is \$720,497, with most line items remaining fairly flat compared to 2025. There is a reduction in rental revenue of \$162,987 as that is moving to the Facilities Fund budget.

The proposed 2026 expense budget is \$8,141,827, which represents a decrease of \$2,595,523 from the 2025 budget. This decrease is driven by the facilities maintenance budget moving to the Facilities Fund. The facilities maintenance budget was \$2,833,146 in 2025. The other four divisions represented in this budget show a 3% increase over the 2025 budget. We are seeing increases in materials costs for many divisions. In Streets, the following products have seen significant increases over the past year: snow box wax, sign supplies, and sand (\$58/ton to \$65/ton). Additionally, the amount of lane miles in Town have increased over the past year, which corresponds to added costs in maintenance and snow removal. We have increased budget amounts for line items including asphalt patching, drainage maintenance, and sealing treatments with the goal to provide a longer lifespan for our asphalt infrastructure. For Parks, we are also seeing an increase in material costs; ice melt is up from \$525/pallet to \$940/pallet. Ice melt is necessary on sidewalks and facility entryways to maintain a safer walking surface in our high alpine environment. Parks will also be adding six new bike racks (an expense of \$10,000) to account for needs at the Farmers Market and other events.

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**TOWN OF BRECKENRIDGE  
REVENUE & EXPENDITURE  
PUBLIC WORKS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
<b>REVENUES</b>											
AUCTION PROCEEDS	\$ 4,873	\$ 2,120	\$ -	\$ 670	\$ -	\$ 670	\$ -				
COUNTY RD & BRIDGE LEVY	\$ 299,616	\$ 295,808	\$ 292,180	\$ 292,180	\$ 292,180	\$ -	\$ -	\$ 292,180	\$ 292,180	\$ 292,180	\$ 292,180
DEPARTMENT REIMBURSEMENT	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
DUMPSTER KEYCARD FEE	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
ENGINEERING PLAN REVIEW FEES	\$ 9,148	\$ 9,460	\$ 10,000	\$ 8,000	\$ 8,000	\$ (2,000)	\$ (2,000)	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000
FIBER HUT OPS SHARE	\$ 945	\$ 993	\$ 950	\$ 950	\$ 950	\$ -	\$ -	\$ 950	\$ 950	\$ 950	\$ 950
GRANTS	\$ 159,220	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -				
HEATED SIDEWALK REIMBURSEMENT	\$ 2,825	\$ 1,065	\$ 2,825	\$ 2,825	\$ 2,825	\$ -	\$ -	\$ 2,825	\$ 2,825	\$ 2,825	\$ 2,825
HIGHWAY USERS	\$ 245,312	\$ 281,421	\$ 232,946	\$ 232,946	\$ 232,946	\$ (0)	\$ (0)	\$ 232,946	\$ 232,946	\$ 232,946	\$ 232,946
INSURANCE RECOVERIES	\$ 161,874	\$ 87,173	\$ 75,000	\$ 85,000	\$ 50,000	\$ 10,000	\$ (25,000)				
METAL RECYCLING	\$ 1,006	\$ 1,345	\$ 1,000	\$ 3,000	\$ 3,000	\$ 2,000	\$ 2,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
MISC LICENSES & PERMITS	\$ 9,305	\$ 5,830	\$ 9,000	\$ 9,000	\$ 9,000	\$ -	\$ -	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
MOTOR VEHICLE REGIS FEES	\$ 20,492	\$ 22,179	\$ 27,999	\$ 27,999	\$ 27,999	\$ -	\$ -	\$ 27,999	\$ 27,999	\$ 27,999	\$ 27,999
OTHER INTERGOVERNMENTAL	\$ 32,511	\$ 40,969	\$ 38,097	\$ 38,097	\$ 38,097	\$ -	\$ -	\$ 38,097	\$ 38,097	\$ 38,097	\$ 38,097
REFUNDS OF EXPENDITURES	\$ 8,288	\$ 19,331	\$ -	\$ -	\$ -	\$ -	\$ -				
RENTAL INCOME	\$ 154,812	\$ 161,477	\$ 162,987	\$ 171,466	\$ -	\$ 8,479	\$ (162,987)				
RESTITUTION	\$ 3,681	\$ 7,419	\$ -	\$ 2,490	\$ 500	\$ 2,490	\$ 500	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
SNOW REMOVAL	\$ 393	\$ 525	\$ 500	\$ -	\$ -	\$ (500)	\$ (500)				
STREET CUT PERMITS	\$ 27,634	\$ 30,000	\$ 25,000	\$ 30,000	\$ 35,000	\$ 5,000	\$ 10,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
TRANSFER FROM BRECK PROF BUILDING	\$ -	\$ -	\$ 48,000	\$ 48,000	\$ -	\$ -	\$ (48,000)				
TRANSFER FROM PARKING & TRANSPORTATION FUND	\$ -	\$ -	\$ -	\$ 43,300	\$ 20,000	\$ 43,300	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
<b>TOTAL REVENUES</b>	<b>\$ 1,143,215</b>	<b>\$ 969,113</b>	<b>\$ 926,484</b>	<b>\$ 995,923</b>	<b>\$ 720,497</b>	<b>\$ 69,439</b>	<b>\$ (205,987)</b>	<b>\$ 672,497</b>	<b>\$ 672,497</b>	<b>\$ 672,497</b>	<b>\$ 672,497</b>
<b>EXPENDITURES BY CATEGORY</b>											
PERSONNEL	\$ 4,473,379	\$ 5,072,355	\$ 5,840,065	\$ 5,653,468	\$ 4,579,693	\$ 186,597	\$ 1,260,373	\$ 4,696,211	\$ 5,012,850	\$ 5,205,797	\$ 5,473,428
MATERIALS & SUPPLIES	\$ 542,500	\$ 884,889	\$ 787,050	\$ 795,382	\$ 705,839	\$ (8,332)	\$ 81,210	\$ 726,976	\$ 748,785	\$ 771,249	\$ 794,386
CHARGES FOR SERVICES	\$ 2,024,348	\$ 2,194,618	\$ 2,743,744	\$ 2,765,982	\$ 1,805,197	\$ (22,238)	\$ 938,547	\$ 1,856,981	\$ 1,910,367	\$ 1,965,405	\$ 2,022,146
MINOR CAPITAL	\$ 65,784	\$ 50,402	\$ -	\$ -	\$ -	\$ -	\$ -				
FIXED CHARGES	\$ 257,340	\$ 335,326	\$ 270,058	\$ 282,031	\$ 188,329	\$ (11,973)	\$ 81,729	\$ 192,349	\$ 198,120	\$ 204,063	\$ 210,185
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
ALLOCATION	\$ 2,167,693	\$ 2,068,005	\$ 1,096,433	\$ 1,096,434	\$ 862,769	\$ (1)	\$ 233,664	\$ 888,652	\$ 915,312	\$ 942,771	\$ 971,054
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 9,531,044</b>	<b>\$ 10,605,595</b>	<b>\$ 10,737,350</b>	<b>\$ 10,593,297</b>	<b>\$ 8,141,827</b>	<b>\$ 144,053</b>	<b>\$ 2,595,523</b>	<b>\$ 8,361,170</b>	<b>\$ 8,785,434</b>	<b>\$ 9,089,286</b>	<b>\$ 9,471,200</b>
<b>EXPENDITURES BY PROGRAM</b>											
ADMINISTRATION 0701	\$ 631,186	\$ 667,967	\$ 837,907	\$ 819,687	\$ 923,483	\$ 18,220	\$ (85,576)	\$ 895,377	\$ 946,413	\$ 982,966	\$ 1,029,102
STREETS 0711	\$ 3,374,281	\$ 3,779,081	\$ 3,075,403	\$ 3,094,750	\$ 3,175,433	\$ (19,347)	\$ (100,030)	\$ 3,282,663	\$ 3,440,050	\$ 3,555,698	\$ 3,698,776
PARKS 0721	\$ 2,518,839	\$ 3,008,595	\$ 3,045,485	\$ 2,954,153	\$ 3,074,298	\$ 91,332	\$ (28,812)	\$ 3,177,617	\$ 3,334,921	\$ 3,446,368	\$ 3,587,123
FACILITIES MAINTENANCE 0731	\$ 2,327,018	\$ 2,422,441	\$ 2,833,146	\$ 2,787,284	\$ -	\$ 45,862	\$ 2,833,146				
ENGINEERING 0801	\$ 679,720	\$ 727,512	\$ 945,409	\$ 937,423	\$ 968,613	\$ 7,986	\$ (23,204)	\$ 1,005,511	\$ 1,064,050	\$ 1,104,255	\$ 1,156,199
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 9,531,044</b>	<b>\$ 10,605,595</b>	<b>\$ 10,737,350</b>	<b>\$ 10,593,297</b>	<b>\$ 8,141,827</b>	<b>\$ 144,053</b>	<b>\$ 2,595,523</b>	<b>\$ 8,361,170</b>	<b>\$ 8,785,434</b>	<b>\$ 9,089,286</b>	<b>\$ 9,471,200</b>
FTE	46.73	46.73	50.73	50.73	40.53			40.53	40.53	40.53	40.53
Full Time Regular Staff	40.00	40.00	44.00	44.00	33.80			33.80	33.80	33.80	33.80
Part-Time/Seasonal Staff	6.73	6.73	6.73	6.73	6.73			6.73	6.73	6.73	6.73



## Public Works Fees

Fee Description	2025	2026
Right of Way Permit	\$ 386.00	\$ 400.00
Infrastructure Permit		\$ 1,500.00
Banner Hanging Fee	\$ 125.00	\$ 125.00
Memorial Bench & Plaque Fee	\$ 1,000.00	\$ 1,000.00

## Engineering Plan Review Fees

Residential Building Permit (Collected at Public Works w/Orange Sheet)	2025	2026
1 Unit (Single Family)	\$ 110.00	\$ 110.00
2-3 Units (Duplex / Triplex)	\$ 220.00	\$ 220.00
4-10 Units	\$ 550.00	\$ 550.00
11-20 Units	\$ 1,100.00	\$ 1,100.00
>20 Units	\$ 1,650.00	\$ 1,650.00
Commercial Building Permit (Collected at Public Works w/Orange Sheet)	2025	2026
0-5,000 Square Feet	\$ 550.00	\$ 550.00
5,001-10,000 Square Feet	\$ 1,100.00	\$ 1,100.00
>10,000 Square Feet	\$ 1,650.00	\$ 1,650.00
Engineering Development Plan Review (Collected at Community Development)	2025	2026
Class A Development Plan	\$ 275.00	\$ 275.00
Class A Subdivision	\$ 1,100.00	\$ 1,100.00
Class B Major Development Plan	\$ 110.00	\$ 110.00
Class B Minor Development Plan	\$ 110.00	\$ 110.00
Class B Subdivision	\$ 275.00	\$ 275.00
Class C Subdivision	\$ 110.00	\$ 110.00
Subdivision Improvement Agreement (SIA) (Collected at Community Development)	2025	2026
Bonding Value 0-\$250,000	\$ 110.00	\$ 110.00



# Memo

**To:** Town Council  
**From:** Kevin Zygulski, Director of Recreation  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Recreation Budget Summary

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## Background

The Recreation Department is currently comprised of 35 full-time employees and 220 part-time employees. Recreation operates under six general fund cost centers and five facilities including: the Gold Run Nordic Center, the Stephen C. West Ice Arena, the Tennis Center, the Recreation Center, and Carter Park.

Priorities and goals of the department include excellent customer service delivery to the adults and children of our community, dynamic and well-balanced adult and child program offerings, professional event planning and execution, world class facilities, and leading healthy and active lifestyles. Recreation also strives to create additional opportunities and activities for the many visitors our facilities serve on an annual basis.

On an annual basis, the Recreation Department serves approximately 400,000 community members and visitors.

## Recreation Budget Highlights

The proposed 2026 revenue budget is \$5,175,473 which is a 2% increase over 2025 projected and 9% increase over 2025 budget. The proposed 2026 expense budget is \$7,956,156, which has minimal increases to both 2025 projected and budget. This amount is due to a \$118,000 error in staffing budget sheets in 2025 as well as minimal building improvement projects in 2026. These figures represent a budgeted cost recovery of 65%. 2024 overall cost recovery was 63% and projected 2025 cost recovery is currently 63%.

The Programs Division serves over 25,000 participants annually. Over 13,000 children participate in youth programming annually. These programs are more than just childcare; they are places where creativity is sparked, friendships are built, and confidence grows. Outdoor programming serves over 2,500 participants annually. Participants enjoy the fresh air, exploring our local trails through guided mountain bike rides, climbing adventures, and environmental education. With the recent expansion of the skate park, the skateboarding community is rolling forward with new energy and the exciting possibility of additional program growth in the seasons ahead. With the new Kingdom Park turf and lights, adult sports leagues remain as popular and competitive as ever. Indoor sports such as basketball and volleyball continue to see high engagement and full rosters.

Race Breck events serve over 3,000 athletes annually. Highlights this year include the 25<sup>th</sup> anniversary of Firecracker 50, an event that maintains a proud tradition and is a major draw for athletes near and far. The Town's weekly trail race series continues to thrive, averaging 100 mountain bikers and 60 runners weekly.

The Tennis Center has focused on significantly increasing programming and participation over the last two years. This year, the summer camp introduced 140 children to tennis. Private and group lesson participation has also increased. Cost recovery at the Tennis Center was 66% in 2024 and is projected to increase to 84% in 2025.

At the beginning of 2025, Recreation moved the Aquatics area from the Programs Division to the Operations Division. This change was the last step in our long-term desire to have facility-based management to the extent

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

practical. This move accounted for an approximate \$530,000 expense increase to the Operations Division and corresponding decrease to the Programs Division.

**TOWN OF BRECKENRIDGE  
REVENUE & EXPENDITURE  
RECREATION**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
<b>REVENUES</b>											
ADMINISTRATION 0851	\$ 478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 873,200	\$ 873,200	\$ 873,200	\$ 873,200
RECREATION PROGRAMS 0852	\$ 1,025,454	\$ 1,059,382	\$ 868,700	\$ 866,631	\$ 873,200	\$ (2,069)	\$ 4,500	\$ 2,276,971	\$ 2,276,971	\$ 2,276,971	\$ 2,276,971
RECREATION OPERATIONS 0853	\$ 2,168,218	\$ 2,297,036	\$ 2,087,841	\$ 2,274,752	\$ 2,276,971	\$ 186,911	\$ 189,130	\$ 2,276,971	\$ 2,276,971	\$ 2,276,971	\$ 2,276,971
TENNIS PROGRAMS 0854	\$ 236,380	\$ 282,240	\$ 242,300	\$ 313,870	\$ 323,900	\$ 71,570	\$ 81,600	\$ 323,900	\$ 323,900	\$ 323,900	\$ 323,900
NORDIC OPERATIONS 0855	\$ 348,350	\$ 323,462	\$ 318,300	\$ 345,769	\$ 357,932	\$ 27,469	\$ 39,632	\$ 357,932	\$ 357,932	\$ 357,932	\$ 357,932
ICE RINK OPERATIONS 0856	\$ 1,185,918	\$ 1,261,766	\$ 1,223,830	\$ 1,267,141	\$ 1,343,470	\$ 43,311	\$ 119,640	\$ 1,343,470	\$ 1,343,470	\$ 1,343,470	\$ 1,343,470
<b>TOTAL REVENUES</b>	<b>\$ 4,964,799</b>	<b>\$ 5,223,887</b>	<b>\$ 4,740,971</b>	<b>\$ 5,068,163</b>	<b>\$ 5,175,473</b>	<b>\$ 327,192</b>	<b>\$ 434,502</b>	<b>\$ 5,175,473</b>	<b>\$ 5,175,473</b>	<b>\$ 5,175,473</b>	<b>\$ 5,175,473</b>
<b>EXPENDITURES BY CATEGORY</b>											
PERSONNEL	\$ 4,821,653	\$ 5,249,873	\$ 5,590,265	\$ 5,539,181	\$ 5,524,236	\$ 51,084	\$ 66,028	\$ 5,731,269	\$ 6,096,018	\$ 6,337,399	\$ 6,656,524
MATERIALS & SUPPLIES	\$ 434,122	\$ 470,636	\$ 532,185	\$ 540,114	\$ 536,434	\$ (7,929)	\$ (4,249)	\$ 552,508	\$ 569,084	\$ 586,156	\$ 603,741
CHARGES FOR SERVICES	\$ 1,336,253	\$ 1,306,654	\$ 1,386,377	\$ 1,465,812	\$ 1,425,119	\$ (79,435)	\$ (38,742)	\$ 1,471,128	\$ 1,518,663	\$ 1,567,778	\$ 1,618,525
MINOR CAPITAL	\$ 294,654	\$ 179,986	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 64,696	\$ 123,681	\$ 112,578	\$ 118,170	\$ 111,299	\$ (5,592)	\$ 1,279	\$ 113,891	\$ 117,308	\$ 120,827	\$ 124,452
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ (362)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ 935,820	\$ 986,259	\$ 323,763	\$ 323,763	\$ 359,067	\$ 0	\$ (35,304)	\$ 369,839	\$ 380,934	\$ 392,362	\$ 404,133
TRANSFERS	\$ 104,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 7,991,684</b>	<b>\$ 8,316,728</b>	<b>\$ 7,945,168</b>	<b>\$ 7,987,040</b>	<b>\$ 7,956,156</b>	<b>\$ (41,872)</b>	<b>\$ (10,988)</b>	<b>\$ 8,238,635</b>	<b>\$ 8,682,007</b>	<b>\$ 9,004,523</b>	<b>\$ 9,407,376</b>
<b>EXPENDITURES BY PROGRAM</b>											
ADMINISTRATION 0851	\$ 889,514	\$ 833,244	\$ 923,690	\$ 906,874	\$ 940,240	\$ 16,816	\$ (16,550)	\$ 964,213	\$ 1,016,795	\$ 1,053,847	\$ 1,100,933
RECREATION PROGRAMS 0852	\$ 2,271,638	\$ 2,365,386	\$ 1,780,382	\$ 1,782,928	\$ 1,661,751	\$ (2,546)	\$ 118,631	\$ 1,723,346	\$ 1,814,326	\$ 1,883,088	\$ 1,967,251
RECREATION OPERATIONS 0853	\$ 2,099,948	\$ 2,218,179	\$ 2,680,329	\$ 2,651,183	\$ 2,667,199	\$ 29,146	\$ 13,130	\$ 2,764,224	\$ 2,915,318	\$ 3,023,765	\$ 3,160,252
TENNIS PROGRAMS 0854	\$ 618,179	\$ 520,036	\$ 368,877	\$ 372,911	\$ 377,878	\$ (4,034)	\$ (9,001)	\$ 391,735	\$ 414,168	\$ 429,201	\$ 448,860
NORDIC OPERATIONS 0855	\$ 502,134	\$ 589,431	\$ 612,822	\$ 662,708	\$ 653,948	\$ (49,885)	\$ (41,126)	\$ 677,781	\$ 714,319	\$ 740,111	\$ 772,842
ICE RINK OPERATIONS 0856	\$ 1,610,271	\$ 1,790,452	\$ 1,579,067	\$ 1,610,436	\$ 1,655,140	\$ (31,369)	\$ (76,073)	\$ 1,717,336	\$ 1,807,081	\$ 1,874,510	\$ 1,957,236
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 7,991,684</b>	<b>\$ 8,316,728</b>	<b>\$ 7,945,168</b>	<b>\$ 7,987,040</b>	<b>\$ 7,956,156</b>	<b>\$ (41,872)</b>	<b>\$ (10,988)</b>	<b>\$ 8,238,635</b>	<b>\$ 8,682,007</b>	<b>\$ 9,004,523</b>	<b>\$ 9,407,376</b>
<b>FTE</b>	<b>61.32</b>	<b>62.97</b>	<b>64.45</b>	<b>64.45</b>	<b>64.45</b>			<b>64.45</b>	<b>64.45</b>	<b>64.45</b>	<b>64.45</b>
Full Time Regular Staff	27.63	31.60	31.10	31.10	31.10			31.10	31.10	31.10	31.10
Part-Time/Seasonal Staff	33.69	31.37	33.35	33.35	33.35			33.35	33.35	33.35	33.35



**Note: Resident resides in Summit County or works in Breckenridge.**

Recreation Center Membership Passes			2025	2026 Proposed
Daily Admission	Resident discount	Youth/Senior	\$ 5.00	\$ 5.00
	Resident discount	Adult	\$ 10.00	\$ 10.00
	Guest	Youth/Senior	\$ 10.00	\$ 10.00
	Guest	Adult	\$ 20.00	\$ 20.00
6 Punch Guest Pass (transferable)		Youth/Senior	\$ 50.00	\$ 50.00
		Adult	\$ 100.00	\$ 100.00
15 Punch Guest Pass (transferable)		Youth/Senior	\$ 120.00	\$ 120.00
		Adult	\$ 240.00	\$ 240.00
One Month (Resident and Guest)		Youth/Senior	\$ 44.00	\$ 44.00
		Adult	\$ 69.00	\$ 69.00
Six Months	Resident discount	Youth/Senior	\$ 128.00	\$ 164.00
		Adult	\$ 270.00	\$ 270.00
Yearly	Resident discount	Youth/Senior	\$ 240.00	\$ 240.00
		Adult	\$ 469.00	\$ 469.00
25 Punch (non transferrable)	Resident discount	Youth/Senior	\$ 95.00	\$ 95.00
		Adult	\$ 200.00	\$ 200.00
	Guest	Youth/Senior	\$ 210.00	\$ 210.00
		Adult	\$ 400.00	\$ 400.00
<b>Miscellaneous</b>				
Last Hour Admission			\$ 8.00	\$ 10.00
Towel Monthly Add-On			\$ 20.00	\$ 20.00
Individual Towel			\$ 3.00	\$ 3.00
Shower Only			\$ 8.00	\$ 10.00
Racquetball Racquet Rental			\$ 2.00	\$ 2.00

Recreation Center and Ice Arena Community Rooms/Facilities Rental Rates. <i>*Rates are per hour.</i>			2025	2026 Proposed
<b>Half Room</b>		Resident discount	\$ 38.00	\$ 38.00
		Guest	\$ 52.00	\$ 52.00
		*Non-Profit	\$ 25.00	\$ 25.00
<b>Full Room</b>		Resident discount	\$ 63.00	\$ 63.00
		Guest	\$ 85.00	\$ 85.00
		*Non-Profit	\$ 45.00	\$ 45.00
<b>Half Gym</b>		Resident discount	\$ 86.00	\$ 86.00
		Guest	\$ 136.00	\$ 136.00
		*Non-Profit	\$ 50.00	\$ 50.00
<b>Full Gym</b>		Resident discount	\$ 165.00	\$ 165.00
		Guest	\$ 275.00	\$ 275.00
		*Non-Profit	\$ 93.00	\$ 93.00
<b>Turf Gym</b>		Resident discount	\$ 86.00	\$ 86.00
<b>Leisure Pool</b>		Resident discount	\$ 227.00	\$ 227.00
<b>*Additional fees for lifeguards may apply</b>		Guest	\$ 390.00	\$ 390.00
		*Non-Profit	\$ 180.00	\$ 180.00
<b>Fitness/Dance Studio(s)</b>		Resident discount	\$ 99.00	\$ 99.00
		Guest	\$ 129.00	\$ 129.00
		*Non-Profit	\$ 47.00	\$ 47.00
<b>Climbing Wall Rental</b>	Per Hour	Resident discount	\$ 189.00	\$ 189.00
<b>*Rate includes staffing</b>	Per Hour	Guest	\$ 228.00	\$ 228.00
	Per Hour	*Non-Profit	\$ 150.00	\$ 150.00
<b>After Hours Rental of Recreation Center</b>		Resident discount	\$ 1,008.00	\$ 1,008.00
<b>*fees subject to negotiation based upon needs</b>		Guest	\$ 1,558.00	\$ 1,558.00
		*Non-Profit	\$ 720.00	\$ 720.00

Kingdom Park Ball Diamonds & Athletic Field Rental Rates			2025	2026 Proposed
<b>Ball Diamond per Hour</b>		Resident discount	\$ 75.00	\$ 75.00
		Guest	\$ 130.00	\$ 130.00
		Non-Profit	\$ 55.00	\$ 55.00
<b>Ball Diamond per Day</b>		Resident discount	\$ 600.00	\$ 600.00
		Guest	\$ 1,040.00	\$ 1,040.00

		Non-Profit	\$ 440.00	\$ 440.00
Athletic Field per Hour		Resident discount	\$ 75.00	\$ 75.00
Soccer/Rugby Pitch		Guest	\$ 130.00	\$ 130.00
		Non-Profit	\$ 55.00	\$ 55.00
Athletic Field per Day		Resident discount	\$ 600.00	\$ 600.00
Soccer/Rugby Pitch		Guest	\$ 1,040.00	\$ 1,040.00
		Non-Profit	\$ 440.00	\$ 440.00

Carter Park Rental Rates			2025	2026 Proposed
Carter Park Pavillion October 1-April 30	6 Hour Block	Resident/Non-Profit	\$ 175.00	\$ 175.00
		Guest	\$ 930.00	\$ 975.00
	Full Day	Resident/Non-Profit	\$ 331.00	\$ 331.00
		Guest	\$ 1,850.00	\$ 1,950.00
Carter Park Pavillion May 1-September 30	6 Hour Block	Resident/Non-Profit	\$ 287.00	\$ 287.00
		Guest	\$ 1,625.00	\$ 1,700.00
	Full Day	Resident/Non-Profit	\$ 538.00	\$ 538.00
		Guest	\$ 3,100.00	\$ 3,250.00
Volleyball Courts	6 hour block	Resident/Non-Profit	\$ 30.00	\$ 30.00
		Guest	\$ 93.00	\$ 93.00
	Full Day	Resident/Non-Profit	\$ 59.00	\$ 59.00
		Guest	\$ 170.00	\$ 170.00
Playing Field		Resident/Non-Profit	\$ 32.00	\$ 32.00
		Guest	\$ 81.00	\$ 81.00

Tennis Court Rental Rates			2025	2026 Proposed
Indoor Courts-Year Round	Per hour/per court		\$ 40.00	\$ 40.00
		In-person	\$ 45.00	\$ 45.00
Outdoor Courts-Summer-Hard Courts	Per hour/per court	Online	\$ 20.00	\$ 24.00
		In-person	\$ 26.00	\$ 26.00
Outdoor Courts-Summer-Clay Courts	Per hour/per court	Online	\$ 24.00	\$ 30.00
		In-person	\$ 32.00	\$ 32.00
Summer Outdoor Court pass	per person		\$ 250.00	\$ 250.00
Drop-In Rate for all Drop In lessons	Per person		\$ 27.00	\$ 27.00
			\$ -	

Gold Run Nordic Center Pass Fees			2025	2026 Proposed
*In Season Rates listed below. Discounts may apply for early bird and pre-season.				
Adult Day Trail Pass (Ages 13 - 64)			\$30.00	\$35.00
Youth/Senior Day Trail Pass (Senior 65+)			\$25.00	\$30.00
12 and Under Day Pass			Free	Free
10-Punch Pass		Adult (13-64)	\$210.00	\$245.00
		Senior Only	\$170.00	\$195.00
6-Punch Pass		Adult (13-64)	\$150.00	\$175.00
		Senior Only	\$125.00	\$145.00

<b>4-Punch Pass (new)</b>		Adult (13-64)		\$120.00
		Senior Only		\$90.00
<b>Individual Season Pass Breck/Gold Run</b>	Resident	Adult (13-64)	\$280.00	\$355.00
		Senior	\$155.00	\$220.00
<b>Individual Season Pass Breck/Gold Run</b>	Non-Resident	Adult (13-64)	\$300.00	\$375.00
		Senior	\$175.00	\$240.00
<b>Individual Season Pass Joint</b>	Resident	Adult (13-64)	\$355.00	\$390.00
		Senior	\$220.00	\$245.00
<b>Individual Season Pass Joint</b>	Non-Resident	Adult (13-64)	\$375.00	\$410.00
		Senior	\$240.00	\$265.00
<b>Family Season Pass Breck/Gold Run*</b>	Resident	Family	\$440.00	\$505.00
<b>Family Season Pass Breck/Gold Run*</b>	Non-Resident	Family	\$460.00	\$525.00
<b>Family Season Pass* Joint</b>	Resident	Family	\$505.00	\$555.00
<b>Family Season Pass* Joint</b>	Non-Resident	Family	\$525.00	\$575.00
<b>Team Pass (Middle &amp; High School) Joint</b>		Youth	\$50.00	\$50.00
<b>Rec Add-on Season pass Breck/Gold Run</b>		All	\$160.00	\$215.00
<b>Rec Add-on Season pass/Joint</b>		All	\$215.00	\$235.00
<b>Corporate Season Pass* Breck/Gold Run</b>	Resident		\$520.00	\$585.00
	Non-Resident		\$550.00	\$605.00
<b>Corporate Season Pass* Joint</b>	Resident		\$585.00	\$655.00
	Non-Resident		\$605.00	\$675.00

\*These are in-season rates. Discounts may apply for early bird and pre-season.

\*\* Some fees for Gold Run Nordic may change at a later date due to Nordic LOU.

Ice Arena Pass Fees			2025	2026 Proposed
<b>General Admission</b>		Adult	\$ 13.00	\$ 13.00
		Youth/Senior/ Veteran	\$ 10.00	\$ 10.00
<b>10 Punch All Access Pass (Public, Freestyle and Stick and Puck)</b>		Adult w/o rental skates	\$ 117.00	\$ 117.00
		Youth/Senior w/o rental skates	\$ 90.00	\$ 90.00
<b>One Year Membership-Adult</b>			\$ 380.00	\$ 380.00
<b>One Year Membership-Youth/Senior</b>			\$ 200.00	\$ 200.00

<b>One Year Membership-Family</b>			\$ 564.00	\$ 564.00
<b>6 Month Adult</b>			\$ 220.00	\$220.00
<b>6 Month Youth/ Senior</b>			\$ 120.00	\$120.00
<b>Drop-In Hockey (per visit)</b>			\$ 13.00	\$ 13.00
<b>Stick n Puck (per visit)</b>			\$ 13.00	\$ 13.00
<b>Free Style (per visit)</b>			\$ 13.00	\$ 13.00
<b>Skate Sharpening Pass</b>		10 Punch	\$ 72.00	\$ 81.00
<b>Misc. Fees</b>		Skate Rental	\$ 7.00	\$ 7.00
		Overnight Skate Sharpening	\$ 8.00	\$ 9.00
		On Demand skate sharpen	\$ 13.00	\$ 14.00
		Figure, Goalie or brand new skate sharpen		\$ 15.00
<b>Ice Artificial Turf Rental</b>	Per Hour	Rentals- Non-Profit	\$ 50.00	\$ 50.00
		Resident discount	\$ 73.00	\$ 73.00
		Rentals- Guest/ Base	\$ 115.00	\$ 123.00
<b>Ice Rentals-Per Hour</b>	Indoor	Rentals-Non-Profit	\$ 250.00	\$ 250.00
		Rentals-Adult Teams/Camps	\$ 280.00	\$ 280.00
		Rentals-Resident/Business	\$ 280.00	\$ 280.00
		Rentals-Guest/ Base	\$ 381.00	\$ 408.00
<b>Ice Rentals-Per Hour</b>	Outdoor	Rentals-Non-Profit	\$ 137.00	\$ 137.00
		Rentals-Adult Teams/Camps	\$ 170.00	\$ 170.00
		Rentals-Resident/Business	\$ 170.00	\$ 170.00
		Rentals-Guest/ Base	\$ 214.00	\$ 229.00
<b>Ice Arena Meeting Room</b>	Per Hour	Resident discount	\$ 50.00	\$ 50.00
	Per Hour	Guest	\$ 60.00	\$ 60.00
	Per Hour	*Non-Profit	\$ 30.00	\$ 30.00
	Full Day	Resident discount	\$ 151.00	\$ 151.00
	Full Day	Guest	\$ 258.00	\$ 258.00
	Full Day	*Non-Profit	\$ 120.00	\$ 120.00
<b>Ice Arena Facility Rental* (per hour)</b>		Resident/Non-Profit	\$ 649.00	\$ 649.00
*rate includes all rooms, ice use, locker rooms and skate rentals		Rentals-Guest/ Base	\$ 2,000.00	\$ 2,150.00
*This package applicable when displacing regular customers or programs/requires special approval				



# Memo

**To:** Town Council  
**From:** Dave Byrd, Director of Finance  
Kristin Brownson, Assistant Director of Public Works  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Other Miscellaneous Budget Summary

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## Background

The Other Miscellaneous Fund is comprised of three cost centers:

Contingencies 1111  
Committees 4000  
Fiber 9600 Network

These three programs exist within the General Fund but are not assigned to a specific department.

## Other Miscellaneous Department Budget Highlights

### Contingencies

#### Background

The Contingencies cost center allows Town Council to fund specific projects on an as-needed basis. The revenue for Contingencies includes the transfer from the Excise Tax Fund to support General Fund expenses, property taxes from the Summit County assessed valuation, investment income, and Breck Nordic Center debt interest. Expenditures for Contingencies are charges assessed by the Summit County Treasurer's Office for providing administrative services for property tax collections.

#### Contingencies Budget Highlights

The property tax revenue increase of \$301,837 (6% increase over 2025) is based on the 2026 assessed valuation from Summit County. There is also a reduction of \$9M in the transfer from the Excise Tax Fund (2025 - \$23M transfer; 2026 - \$14M transfer) to maintain a balance in the General Fund of approximately \$5M after restrictions. The transfer of the Facilities Division from Public Works to the Facilities Fund (\$2.8M) also impacts the reduced revenue transfer.

2026 expenses for Contingencies include a Mountain Dreamers grant of \$30K, which is part of a larger agreement between the Town and County to lease a housing unit to Mountain Dreamers and provide a \$30K per year grant from both the Town and the County (\$60K total), and Summit County Treasurer fees for property tax collection \$133,594 (approximately 2.5% of the total assessed valuation).

### Internal Committees

#### Background

Internal Town Committees are designed to provide guidance and training to all Town employees to ensure thoughtful DEI implementation, integrate a stewardship focus, promote a safety-first culture, enhance leadership skills, promote employee wellness, support Town employees' retirement planning, and to celebrate employees. Specific Internal Committees include DEI, Green Team, Safety, Leadership Development Team, Wellness, Retirement, and Employee Engagement. Each Internal Committee includes one Town Senior Leader and a representative from all Town departments.

#### Internal Committee Budget Highlights

The 2026 budget includes \$136,500 in budgeted expenses for internal Town committees. These expenses cover annual meetings, events, and programs to support Town employees. In 2026, the Leadership

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

Development Team will be convening the biannual Leadership Challenge Program in which Town employees are selected to participate in a five-month long training curriculum that includes Myers Briggs personality profiling, public speaking practice, a low ropes challenge program, emotional quotient training, and an applied group project benefitting the Town.

### **Fiber 9600**

#### **Background**

The Fiber 9600 project's goals are to provide high-speed, reliable, and affordable internet services to residents, businesses, and visitors. The goals of the Town-owned fiber network include stimulating competition in the market and providing residents with more reliable internet connections that would position Breckenridge for the future and continue to keep the Town in the top tier of desirable places to live and visit. There are no FTEs associated with the fiber budget.

#### **Fiber Budget Highlights**

The proposed 2026 revenue budget is \$709,500, which is an increase of \$521,200 from the 2025 budget. The increase in expected revenue stems from the Allo fiber network lease changes and a cost-sharing agreement on the Verizon dark fiber lease that Allo recently signed.

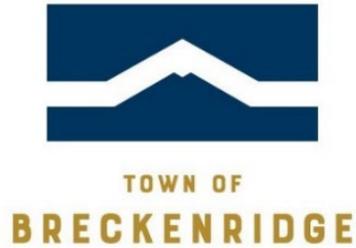
The proposed 2026 expense budget is \$2,345,895. This figure includes operational expenses of \$229,350, the Capital Improvement expense of \$1,650,000 (2025 rollover of \$150,000 and 2026 CIP of \$1,500,000), and the COP principal and interest of \$466,545. The fiber budget will see a decrease of \$113,956 (14%) in expenses from 2025 to 2026.

**TOWN OF BRECKENRIDGE  
REVENUE & EXPENDITURE  
OTHER MISCELLANEOUS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
<b>REVENUES</b>											
CABLE PEG FEES	\$ 13,456	\$ 13,902	\$ 13,000	\$ 5,000	\$ 13,000	\$ (8,000)	\$ -	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
COST SHARING	\$ -	\$ -	\$ -	\$ 163,552	\$ 35,000	\$ 163,552	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
CNTRIBS-BGVCC 10 YR AGRMT 2023	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXEMPT PERSONAL PROPERTY TAX	\$ 22,970	\$ 221,175	\$ 23,000	\$ 30,000	\$ 23,000	\$ 7,000	\$ -	\$ 23,000	\$ 23,000	\$ 23,000	\$ 23,000
FIBER HUT OPS SHARE	\$ 7,073	\$ 7,489	\$ 3,300	\$ 4,167	\$ 3,300	\$ 867	\$ -	\$ 4,583	\$ 5,041	\$ 5,545	\$ 6,099
FIBER NETWORK LEASE	\$ 145,282	\$ 202,766	\$ 185,000	\$ 368,800	\$ 671,200	\$ 183,800	\$ 486,200	\$ 518,400	\$ 622,080	\$ 746,496	\$ 895,795
GENERAL PROPERTY TAX	\$ 3,702,127	\$ 5,043,598	\$ 5,065,197	\$ 5,000,000	\$ 5,367,034	\$ (65,197)	\$ 301,837	\$ 5,367,034	\$ 5,367,034	\$ 5,367,034	\$ 5,367,034
GRANTS	\$ 440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST ON PROPERTY TAX	\$ 7,464	\$ 10,132	\$ 7,000	\$ 5,000	\$ 5,000	\$ (2,000)	\$ (2,000)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
INVESTMENT INCOME	\$ 921,024	\$ 633,148	\$ 422,655	\$ 530,121	\$ 367,781	\$ 107,466	\$ (54,874)	\$ 299,281	\$ 299,281	\$ 299,281	\$ 299,281
MORTGAGE PAYMENTS-INTEREST	\$ -	\$ -	\$ -	\$ 6,500	\$ 6,500	\$ 6,500	\$ 6,500	\$ 7,000	\$ 7,500	\$ 8,000	\$ 8,500
NORDIC CENTER LOAN INTEREST	\$ 32,821	\$ 31,672	\$ 30,489	\$ 30,489	\$ 29,269	\$ 0	\$ (1,220)	\$ 28,269	\$ 27,269	\$ 26,269	\$ 25,269
NORDIC CENTER LOAN PRIN PMTS	\$ -	\$ -	\$ 40,099	\$ -	\$ -	\$ (40,099)	\$ (40,099)	\$ -	\$ -	\$ -	\$ -
OTHER INTERGOVERNMENTAL	\$ 16,425	\$ 7,612	\$ -	\$ 142,000	\$ 15,000	\$ 142,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
PENSION FORFEITURES	\$ (132,359)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REC-RENEWABLE ENERGY CERTIF	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REFUNDS OF EXPENDITURES	\$ -	\$ -	\$ -	\$ 45,124	\$ -	\$ 45,124	\$ -	\$ -	\$ -	\$ -	\$ -
RENTAL INCOME	\$ -	\$ 37,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SPECIFIC OWNERSHIP TAXES	\$ 172,242	\$ 198,886	\$ 160,000	\$ 160,000	\$ 160,000	\$ -	\$ -	\$ 160,000	\$ 160,000	\$ 160,000	\$ 160,000
WORKERS COMP DIVIDENDS	\$ 4,795	\$ 3,922	\$ 4,000	\$ 4,000	\$ 4,000	\$ -	\$ -	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
TRANSFER FROM EXCISE TAX FUND	\$ 18,000,000	\$ 19,700,000	\$ 23,000,000	\$ 23,000,000	\$ 14,000,000	\$ -	\$ (9,000,000)	\$ 19,000,000	\$ 22,000,000	\$ 22,000,000	\$ 24,000,000
TRANSFER FROM GOLF FUND	\$ 33,553	\$ 40,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM SPECIAL PROJECTS FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM UTILITY FUND	\$ 103,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 23,100,501</b>	<b>\$ 26,152,464</b>	<b>\$ 28,953,739</b>	<b>\$ 29,494,753</b>	<b>\$ 20,700,084</b>	<b>\$ 541,014</b>	<b>\$ (8,253,655)</b>	<b>\$ 25,479,566</b>	<b>\$ 28,583,204</b>	<b>\$ 28,707,625</b>	<b>\$ 30,856,978</b>
<b>EXPENDITURES BY CATEGORY</b>											
PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MATERIALS & SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CHARGES FOR SERVICES	\$ 361,239	\$ 525,449	\$ 551,858	\$ 721,000	\$ 463,944	\$ (169,142)	\$ 87,914	\$ 462,850	\$ 481,116	\$ 480,548	\$ 499,356
MINOR CAPITAL	\$ 90,000	\$ 698,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICES	\$ 469,481	\$ 470,825	\$ 471,543	\$ 471,543	\$ 466,545	\$ -	\$ 4,998	\$ 469,066	\$ 471,358	\$ 468,420	\$ 470,366
GRANTS/CONTINGENCIES	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
ALLOCATION	\$ -	\$ -	\$ -	\$ -	\$ 5,500	\$ -	\$ (5,500)	\$ 5,665	\$ 5,835	\$ 6,010	\$ 6,190
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 920,719</b>	<b>\$ 1,724,485</b>	<b>\$ 1,053,401</b>	<b>\$ 1,222,543</b>	<b>\$ 965,989</b>	<b>\$ (169,142)</b>	<b>\$ 87,412</b>	<b>\$ 967,581</b>	<b>\$ 988,309</b>	<b>\$ 984,978</b>	<b>\$ 1,005,912</b>
<b>EXPENDITURES BY PROGRAM</b>											
CONTINGENCIES 1111	\$ 163,915	\$ 830,969	\$ 132,000	\$ 390,000	\$ 133,594	\$ (258,000)	\$ (1,594)	\$ 136,702	\$ 139,903	\$ 143,200	\$ 146,596
COMMITTEES 4000	\$ 109,344	\$ 96,546	\$ 111,550	\$ 122,450	\$ 136,500	\$ (10,900)	\$ (24,950)	\$ 129,500	\$ 141,677	\$ 134,832	\$ 147,168
FIBER NETWORK 9600	\$ 647,460	\$ 796,970	\$ 809,851	\$ 710,093	\$ 695,895	\$ 99,758	\$ 113,956	\$ 701,380	\$ 706,729	\$ 706,946	\$ 712,148
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 920,719</b>	<b>\$ 1,724,485</b>	<b>\$ 1,053,401</b>	<b>\$ 1,222,543</b>	<b>\$ 965,989</b>	<b>\$ (169,142)</b>	<b>\$ 87,412</b>	<b>\$ 967,581</b>	<b>\$ 988,309</b>	<b>\$ 984,978</b>	<b>\$ 1,005,912</b>

## Fiber Network Proforma - Budget Year 2026

		Actuals	Budget	Projection	Budget	Budget	Budget	Budget	Budget
		12/31/2024	12/31/2025	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030
<b>Revenue</b>	<b>Account Title</b>								
001-9600-42130	FIBER HUT OPS SHARE	(7,489)	(3,300)	(4,167)	(3,300)	(4,583)	(5,041)	(5,545)	(6,099)
001-9600-47174	COST SHARING	-	-	(163,552)	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
001-9600-49591	FIBER NETWORK LEASE	(202,766)	(185,000)	(368,800)	(671,200)	(518,400)	(622,080)	(746,496)	(895,795)
		<b>(210,255)</b>	<b>(188,300)</b>	<b>(536,519)</b>	<b>(709,500)</b>	<b>(557,983)</b>	<b>(662,121)</b>	<b>(787,041)</b>	<b>(936,895)</b>
<hr/>									
		Actuals	Budget	Projection	Budget	Budget	Budget	Budget	Budget
		12/31/2024	12/31/2025	12/31/2025	12/31/2026	12/31/2027	12/31/2028	12/31/2029	12/31/2030
<b>Expenses</b>	<b>Account Title</b>								
001-9600-53315	FIBER NETWORK COSTS	106,696	200,000	110,000	110,000	110,000	110,000	110,000	110,000
001-9600-53334	MEMBERSHIP FEES	-	550	550	550	605	666	732	805
001-9600-53341	ELECTRIC & GAS	15,016	12,758	13,000	13,300	13,832	14,385	14,961	15,559
001-9600-53359	PROFESSIONAL SERVICES	45,971	50,000	40,000	25,000	25,000	25,000	25,000	25,000
001-9600-53399	CONTRACTED SERVICES	158,462	75,000	75,000	75,000	75,000	75,000	75,000	75,000
001-9600-58010	IT ALLOCATION				5,500	6,050	6,655	7,321	8,053
<hr/>									
<b>Expense-Debt Services</b>	<b>Account Title</b>								
001-9600-56638	2020 COP'S PRINCIPAL	320,000	325,000	325,000	325,000	335,000	345,000	350,000	360,000
001-9600-56639	2020 COP'S INTEREST	150,825	146,543	146,543	141,545	134,066	126,358	118,420	110,366
		<b>796,970</b>	<b>809,851</b>	<b>710,093</b>	<b>695,895</b>	<b>699,553</b>	<b>703,064</b>	<b>701,433</b>	<b>704,783</b>
<hr/>									
<b>Net Income/(Loss)</b>		<b>(586,715)</b>	<b>(621,551)</b>	<b>(173,574)</b>	<b>13,605</b>	<b>(141,570)</b>	<b>(40,943)</b>	<b>85,608</b>	<b>232,112</b>
<hr/>									
<b>Capital</b>									
003-1000-54440	CAPITAL UTILITY INFRASTRUCTURE	2,712,289	2,000,000	1,850,000	1,650,000	1,200,000	1,000,000	700,000	700,000



## Utility Fund #002



Utility is an enterprise fund. The activities of this fund involve business like transactions resembling what would be found in the private sector. The primary revenue stream is received from water rents and maintenance fees. This fund regularly benefits from state grants to support capital infrastructure projects.

Restrictions exist on this fund for the current value of fixed assets in addition to the debt premium for the outstanding loans for the Water Treatment Plant (ending 2039) and the Goose Pasture Tarn Dam (ending 2052).



# Memo

**To:** Town Council  
**From:** James Phelps, Director of Public Works  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Utility Fund/Water Division Budget Summary

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## Background

The Utility Fund/Water Division is comprised of eleven full-time employees and two seasonal hydrant technicians. The Utility Fund/Water Division also pays 20% of the Director of Public Works' salary and 80% of the Revenue Coordinator (water billing). Priorities include operating two drinking water treatment plants, one Industrial Wastewater Plant (Wellington Oro - funded by Open Space except for personnel), and nine water pumping stations; as well as maintaining over 1,000 fire hydrants, six water storage tanks, and thousands of various underground valves. Additional priorities include maintaining a backflow prevention program, storage tank inspection program, utility line locates, meter reading, construction inspections, and collecting hundreds of water samples to meet CDPHE regulations.

The Water Division's goal is to deliver high quality water for residential and commercial needs, as well as provide adequate fire flow. The Water Division adheres to Regulation 11: Colorado Primary Drinking Water Regulations.

## Water Division Budget Highlights

The proposed 2026 operations budget is \$4,592,505, which is a 7.2% decrease from the 2025 budget. This decrease is due to moving some engineering expenses to the capital budget. Operational expenses include salaries, chemicals, laboratory services, utilities, and repair and maintenance expenses. Additional operational expenses include master planning to determine water needed for future build-out. This planning effort is a required element in Community Development's Comprehensive Plan. The last master planning effort was undertaken over 10 years ago. Following the completion of a water master plan will be a drought contingency plan to proactively prepare for potential water shortages.

The proposed 2026 Capital Projects budget is \$11,491,800, which is a 12.5% increase from the 2025 budget. 2026 Capital Projects include completing a \$6.1M water meter replacement project (\$1M DOLA grant and \$2M SRF (State Revolving Funds from North plant) received in 2025, a water main replacement project to replace old, leaking pipes as well as improve fire flow, engineering for the Gary Roberts water treatment plant rehabilitation project, procurement and distribution upgrades related to the Gary Roberts plant upgrade, cost share for Clinton Reservoir enlargement, pump station building replacement, and lab equipment.

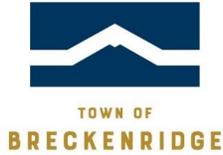
The remaining expenses include \$309,076 for water rights management which include legal fees, engineering fees, water storage contract fees, and Operations & Maintenance cost share. This amount is an increase of 53% from 2025 due to an anticipated contribution to the Shoshone water rights acquisition. The Town has committed \$100K along with numerous organizations and agencies for the Colorado River District purchase of water rights from Xcel Energy. The \$99M dollar purchase will help ensure historical water flows and rights for the Colorado River Basin. The water utility will also conduct a water rate study (\$75K) to evaluate the Town's water rates for future budgets and utility needs. Also, the loan interest payment for the North water treatment plant is \$995,633 in 2026.

2026 Revenue is forecasted to be \$12,059,415, which is a 13% decrease from the 2025 budget. This decrease is primarily due to no transfers from the housing fund for PIF reimbursement and the reduction of grants.

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
UTILITY FUND #002 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 60,194,000	\$ 58,334,424	\$ 65,252,411	\$ 65,252,411	\$ 66,804,112	\$ -	\$ 1,551,701	\$ 61,474,512	\$ 48,552,531	\$ 60,954,482	\$ 51,728,129
<b>REVENUES</b>											
BULK WATER	\$ 127,115	\$ 85,881	\$ 55,000	\$ 70,000	\$ 77,000	\$ 15,000	\$ 22,000	\$ 84,700	\$ 93,170	\$ 102,487	\$ 112,736
CO RIVER COOP AGREEMENT	\$ -	\$ -	\$ -	\$ 1,178,054	\$ -	\$ 1,178,054	\$ -	\$ -	\$ -	\$ -	\$ -
DELINQUENT WATER INTEREST	\$ 6,238	\$ 8,932	\$ 15,000	\$ 18,720	\$ 18,000	\$ 3,720	\$ 3,000	\$ 18,000	\$ 18,000	\$ 18,000	\$ 18,000
GRANTS	\$ 2,208,577	\$ -	\$ 3,000,000	\$ 3,004,800	\$ -	\$ 4,800	\$ (3,000,000)	\$ -	\$ -	\$ -	\$ -
INSPECTION FEES	\$ 2,500	\$ 3,300	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000
INSURANCE RECOVERIES	\$ 63,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTERNAL WATER SERVICE	\$ -	\$ -	\$ 71,349	\$ 71,350	\$ 78,484	\$ 1	\$ 7,135	\$ 80,839	\$ 83,264	\$ 85,762	\$ 88,334
INVESTMENT INCOME	\$ 1,858,792	\$ 1,946,077	\$ 1,373,942	\$ 1,756,963	\$ 1,284,341	\$ 383,021	\$ (89,601)	\$ 1,045,128	\$ 1,045,128	\$ 1,045,128	\$ 1,045,128
OTHER FINANCING SOURCES	\$ 2,604,165	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,000,000	\$ -	\$ -
OVERDUE BACKFLOW TESTING	\$ -	\$ 18,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLANT INVESTMENT FEES	\$ 746,012	\$ 806,301	\$ 1,000,000	\$ 1,000,000	\$ 2,300,000	\$ -	\$ 1,300,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000
REFUND OF EXPENDITURES	\$ 23,932	\$ 873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RENTAL INCOME	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALE OF ASSETS	\$ (8,898,224)	\$ (225,646)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALE OF EQUIPMENT	\$ 103	\$ 225	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STATEMENT BILLING FEES	\$ 34,823	\$ 46,015	\$ 43,160	\$ 41,048	\$ 14,000	\$ (2,112)	\$ (29,160)	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000
TARN DAM COST SHARE	\$ 989,748	\$ 21,347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
VAIL SKI RESORT WATER STORAGE	\$ 221,824	\$ 230,697	\$ 239,925	\$ 239,925	\$ 352,330	\$ -	\$ 112,405	\$ 352,330	\$ 352,330	\$ 352,330	\$ 352,330
WATER RENTS	\$ 4,722,559	\$ 6,085,939	\$ 6,400,000	\$ 6,400,000	\$ 6,848,000	\$ -	\$ 448,000	\$ 7,532,800	\$ 8,286,080	\$ 9,114,688	\$ 10,026,157
WATER SERVICE MAINTENANCE FEES	\$ 886,233	\$ 943,147	\$ 1,036,065	\$ 1,012,000	\$ 1,062,600	\$ (24,065)	\$ 26,535	\$ 1,168,860	\$ 1,285,746	\$ 1,414,321	\$ 1,555,753
TRANSFER FROM FACILITIES FUND	\$ -	\$ 166,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM WORKFORCE HOUSING FUND	\$ 1,431,500	\$ 2,219,000	\$ 625,000	\$ 625,000	\$ -	\$ -	\$ (625,000)	\$ 1,230,000	\$ 1,230,000	\$ 1,000,000	\$ 1,000,000
TRANSFER FROM OPEN SPACE FUND	\$ 18,448	\$ 19,000	\$ 20,726	\$ 20,726	\$ 21,660	\$ -	\$ 934	\$ 22,310	\$ 22,979	\$ 23,668	\$ 24,379
<b>TOTAL REVENUES</b>	<b>\$ 7,047,367</b>	<b>\$ 12,376,802</b>	<b>\$ 13,883,167</b>	<b>\$ 15,441,586</b>	<b>\$ 12,059,415</b>	<b>\$ 1,558,419</b>	<b>\$ (1,823,752)</b>	<b>\$ 12,551,966</b>	<b>\$ 44,433,696</b>	<b>\$ 14,173,383</b>	<b>\$ 15,239,816</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 67,241,367</b>	<b>\$ 70,711,227</b>	<b>\$ 79,135,578</b>	<b>\$ 80,693,997</b>	<b>\$ 78,863,527</b>	<b>\$ 1,558,419</b>	<b>\$ (272,051)</b>	<b>\$ 74,026,478</b>	<b>\$ 92,986,227</b>	<b>\$ 75,127,865</b>	<b>\$ 66,967,944</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURES BY CATEGORY</b>											
PERSONNEL	\$ 1,423,015	\$ 1,615,873	\$ 1,699,462	\$ 1,646,300	\$ 1,612,439	\$ 53,162	\$ 87,023	\$ 1,758,353	\$ 1,878,384	\$ 1,950,313	\$ 2,051,078
MATERIALS & SUPPLIES	\$ 253,490	\$ 288,266	\$ 192,973	\$ 205,611	\$ 217,130	\$ (12,638)	\$ (24,157)	\$ 223,644	\$ 230,353	\$ 237,264	\$ 244,382
CHARGES FOR SERVICES	\$ 1,848,190	\$ 1,598,744	\$ 2,864,709	\$ 2,067,782	\$ 2,525,924	\$ 796,927	\$ 338,785	\$ 1,749,623	\$ 1,787,564	\$ 1,826,788	\$ 1,867,341
MINOR CAPITAL	\$ 242	\$ -	\$ 10,266,300	\$ 8,849,500	\$ 11,491,800	\$ 1,416,800	\$ (1,225,500)	\$ 20,416,000	\$ 25,743,000	\$ 17,100,000	\$ 3,678,000
FIXED CHARGES	\$ 4,333,566	\$ 3,303,670	\$ 75,160	\$ 78,893	\$ 54,313	\$ (3,733)	\$ 20,847	\$ 57,180	\$ 58,896	\$ 60,663	\$ 62,483
DEBT SERVICES	\$ 786,489	\$ 1,385,812	\$ 1,023,557	\$ 774,033	\$ 995,633	\$ 249,524	\$ 27,924	\$ 950,160	\$ 2,070,405	\$ 2,026,696	\$ 1,962,699
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ 158,763	\$ 203,769	\$ 267,766	\$ 267,766	\$ 491,775	\$ -	\$ (224,009)	\$ 318,986	\$ 263,143	\$ 198,013	\$ 203,953
TRANSFER TO GENERAL FUND	\$ 103,188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 8,906,943</b>	<b>\$ 8,396,134</b>	<b>\$ 16,389,927</b>	<b>\$ 13,889,885</b>	<b>\$ 17,389,014</b>	<b>\$ 2,500,042</b>	<b>\$ (999,087)</b>	<b>\$ 25,473,948</b>	<b>\$ 32,031,745</b>	<b>\$ 23,399,737</b>	<b>\$ 10,069,936</b>
<b>EXPENDITURES BY PROGRAM</b>											
GENERAL SERVICES 1531	\$ 3,749,941	\$ 3,587,467	\$ 4,947,695	\$ 4,068,977	\$ 4,592,505	\$ 878,718	\$ 355,190	\$ 3,790,339	\$ 3,892,268	\$ 3,938,087	\$ 4,085,134
WATER RIGHTS 1537	\$ 101,761	\$ 180,733	\$ 202,375	\$ 197,375	\$ 309,076	\$ 5,000	\$ (106,701)	\$ 317,448	\$ 326,072	\$ 334,954	\$ 344,102
DEBT SERVICE 1538	\$ 786,489	\$ 1,385,812	\$ 1,023,557	\$ 774,033	\$ 995,633	\$ 249,524	\$ 27,924	\$ 950,160	\$ 2,112,638	\$ 2,049,675	\$ 1,984,612
CAPITAL PROJECTS 1540	\$ 4,268,752	\$ 3,242,121	\$ 10,216,300	\$ 8,849,500	\$ 11,491,800	\$ 1,366,800	\$ (1,275,500)	\$ 20,416,000	\$ 25,743,000	\$ 17,100,000	\$ 3,678,000
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 8,906,943</b>	<b>\$ 8,396,134</b>	<b>\$ 16,389,927</b>	<b>\$ 13,889,885</b>	<b>\$ 17,389,014</b>	<b>\$ 2,500,042</b>	<b>\$ (999,087)</b>	<b>\$ 25,473,948</b>	<b>\$ 32,073,978</b>	<b>\$ 23,422,716</b>	<b>\$ 10,091,849</b>
FUND BALANCE, DECEMBER 31	\$ 58,334,424	\$ 65,252,411	\$ 62,745,651	\$ 66,804,112	\$ 61,474,512			\$ 48,552,531	\$ 60,954,482	\$ 51,728,129	\$ 56,898,009
RESTRICTION-DEBT SERVICE	\$ 6,455,590	\$ 7,045,202	\$ 7,631,762	\$ 7,631,762	\$ 7,631,225			\$ 7,633,026	\$ 12,122,046	\$ 12,121,306	\$ 12,119,046
RESTRICTION-NET FIXED ASSETS	\$ 38,476,220	\$ 37,529,569	\$ 39,269,567	\$ 39,269,567	\$ 39,269,567			\$ 39,269,567	\$ 39,269,567	\$ 39,269,567	\$ 39,269,567
RESTRICTION-NOTE PAYABLE (23000/23101)	\$ (57,366,955)	\$ (54,900,450)	\$ (53,160,452)	\$ (53,160,452)	\$ (50,375,950)			\$ (47,541,714)	\$ (75,663,567)	\$ (71,701,886)	\$ (67,676,459)
<b>AVAILABLE FUND BALANCE, DECEMBER 31</b>	<b>\$ 13,402,614</b>	<b>\$ 20,677,640</b>	<b>\$ 15,844,322</b>	<b>\$ 19,902,783</b>	<b>\$ 14,573,721</b>			<b>\$ 1,649,938</b>	<b>\$ 9,562,870</b>	<b>\$ 337,256</b>	<b>\$ 5,509,396</b>
FTE	12.80	14.00	13.60	13.60	12.80			12.80	12.80	12.80	12.80
Full Time Regular Staff	12.00	12.80	12.80	12.80	12.00			12.00	12.00	12.00	12.00
Part-Time/Seasonal Staff	0.80	1.20	0.80	0.80	0.80			0.80	0.80	0.80	0.80



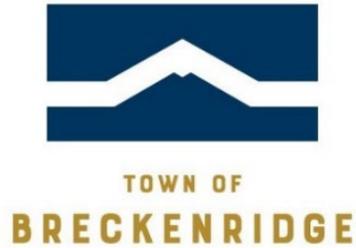
### Water Rates

		Budget Year	2025	2026
		Water Rate Increase	10%	10%
		Gallon Allocation per Billing Period	3,000	3,000
Residential Water Rates (See Notes 1 and 2)	In-Town Base (0-3,000 gallons) per Billing Period	3000	\$29.33	\$32.26
	Out-of-Town Base per Billing Period (1.5 x in-town rate)	3000	\$43.99	\$48.39
	In-Town Excess Tier 1 (Rate per 1,000 gallons 3,000 - 10,000; See Note 3)	3,000-10,000	\$8.94	\$9.84
	Out-of-Town Excess Tier 1 (Rate per 1,000 gallons 3,000 - 10,000; See Note 3)	3,000-10,001	\$13.41	\$14.76
	In-Town Excess Tier 2 (Rate per 1,000 gallons > 10,000; See Note 3)	>10,000	\$13.41	\$14.75
	Out-of-Town Excess Tier 2 (Rate per 1,000 gallons > 10,000; See Note 3)	>10,000	\$20.11	\$22.12
In-Town non-residential water rates	Rate per 1,000 gallons per billing period	NA	\$8.94	\$9.84
Out-of-Town non-residential water rates	Rate per 1,000 gallons per billing period)	NA	\$13.41	\$14.76
Bulk Water Rate	Rate per 1,000 gallons	NA	\$35.75	\$39.33
Water Billing Statement Fee	All Customers receiving Paper Statements (Fee per Billing Period)	NA	\$10.00	\$2.00
	Returned check fee	NA		\$50.00
	Status request fee	NA		\$50.00
New Account Setup Fee	All New Customers	NA	\$25.00	\$25.00
Service Line Inspection-In-Town	All Building Permits	NA	\$100.00	\$100.00
Service Line Inspection-Out-of-Town	All Building Permits	NA	\$150.00	\$150.00
WSMF/SFE	WSMF/SFE Rate Incr		5%	5%
	All Customers (Fee per Billing Period)	NA	\$6.62	\$6.95
Plant Investment Fees (PIFs) (See Note 4)	PIF Rate Increase		10%	10%
	In-Town (first 2,000 sf)	NA	\$18,013.94	\$19,815.33
	Out-of-Town (1.25 x in-town PIF rates; first 2,000 sf)	NA	\$22,517.43	\$24,769.17

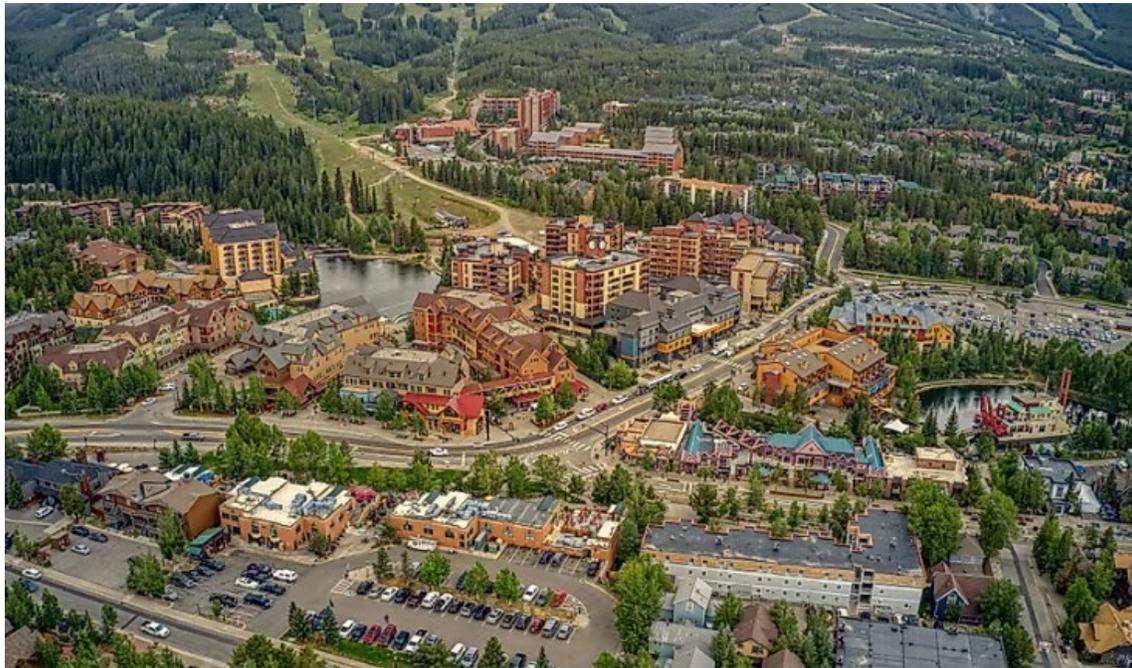
<b>Note 1:</b>	Effective BY 2024-2027, water rates will increase by 10%, then 5% starting in BY 2028 until determined otherwise.
<b>Note 2:</b>	Effective July 2023, switch to monthly billing. Effective BY 2024, base fee volume allocation 3,000 gallons/month.
<b>Note 3:</b>	Starting BY 2024, 2 tiers for excess water use (3,000-10,000 and > 10,000 gallons)
<b>Note 4:</b>	Effective BY 2019 and forward, PIFs will resume 10% increase unless determined otherwise.

### Utility Projects (Expensed to Utility Fund)

	2025 Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
Robojar		50,000						50,000
Complete Water Meter Installation		1,525,000						1,525,000
Reservoir-Clinton Spillway Enlargement		61,800						61,800
Design/Engineering pre work of Gary Roberts Water Treatment		3,100,000						3,100,000
Gary Roberts Water Treatment Plant Rehab Distribution upgrades and		1,200,000						1,200,000
Water Main-Silver Queen to Main Street-phase 1		5,355,000						5,355,000
White Cloud Pump Station-140 White Cloud Rd		200,000						200,000
RD8000 with TX10 locator accessories-PW Admin			11,000					11,000
RD8000 with TX10 locator accessories-PW Admin			11,000					11,000
Total Organic Carbon Analyzer-Gary Roberts WTP			39,000					39,000
Gary Roberts Water Treatment Plant 1 replacement-271 Lakeshore Loop			15,000,000					15,000,000
Water Main-Silver Queen to Main Street-phase 2			5,355,000					5,355,000
Water Main-Peak 7 main upgrade-American Way				743,000				743,000
Reservoir-Lower Upper Blue Lakes				5,000,000				5,000,000
Gary Roberts Water Treatment Plant 2 replacement-271 Lakeshore Loop				20,000,000				20,000,000
Gary Roberts Water Treatment Plant 3 replacement-271 Lakeshore Loop					15,000,000			15,000,000
Water Main-Shekel Lane, north end					2,100,000			2,100,000
Bulk Water Dispensing Station-PW Admin						71,000		71,000
Hose Trailer-PW Yard, 1095 Airport Rd						25,000		25,000
Water Main-Peak 7 main upgrade-Slalom Dr. including new loop						3,582,000		3,582,000
<b>Total</b>		<b>11,491,800</b>	<b>20,416,000</b>	<b>25,743,000</b>	<b>17,100,000</b>	<b>3,678,000</b>	<b>0</b>	<b>78,428,800</b>



## Capital Fund #003



This fund supports the capital improvement projects for the Town that are generally managed by the Engineering Department. A revenue transfer from each of these funds occurs to support their respective projects: Recreation, Open Space, Parking & Transportation, Conservation Trust and Sustainability. The largest transfer of revenue is received from the Excise Tax Fund to support Public Works projects.

A debt premium is restricted for the COP for the Fiber Infrastructure, termination date of 2040. The goal is to keep a minimal fund balance at year end.



# Memo

**To:** Town Council  
**From:** Shannon Smith, Town Engineer  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Capital Fund Summary

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## Background

The Capital Fund budgets projects as determined by the annual Capital Improvement Plan (CIP) approved by the Town Council. The CIP includes new projects, roadway maintenance, and infrastructure replacement. Funds are transferred from Parking and Transportation, Sustainability, and Open Space and are expensed to the Capital Fund with Excise Tax funding the remaining projects.

Most projects in the categories of Recreation, Public Works, and Parking and Transportation are managed by the Engineering Division staff including the Senior Engineer, Senior Project Manager, and the Town Engineer. Open Space and Sustainability projects and budgets are typically managed by staff from those respective divisions.

## CIP Budget Highlights

As presented and discussed at the September 9<sup>th</sup> Town Council meeting, the following capital projects are prioritized for 2026:

- McCain Open Space planning
- Breckenridge Professional Building embankment repair
- Carter Park Dog Park upgrades
- Fiber infrastructure installation
- Culvert and bridge repair
- "Pond Park" planning
- Roadway resurfacing
- Geothermal Energy Network planning
- Sawmill Lot pedestrian connection
- Pedestrian Lighting- Dark Sky conversions
- Sidewalk Master Plan implementation- Entrada
- Bus Barn design

The proposed 2026 expense budget for capital projects is \$13,535,682, which includes \$8,382,667 for new projects, \$5,136,032 for ongoing projects previously approved and funded, and the remaining amount is attributed to broker and investment fees. This budget is a decrease of \$10,460,765 (43.6%) from the 2025 budget due to the projects selected for the 2026 CIP.

## S. Park Avenue Roundabout

At the September 23<sup>rd</sup> work session, the Council requested staff bring the S. Park Avenue/S. Main Street intersection roundabout project for discussion at the budget retreat. In the proposed 2026 Five Year CIP, the S. Park Roundabout project is contemplated for a feasibility study at an undetermined "future year" with a budget placeholder of \$250,000.

In 2017, the Town completed a robust Park Avenue SH 9 Roundabout Modeling and Construction Feasibility Study that modeled traffic in the Park Avenue corridor under various scenarios where intersections were converted to roundabouts. The S. Park Avenue/S. Main Street intersection was recommended for a roundabout

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

in conjunction with a roundabout at Village Road/S. Park Avenue and a continuously raised median between the intersections for access and pedestrian control.

The pros for a roundabout at S. Park Avenue/S. Main Street include improvement in corridor flow, especially for southbound traffic, when paired with the pedestrian controls (pedestrian hybrid beacon) at the mid-block at the Village at Breckenridge development. However, converting these intersections also poses operational challenges for trash removal and deliveries as backing movements of the large trash and delivery trucks would be restricted by the median. Installation of the median would also result in a new traffic pattern which would necessitate U-turns at the roundabouts to access driveways that are currently accommodated by left turns.

The 2017 study provided opinion of probable costs for the various roundabouts which are now grossly underestimated. Scaling costs from the most recent construction of the Watson Ave. roundabout, staff estimates the construction of a roundabout at S. Park Ave/S. Main St to be in the range of \$9M-\$11M for construction and \$1.5M for full design, with similar costs for a roundabout at Village Rd.

The 2026 CIP was structured within both budget and staffing constraints. If the Council would like to advance design of the S. Park Avenue/S. Main Street roundabout, projects in the currently proposed CIP would need to be deferred from the current schedule.

*Questions: Does the Council desire to prioritize the S. Park Avenue roundabout project for design and construction for specific years in the CIP?*

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
CAPITAL FUND #003 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 15,337,586	\$ 12,303,296	\$ 15,512,260	\$ 15,512,260	\$ 8,958,721	\$ -	\$ (6,553,539)	\$ 5,680,160	\$ 2,396,499	\$ 2,337,313	\$ 3,177,586
<b>REVENUES</b>											
COST SHARING	\$ -	\$ 135,121	\$ -	\$ -	\$ -	\$ -	\$ -				
GRANTS	\$ 26,200	\$ 25,000	\$ 300,000	\$ 100,000	\$ 575,000	\$ (200,000)	\$ 275,000				
INVESTMENT INCOME	\$ 702,861	\$ 574,134	\$ 289,777	\$ 417,678	\$ 305,323	\$ 127,901	\$ 15,546	\$ 248,455	\$ 248,455	\$ 248,455	\$ 248,455
MCCAIN RENT/ROCK ROYALTIES	\$ 142,526	\$ 150,635	\$ 130,000	\$ 130,000	\$ 130,000	\$ -	\$ -	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000
REFUND OF EXPENDITURES	\$ 8,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
TRANSFER FROM WORKFORCE HOUSING FUND	\$ 1,065,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,875,000	\$ 1,875,000	\$ -
TRANSFER FROM CHILD CARE FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
TRANSFER FROM CONSERVATION FUND	\$ 70,305	\$ 60,570	\$ 55,000	\$ 55,640	\$ 55,464	\$ 640	\$ 464	\$ 55,376	\$ 55,376	\$ 55,376	\$ 55,376
TRANSFER FROM EXCISE TAX FUND	\$ 6,121,845	\$ 19,500,000	\$ 8,100,000	\$ 8,100,000	\$ 7,000,000	\$ -	\$ (1,100,000)	\$ 6,000,000	\$ 5,500,000	\$ 7,000,000	\$ 3,500,000
TRANSFER FROM OPEN SPACE FUND	\$ 100,000	\$ 16,333	\$ 132,667	\$ 132,667	\$ 566,334	\$ -	\$ 433,667				
TRANSFER FROM PARKING & TRANSPORTATION FUND	\$ 1,948,428	\$ 1,700,000	\$ 1,050,000	\$ 1,378,000	\$ 1,325,000	\$ 328,000	\$ 275,000	\$ 4,425,000	\$ 1,750,000	\$ 1,900,000	\$ 1,350,000
TRANSFER FROM SUSTAINABILITY FUND	\$ 1,608,960	\$ 1,200,000	\$ -	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ 2,550,000	\$ 3,550,000	\$ 1,050,000	\$ 1,050,000
<b>TOTAL REVENUES</b>	<b>\$ 11,795,734</b>	<b>\$ 23,361,793</b>	<b>\$ 10,057,444</b>	<b>\$ 10,313,985</b>	<b>\$ 10,257,121</b>	<b>\$ 256,541</b>	<b>\$ 199,677</b>	<b>\$ 13,408,831</b>	<b>\$ 13,108,831</b>	<b>\$ 12,258,831</b>	<b>\$ 6,333,831</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 27,133,320</b>	<b>\$ 35,665,090</b>	<b>\$ 25,569,704</b>	<b>\$ 25,826,245</b>	<b>\$ 19,215,842</b>	<b>\$ 256,541</b>	<b>\$ (6,353,862)</b>	<b>\$ 19,088,991</b>	<b>\$ 15,505,330</b>	<b>\$ 14,596,143</b>	<b>\$ 9,511,416</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
MATERIALS & SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
CHARGES FOR SERVICES	\$ 4,488,776	\$ 7,425,977	\$ 2,286,393	\$ 15,300	\$ 5,414,650	\$ 2,271,093	\$ (3,128,257)	\$ 4,542,492	\$ 3,818,017	\$ 3,318,558	\$ 3,019,115
MINOR CAPITAL	\$ 10,341,247	\$ 12,198,329	\$ 21,710,054	\$ 16,852,224	\$ 8,121,032	\$ 4,857,830	\$ 13,589,022	\$ 12,150,000	\$ 9,350,000	\$ 8,100,000	\$ 3,100,000
FIXED CHARGES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
ALLOCATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
TRANSFER TO FACILITIES FUND	\$ -	\$ 366,943	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 14,830,023</b>	<b>\$ 19,991,250</b>	<b>\$ 23,996,447</b>	<b>\$ 16,867,524</b>	<b>\$ 13,535,682</b>	<b>\$ 7,128,923</b>	<b>\$ 10,460,765</b>	<b>\$ 16,692,492</b>	<b>\$ 13,168,017</b>	<b>\$ 11,418,558</b>	<b>\$ 6,119,115</b>
<b>EXPENDITURES BY PROGRAM</b>											
PARKING & TRANSPORTATION 0515	\$ 682,841	\$ 1,218,143	\$ 2,307,143	\$ 1,707,773	\$ 2,197,143	\$ 599,370	\$ 110,000	\$ 4,425,000	\$ 1,750,000	\$ 1,900,000	\$ 1,350,000
WORKFORCE HOUSING 0928	\$ 1,821,746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
RECREATION 0930	\$ 2,133,727	\$ 3,897,753	\$ 2,800,000	\$ 1,570,000	\$ 230,000	\$ 1,230,000	\$ 2,570,000	\$ 4,000,000		\$ 1,000,000	
OPEN SPACE 0935	\$ -	\$ -	\$ -	\$ -	\$ 582,667	\$ -	\$ (582,667)				
GENERAL GOVERNMENT 1000	\$ 10,189,977	\$ 14,493,490	\$ 18,876,004	\$ 13,532,341	\$ 9,683,889	\$ 5,343,663	\$ 9,192,115	\$ 5,700,000	\$ 7,850,000	\$ 7,450,000	\$ 3,700,000
CHILD CARE 1015	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
PUBLIC WORKS 1111	\$ 1,732	\$ 14,921	\$ 13,300	\$ 15,300	\$ 16,983	\$ (2,000)	\$ (3,683)	\$ 17,492	\$ 18,017	\$ 18,558	\$ 19,115
SUSTAINABILITY 1195	\$ -	\$ 366,943	\$ -	\$ 42,110	\$ 825,000	\$ (42,110)	\$ (825,000)	\$ 2,550,000	\$ 3,550,000	\$ 1,050,000	\$ 1,050,000
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 14,830,023</b>	<b>\$ 19,991,250</b>	<b>\$ 23,996,447</b>	<b>\$ 16,867,524</b>	<b>\$ 13,535,682</b>	<b>\$ 7,128,923</b>	<b>\$ 10,460,765</b>	<b>\$ 16,692,492</b>	<b>\$ 13,168,017</b>	<b>\$ 11,418,558</b>	<b>\$ 6,119,115</b>
FUND BALANCE, DECEMBER 31	\$ 12,303,296	\$ 15,512,260	\$ 1,573,257	\$ 8,958,721	\$ 5,680,160			\$ 2,396,499	\$ 2,337,313	\$ 3,177,586	\$ 3,392,302
AVAILABLE FUND BALANCE, DECEMBER 31	\$ 12,303,296	\$ 15,512,260	\$ 1,573,257	\$ 8,958,721	\$ 5,680,160			\$ 2,396,499	\$ 2,337,313	\$ 3,177,586	\$ 3,392,302

**Five Year Capital Improvement Plan Summary 2025 to 2030**

**Capital Fund Projects**

**Recreation Projects (Expensed to Capital Fund)**

	2025 Projected Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
Rec Center Ballfield Pavillion (design/planning)	230,000							0
Rec Center Ballfield Pavilion			4,000,000					4,000,000
Realignment of Rec Path near Rec Center					1,000,000			1,000,000
<b>Total</b>	<b>230,000</b>	<b>0</b>	<b>4,000,000</b>	<b>0</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>5,000,000</b>

**Open Space Projects (Expensed to Capital Fund)**

	2025 Projected Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
Blue River Monitoring & Maintenance		32,667						32,667
McCain Open Space Planning & Construction		550,000						550,000
<b>Total</b>	<b>0</b>	<b>582,667</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>582,667</b>

**Public Works Projects (Expensed to Capital Fund)**

	2025 Projected Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
Airport Road Improvements	621,889			3,750,000	3,750,000			7,500,000
Professional Building Embankment Repair	25,000	750,000						750,000
Blue River Flow Analysis	250,000							0
Broken Lance Downstream Culvert Bridge & Roadway Rebuild	750,000							0
Carter Park Dog Park (Fence, grading)	250,000	250,000						250,000
Coyne Valley Rd Culvert & Bike Underpass	100,000							0
Drainage Masterplan Update	450,000							0
Fairview Roundabout Pedestrian Beacons (50% funding with County)	0	625,000						625,000
Fiber Infrastructure	150,000	1,500,000	600,000	500,000	350,000	350,000		3,300,000
Infrastructure Improvements-Culverts & Bridges		350,000	350,000	350,000	350,000	350,000		1,750,000
McCain Improvements	437,000						3,000,000	3,000,000
McCain Rec Path Relocation			1,000,000					1,000,000
McCain Regional Park ("Pond Park")		200,000					1,000,000	1,200,000
Riverwalk Center Renovations							10,000,000	10,000,000
Roadway Resurfacing	400,000	2,500,000	3,000,000	3,000,000	3,000,000	3,000,000		14,500,000
Sand Storage Structure				250,000				250,000
Upper Flume	75,000							0
Utility Underground	0		750,000					750,000
<b>Total</b>	<b>3,508,889</b>	<b>6,175,000</b>	<b>5,700,000</b>	<b>7,850,000</b>	<b>7,450,000</b>	<b>3,700,000</b>	<b>14,000,000</b>	<b>44,875,000</b>

**Sustainability Projects (Expensed to Capital Fund)**

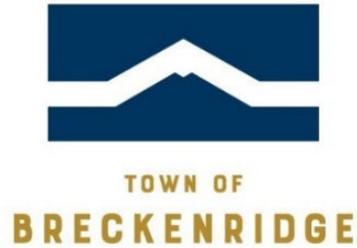
	2025 Projected Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
EV Charger Implementation	25,000	100,000	50,000	50,000	50,000	50,000		300,000
Geothermal Energy Network		200,000		1,000,000	1,000,000	1,000,000		3,200,000
E-Delivery Permanent Structure			2,500,000					5,000,000
Materials Management Centers (\$250K design, \$250K remaining)	500,000							0
<b>Total</b>	<b>525,000</b>	<b>300,000</b>	<b>2,550,000</b>	<b>3,550,000</b>	<b>1,050,000</b>	<b>1,050,000</b>	<b>0</b>	<b>8,500,000</b>

**Parking and Transportation Projects (Expensed to Capital Fund)**

	2025 Projected Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
<b>Blue River Pathways Project</b>								<b>0</b>
Riverwalk Improvements	132,143							0
Riverwalk Underpass & Bridges (Design)	400,000							0
Living Lab Plaza	180,000							0
Master Plan-Final Draft	10,000							0
Sawmill Pedestrian Connection		400,000						400,000
Rec Path Signage	100,000							0
Rec Path Repairs & Resurfacing			500,000	150,000	150,000			800,000
River Vegetation Management & Landscaping		25,000	25,000	150,000	150,000			350,000
Living Lab Plaza- Solar Bike Charging & Event Power			350,000					350,000
Ice House Lot Bridge						1,000,000		1,000,000
Stormwater Quality Improvements					500,000			500,000
Riverbank Erosion Projects				200,000	200,000	100,000		500,000
Public Art Planning			150,000					150,000
Rec Path Improvements S. Park Ave to Riverwalk Center				500,000				500,000
Public Art Installations							2,000,000	2,000,000
Gold Pan Alley Reconstruction							750,000	750,000
Watson Ave Underpass							7,000,000	7,000,000
Ski Hill Rd Underpass							7,000,000	7,000,000
Other Future Projects							5,000,000	5,000,000
F-Lot Drainage and Parking Lot Improvements			150,000		500,000			650,000
Pedestrian Lighting-Dark Sky Conversions	50,000	500,000	500,000	500,000				1,500,000
PW Admin Addition							2,500,000	2,500,000
S.Park Ave & Main Street Roundabout							250,000	250,000
Sidewalk Master Plan Implementation			250,000	250,000	250,000	250,000		1,000,000
Sidewalk Master Plan Entrance		250,000						250,000
Transit Center & Hub Expansion							5,000,000	5,000,000
Village Roundabout							500,000	500,000
Wayfinding Phase 2					150,000		850,000	1,000,000
Bus Barn Design & Construction		150,000	2,500,000					2,650,000
<b>Total</b>	<b>872,143</b>	<b>1,325,000</b>	<b>4,425,000</b>	<b>1,750,000</b>	<b>1,900,000</b>	<b>1,350,000</b>	<b>30,850,000</b>	<b>41,600,000</b>

**CAPITAL FUND TOTAL BUDGET** \$ 5,136,032    \$ 8,382,667    \$ 16,675,000    \$ 13,150,000    \$ 11,400,000    \$ 6,100,000    \$ 44,850,000    \$ 100,557,667

Capital Funding Sources	2025 Projected Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
Excise Fund Transfer	4,951,032	6,006,334	9,515,000	5,790,000	6,390,000	3,515,000	14,000,000	45,216,334
McCain Rents	130,000	130,000	130,000	130,000	130,000	130,000		650,000
Open Space Fund (50% Blue River, 100% McCain Open Space Project)	0	566,334						566,334
Housing Fund (50% for Airport Rd. Improvements)		0	0	1,875,000	1,875,000			3,750,000
Sustainability Fund		300,000	2,550,000	3,550,000	1,050,000	1,050,000	0	8,500,000
Parking & Transportation Fund		1,325,000	4,425,000	1,750,000	1,900,000	1,350,000	30,850,000	41,600,000
Conservation Trust Transfer (Applied to Recreation Projects)	55,000	55,000	55,000	55,000	55,000	55,000		275,000
<b>Total</b>	<b>\$ 5,136,032</b>	<b>\$ 8,382,667</b>	<b>\$ 16,675,000</b>	<b>\$ 13,150,000</b>	<b>\$ 11,400,000</b>	<b>\$ 6,100,000</b>	<b>\$ 44,850,000</b>	<b>\$ 100,557,667</b>
control s/b \$0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0



## Marketing Fund #004



This fund receives a percentage of sales and accommodation tax collection and the business license taxes. This revenue supports Breck Tourism Office and the Town's Communication and Community Engagement Division.

The goal is to keep a low fund balance at year end.



# Memo

**To:** Town Council  
**From:** Helen Cospolich, Director of Municipal Services and Engagement  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Marketing Fund Budget Summary

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## Background

The Communications and Community Engagement Division is responsible for the Town's marketing and communications efforts. This includes communicating about Town-specific programs, boards, and initiatives. This division includes three full-time employees and 50% of the Director of Municipal Services and Engagement's salary.

## Communications and Community Engagement Budget Highlights

The proposed 2026 expense budget is \$853,876 which represents a 0.5% increase from the 2025 budget. The increase is attributed to additional professional development funding for staff and a minor increase in the photography budget for refreshed facility and program images.

*Question for Council: Should we continue utilizing the Marketing Fund for the Town Communication & Community Engagement Division?*

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
MARKETING FUND #004 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 6,851,858	\$ 8,418,208	\$ 6,991,002	\$ 8,794,174	\$ 8,095,334	\$ 1,803,172	\$ 1,104,332	\$ 6,875,340	\$ 5,408,912	\$ 3,707,908	\$ 1,779,731
<b>REVENUES</b>											
ACCOMMODATION TAX	\$ 4,361,201	\$ 4,222,867	\$ 4,000,000	\$ 3,801,000	\$ 3,801,000	\$ (199,000)	\$ (199,000)	\$ 3,801,000	\$ 3,801,000	\$ 3,801,000	\$ 3,801,000
BUSINESS LICENSES	\$ 972,314	\$ 943,936	\$ 640,000	\$ 900,000	\$ 900,000	\$ 260,000	\$ 260,000	\$ 890,000	\$ 890,000	\$ 870,000	\$ 860,000
INVESTMENT INCOME	\$ 203,166	\$ 275,983	\$ 198,272	\$ 236,789	\$ 173,093	\$ 38,517	\$ (25,179)	\$ 140,854	\$ 140,854	\$ 140,854	\$ 140,854
SALES TAX	\$ 655,692	\$ 1,359,202	\$ 502,000	\$ 620,000	\$ 590,000	\$ 118,000	\$ 88,000	\$ 590,000	\$ 590,000	\$ 590,000	\$ 590,000
TRANSFER FROM EXCISE TAX FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 6,192,373</b>	<b>\$ 6,801,988</b>	<b>\$ 5,340,272</b>	<b>\$ 5,557,789</b>	<b>\$ 5,464,093</b>	<b>\$ 217,517</b>	<b>\$ 123,821</b>	<b>\$ 5,421,854</b>	<b>\$ 5,411,854</b>	<b>\$ 5,401,854</b>	<b>\$ 5,391,854</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 13,044,231</b>	<b>\$ 15,220,196</b>	<b>\$ 12,331,274</b>	<b>\$ 14,351,963</b>	<b>\$ 13,559,427</b>	<b>\$ 2,020,689</b>	<b>\$ 1,228,153</b>	<b>\$ 12,297,193</b>	<b>\$ 10,820,765</b>	<b>\$ 9,109,761</b>	<b>\$ 7,171,584</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ -	\$ 413,844	\$ 460,650	\$ 454,890	\$ 459,362	\$ 5,760	\$ 1,288	\$ 477,195	\$ 509,829	\$ 529,301	\$ 556,650
MATERIALS & SUPPLIES	\$ 7,299	\$ 4,130	\$ 1,210	\$ 1,119	\$ 1,201	\$ 91	\$ 9	\$ 1,237	\$ 1,274	\$ 1,312	\$ 1,352
CHARGES FOR SERVICES	\$ 4,602,314	\$ 5,280,111	\$ 5,731,045	\$ 5,728,045	\$ 6,148,711	\$ 3,000	\$ (417,666)	\$ 6,333,083	\$ 6,522,985	\$ 6,718,584	\$ 6,920,052
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ -	\$ 8,151	\$ 8,107	\$ 8,511	\$ 8,619	\$ (404)	\$ (512)	\$ 8,887	\$ 9,153	\$ 9,428	\$ 9,711
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ 16,410	\$ 5,610	\$ 54,064	\$ 54,064	\$ 56,194	\$ -	\$ (2,130)	\$ 57,880	\$ 59,616	\$ 61,405	\$ 63,247
TRANSFER TO GENERAL FUND	\$ -	\$ 9,313	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 4,626,024</b>	<b>\$ 5,721,159</b>	<b>\$ 6,265,075</b>	<b>\$ 6,256,629</b>	<b>\$ 6,684,087</b>	<b>\$ 8,446</b>	<b>\$ (419,012)</b>	<b>\$ 6,888,282</b>	<b>\$ 7,112,858</b>	<b>\$ 7,330,031</b>	<b>\$ 7,561,012</b>
<b>EXPENDITURES BY PROGRAM</b>											
MARKETING 0472	\$ 4,625,974	\$ 4,964,528	\$ 5,415,545	\$ 5,414,045	\$ 5,830,211	\$ 1,500	\$ (414,666)	\$ 6,005,118	\$ 6,185,271	\$ 6,370,829	\$ 6,561,954
COMMUNICATIONS & COMMUNITY ENGAGEMENT DIVISION 0473	\$ 50	\$ 756,632	\$ 849,530	\$ 842,584	\$ 853,876	\$ 6,946	\$ (4,346)	\$ 883,164	\$ 927,587	\$ 959,202	\$ 999,057
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 4,626,024</b>	<b>\$ 5,721,159</b>	<b>\$ 6,265,075</b>	<b>\$ 6,256,629</b>	<b>\$ 6,684,087</b>	<b>\$ 8,446</b>	<b>\$ (419,012)</b>	<b>\$ 6,888,282</b>	<b>\$ 7,112,858</b>	<b>\$ 7,330,031</b>	<b>\$ 7,561,012</b>
<b>FUND BALANCE, DECEMBER 31</b>	<b>\$ 8,418,208</b>	<b>\$ 8,794,174</b>	<b>\$ 6,066,198</b>	<b>\$ 8,095,334</b>	<b>\$ 6,875,340</b>			<b>\$ 5,408,912</b>	<b>\$ 3,707,908</b>	<b>\$ 1,779,731</b>	<b>\$ (389,427)</b>
FTE		3.50	3.50	3.50	3.50			3.50	3.50	3.50	3.50
Full Time Regular Staff		3.50	3.50	3.50	3.50			3.50	3.50	3.50	3.50



# Memo

**To:** Town Council  
**From:** Matt Vawter, BOD Chair, Breckenridge Tourism Office  
Lucy Kay, CEO, Breckenridge Tourism Office  
**Date:** September 24, 2025  
**Subject:** 2026 BTO Funding Request Summary

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## Background

### Destination Marketing

The BTO is charged with driving summer/fall, out-of-state lodging to help achieve ToB revenue goals. We accomplish this with carefully targeted advertising campaigns, strong social media, and public relations (media) initiatives driving visitors to our state-of-the-art website. We ensure all messaging furthers the Breckenridge brand. We also produce signature events: International Snow Sculpture Championships, Oktoberfest, Ullr Fest, Lighting of Breckenridge, Breck Pride, July 4 Parade, and potentially new for 2026, Global Fire/Kingdom Days. These events are geared to visitors and locals alike.

### Destination Management/Stewardship

The Be Like Breckenridge campaign, app, and business partnerships help educate and encourage good stewardship practices among visitors and residents alike. We host new employee orientation and guest service recognition programs. We provide extensive lodging, visitor, resident and industry data. We operate the Welcome Center on behalf of the Town.

## BTO Funding Highlights

Our requested funding for 2026 is \$5,828,520, which is a \$415,275 (7.6%) increase from 2025. This increase is primarily driven by a new event (Global Fire/Kingdom Days), increased PR and social media initiatives, and a new Group Services position. We have increased our sponsorship budget by \$46,000 to offset some of the new expense.

## 2026 BTO Business Plan/Budget Request

(Sept 24, 2025)

Domestic US travel grew so far in 2025, along with outbound international travel. Many mountain destinations saw a dip in July business volume but had a relatively good summer season overall. Breckenridge had a more challenging summer/fall season. Booked room nights were down 13% as of late September. Overnight Colorado guests comprise 50% of that loss, and 40% of the remainder was lost from Texas. BTO focuses on out-of-state room nights. Overall summer/fall revenue will be less impacted with lodging tax collections through July down 6%

This season's results are an anomaly. We are thoroughly testing everything in the marketing and messaging realm to make proper adjustments for 2026. We are confident that Breckenridge will regain this loss and achieve our 2026 goal of **162,900 room nights, a 4.5% increase over 2024** actuals.

On the guest service delivery side, our Welcoming scores are strong at 87%, rating us very high, up 2 points from last year. Overall NPS is 88, out-of-state NPS is 90, and both numbers are consistent with prior year. Awareness of our stewardship messaging, Be Like Breckenridge (BLB), continues to grow and new BLB business partners are joining the program. Special events continue to be a strong component of our brand identity, entertaining guests and locals alike.

### Destination Marketing

**Target.** BTO will continue to focus on out-of-state overnight guests arriving May – October. The summer/fall revenue target is 40% of overall town accommodation, retail, restaurant, and activities sales tax collections per the DMO goals.

**Significant Shifts.** We will amplify our work on social media channels as both response and engagement are growing exponentially. We will invest more in media in the first quarter, leveling the investment more evenly throughout the trip planning window. We will also invest more in Public Relations which has been very successful in 2025. Targeting more national media with our events and pitching, we expect to host more key media throughout the year. We will expand PR efforts slightly in the winter season; and will extend to the front range if needed. We will expand our intercept research to include winter for the 25/26 season which will allow us to keep consistent service metrics, and help us better anticipate changes for 2026 Summer/Fall business. A new signature event to build out our culinary and historic branding is in development for June.

### Community Engagement/Welcoming Initiatives

We will utilize results from our Resident Sentiment Survey (launch Sept 26, 2025) to help inform changes to our Special Events strategies, service training and delivery programs, and local communication. The Arts & Culture survey results will also factor into our local communications strategy. The DMMO Download is a key component for this.

Onebreckenridge.com will be revamped to better serve our businesses. Winter & Summer Previews, Annual Meeting and *Meeting of the Minds* will continue our in-person outreach. Sharing lodging, service and industry data serves as our community communications cornerstone.

We will continue building on the strong support and engagement with our BLB initiatives and supporting ToB stewardship initiatives like Dark Skies. Welcoming initiatives beyond guest and resident sentiment will include a series of metrics with which we can establish a baseline and quantitatively measure progress. (Review in CAS Committee currently).

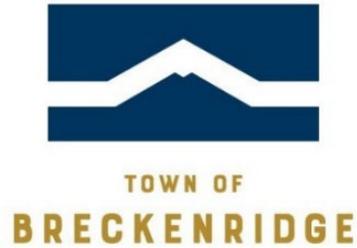
We are adding a group services coordinator position to better assist groups with activities and functions throughout Town during their stay. Our goal is to build this initiative into a strong program that becomes a selling point for lodging sales teams selling group business.

Our 2026 funding request is \$5,828,520, which is a 7.6% increase over 2025. Other than basic inflationary increases, notable additions are for Global Fire/Kingdom days June event (\$213K), CTO reception, and 250/150 marketing (\$50K). Additional research, social media support, and new PR initiatives constitute the balance. Our current marketing budget with minor inflationary increases is sufficient, with strategic reallocations being implemented based on our testing/research results.

The BTO Board of Directors and management team remain deeply committed to creating the best desired outcomes for our community and guests. We greatly appreciate the trust and confidence that the Town and community have shown for our work and results. We take that trust very seriously and strive to be the best and most responsible stewards of community resources and the Breckenridge brand. Thank you for your consideration and support.

Matt Vawter  
Board Chair  
Breckenridge Tourism Office

Lucy Kay  
CEO/President  
Breckenridge Tourism Office



## Golf Fund #005



Golf is an enterprise fund. The activities of this fund involve business-like transactions resembling what would be found in the private sector.

Restrictions exist on this fund for the current value of fixed assets.



# Memo

**To:** Town Council  
**From:** Grant Johnson, Golf & Nordic Manager  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Golf Fund Budget Summary

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## Background

The Golf Course Division is comprised of 4.9 full-time employees, and up to 100 seasonal employees. The goals of the division are to produce world class playing conditions, provide exceptional customer service, stock and sell merchandise in the pro shop according to the latest trends, offer custom golf club fittings, and provide engaging clinics and lesson programs to the community.

The Breckenridge Golf Club is committed to environmental stewardship by utilizing best maintenance practices (BMP's) to protect natural areas and wildlife habitat using environmentally responsible maintenance practices. The golf course has been a Certified Audubon Sanctuary since 1994, and undergoes a recertification process every three years. This process includes providing detailed pesticide and fertilizer use reports, tracking wildlife activity, practicing water conservation techniques, and conducting environmental case studies.

Each year, the golf course hosts several non-profit fundraising tournaments to give back to the community. These organizations include The Summit Foundation, Little Red School House, Summit Rugby, Summit Baseball/Football, and Summit Youth Hockey. Proceeds from these fundraising events help aid the non-profit organizations with operational costs and provide scholarship opportunities for children in the community.

## Golf Course Budget Highlights

The golf course is a profitable and self-sustaining enterprise fund. Variances in the golf fund account balance year to year are directly correlated with the amount of capital improvement projects and equipment replacement items deemed valuable or necessary.

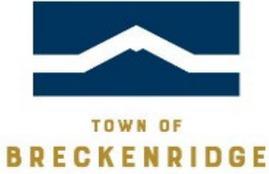
Projected revenue for the 2025 budget is favorable by \$424,150 (9%) over budget. This projection made in early July is now tracking to be even more favorable than anticipated. Reasons for this include below average rainfall which led to fewer rain checks, doubling the number of golf lessons, and increased pro shop merchandise sales. Projected expenses for the 2025 budget are over \$178,241 (3%). Reasons for this include purchasing three electric beverage carts to replace gas carts one year ahead of schedule, and the cost of replacing a skid-steer loader, which was reimbursed to revenue through an insurance claim.

The proposed 2026 expense budget is \$4,828,426. This change represents a decrease of \$804,416 (14%) from the 2025 budget. This decrease is primarily due to reduced capital expenditures, which included replacement of the electric golf cart fleet in 2025. The proposed 2026 revenue budget is \$4,953,823, which represents 102% cost recovery.

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
GOLF FUND #005 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 11,873,002	\$ 10,652,429	\$ 14,775,594	\$ 14,775,594	\$ 14,087,057	\$ -	\$ (688,537)	\$ 14,212,455	\$ 15,232,531	\$ 13,182,006	\$ 13,912,921
<b>REVENUES</b>											
CART RENTALS	\$ 405,312	\$ 573,198	\$ 550,000	\$ 550,000	\$ 550,000	\$ -	\$ -	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
CASH OVER/(SHORT)	\$ 4,816	\$ (101)	\$ -	\$ (119)	\$ -	\$ (119)	\$ -	\$ -	\$ -	\$ -	\$ -
CLUBHOUSE LEASE	\$ 25,333	\$ 30,000	\$ 32,000	\$ 32,000	\$ 32,000	\$ -	\$ -	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000
DRIVING RANGE FEES	\$ 96,334	\$ 137,591	\$ 130,000	\$ 130,000	\$ 130,000	\$ -	\$ -	\$ 130,000	\$ 130,000	\$ 130,000	\$ 130,000
GIFT CERTIFICATES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GOLF LESSONS	\$ 23,688	\$ 46,823	\$ 35,000	\$ 65,000	\$ 50,000	\$ 30,000	\$ 15,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
GOLF SERVICES	\$ 53,461	\$ 52,465	\$ 60,000	\$ 120,000	\$ 95,000	\$ 60,000	\$ 35,000	\$ 95,000	\$ 95,000	\$ 95,000	\$ 95,000
GREEN FEES	\$ 2,756,772	\$ 3,007,397	\$ 2,800,000	\$ 3,000,000	\$ 3,150,000	\$ 200,000	\$ 350,000	\$ 3,150,000	\$ 3,150,000	\$ 3,150,000	\$ 3,150,000
INSURANCE RECOVERIES	\$ -	\$ -	\$ -	\$ 87,620	\$ -	\$ 87,620	\$ -	\$ -	\$ -	\$ -	\$ -
INVESTMENT INCOME	\$ 336,582	\$ 357,703	\$ 250,895	\$ 397,843	\$ 290,823	\$ 146,948	\$ 39,928	\$ 236,656	\$ 236,656	\$ 236,656	\$ 236,656
PRO SHOP SALES	\$ 620,113	\$ 662,133	\$ 600,000	\$ 650,000	\$ 650,000	\$ 50,000	\$ 50,000	\$ 669,500	\$ 689,585	\$ 710,273	\$ 731,581
REFUND OF EXPENDITURES	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALE OF ASSETS	\$ (2,319,888)	\$ 12,000	\$ 236,000	\$ 81,201	\$ -	\$ (154,799)	\$ (236,000)	\$ -	\$ -	\$ -	\$ -
SALES TAX VENDOR FEE	\$ 453	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOB BENEFIT CREDIT	\$ 9,575	\$ 1,243	\$ 4,500	\$ 3,800	\$ -	\$ (700)	\$ (4,500)	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM FACILITIES	\$ -	\$ 174,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM NORDIC	\$ 104,485	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM OPEN SPACE FUND	\$ 7,635	\$ 13,661	\$ -	\$ 5,200	\$ 6,000	\$ 5,200	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
<b>TOTAL REVENUES</b>	\$ 2,124,689	\$ 5,068,845	\$ 4,698,395	\$ 5,122,545	\$ 4,953,823	\$ 424,150	\$ 255,428	\$ 4,919,156	\$ 4,939,241	\$ 4,959,929	\$ 4,981,237
<b>TOTAL AVAILABLE</b>	\$ 13,997,691	\$ 15,721,274	\$ 19,473,989	\$ 19,898,139	\$ 19,040,880	\$ 424,150	\$ (433,109)	\$ 19,131,611	\$ 20,171,773	\$ 18,141,935	\$ 18,894,158
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ 1,527,448	\$ 1,505,483	\$ 1,588,318	\$ 1,581,329	\$ 1,630,766	\$ 6,989	\$ (42,448)	\$ 1,701,206	\$ 1,793,360	\$ 1,869,180	\$ 1,958,211
MATERIALS & SUPPLIES	\$ 800,640	\$ 663,188	\$ 864,709	\$ 880,754	\$ 889,882	\$ (16,045)	\$ (25,173)	\$ 916,578	\$ 944,076	\$ 972,398	\$ 1,001,570
CHARGES FOR SERVICES	\$ 308,541	\$ 328,702	\$ 301,266	\$ 361,851	\$ 431,245	\$ (60,585)	\$ (129,979)	\$ 444,618	\$ 458,419	\$ 472,662	\$ 487,362
MINOR CAPITAL	\$ -	\$ -	\$ 2,702,200	\$ 2,801,781	\$ 1,730,000	\$ (99,581)	\$ 972,200	\$ 686,000	\$ 3,639,000	\$ 755,500	\$ 2,405,519
FIXED CHARGES	\$ 555,193	\$ 627,279	\$ 49,587	\$ 52,017	\$ 50,020	\$ (2,430)	\$ (433)	\$ 51,555	\$ 53,101	\$ 54,694	\$ 56,335
DEBT SERVICES	\$ 4,619	\$ 2,306	\$ -	\$ 6,588	\$ 9,527	\$ (6,588)	\$ (9,527)	\$ 9,527	\$ 9,527	\$ 9,527	\$ 3,175
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ 115,268	\$ 116,948	\$ 126,762	\$ 126,762	\$ 86,986	\$ (0)	\$ 39,776	\$ 89,596	\$ 92,283	\$ 95,052	\$ 97,904
TRANSFER TO GENERAL FUND	\$ 33,553	\$ 40,662	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	\$ 3,345,262	\$ 3,284,568	\$ 5,632,841	\$ 5,811,082	\$ 4,828,426	\$ (178,241)	\$ 804,416	\$ 3,899,079	\$ 6,989,767	\$ 4,229,013	\$ 6,010,075
<b>EXPENDITURE BY PROGRAM</b>											
ADMINISTRATION 2311	\$ 226,463	\$ 145,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EQUIPMENT MAINTENANCE 2312	\$ 184,422	\$ 163,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COURSE MAINTENANCE 2313	\$ 996,008	\$ 1,003,685	\$ 1,430,262	\$ 1,426,898	\$ 1,404,766	\$ 3,364	\$ 25,497	\$ 1,458,999	\$ 1,526,652	\$ 1,585,447	\$ 1,652,280
CAPITAL PROJECTS 2314	\$ 550,423	\$ 595,487	\$ 2,730,678	\$ 2,860,822	\$ 1,878,535	\$ (130,144)	\$ 852,143	\$ 838,705	\$ 3,796,001	\$ 916,925	\$ 2,565,149
PRO SHOP 2321	\$ 1,387,945	\$ 1,376,684	\$ 1,471,901	\$ 1,523,362	\$ 1,545,125	\$ (51,461)	\$ (73,224)	\$ 1,601,375	\$ 1,667,114	\$ 1,726,642	\$ 1,792,646
<b>TOTAL EXPENDITURES BY PROGRAM</b>	\$ 3,345,262	\$ 3,284,568	\$ 5,632,841	\$ 5,811,082	\$ 4,828,426	\$ (178,241)	\$ 804,416	\$ 3,899,079	\$ 6,989,767	\$ 4,229,013	\$ 6,010,075
<b>FUND BALANCE, DECEMBER 31</b>	\$ 10,652,429	\$ 14,775,594	\$ 13,841,148	\$ 14,087,057	\$ 14,212,455			\$ 15,232,531	\$ 13,182,006	\$ 13,912,921	\$ 12,884,083
RESTRICTION-FIXED ASSETS	\$ 9,187,754	\$ 9,699,823	\$ 8,939,135	\$ 9,721,779	\$ 9,721,779	\$ -	\$ -	\$ 9,721,779	\$ 9,721,779	\$ 9,721,779	\$ 9,721,779
RESTRICTION-GPS LEASE	\$ 79,917	\$ 24,004	\$ 235,840	\$ 235,840	\$ 200,464	\$ -	\$ -	\$ 153,296	\$ 106,128	\$ 58,960	\$ 11,792
<b>AVAILABLE FUND BALANCE, DECEMBER 31</b>	\$ 1,384,758	\$ 5,051,767	\$ 4,666,173	\$ 4,129,438	\$ 4,290,212			\$ 5,357,456	\$ 3,354,099	\$ 4,132,183	\$ 3,150,512
<b>FTE</b>	25.83	24.98	24.26	24.26	24.26			24.26	24.26	24.26	24.26
Full Time Regular Staff	5.30	4.90	4.90	4.90	4.90			4.90	4.90	4.90	4.90
Part-Time/Seasonal Staff	20.53	20.08	19.36	19.36	19.36			19.36	19.36	19.36	19.36

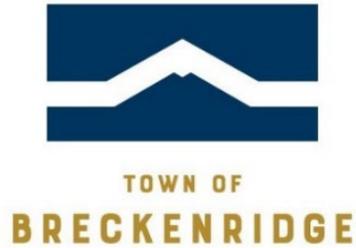


## 2026 Breckenridge Golf Club Rates

Breckenridge Golf Club Rates		2025	2026 Proposed
<b>Daily Greens Fees</b>	Low Season		
18 Holes (Walking, includes range balls)		\$80.00	\$85.00
9 Holes (Walking, includes range balls)		\$55.00	\$60.00
9 Hole "Happy Hour" after 4:30 pm		\$48.00	\$50.00
27 holes with cart/range balls- prepay only		\$140.00	\$150.00
36 holes with cart/range balls- prepay only		\$180.00	\$190.00
Internet "Prepay" Rate- Discount \$5		\$75.00	\$80.00
	High Season		
18 Holes (Walking, includes range balls)		\$170.00	\$185.00
9 Holes (Walking, includes range balls)		\$95.00	\$100.00
9 Hole "Happy Hour" after 4:30 pm		\$48.00	\$50.00
27 holes with cart/range balls- prepay only		\$250.00	\$260.00
36 holes with cart/range balls- prepay only		\$320.00	\$330.00
Internet "Prepay" Rate- Discount \$10		\$180.00	\$195.00
<b>Cart Fees</b>	Low Season & High Season		
9 Holes/player		\$12.00	\$12.00
18 Holes/player		\$20.00	\$20.00
9 Holes/ single rider		\$16.00	\$16.00
18 Holes/ single rider		\$30.00	\$30.00
9 Hole spectator		\$24.00	\$24.00
18 Hole spectator		\$40.00	\$40.00
	Low Season		
<b>Locals Rates</b>			
Breckenridge resident		\$50.00	\$50.00
Summit/Park County resident		\$64.00	\$64.00
Junior- Breck/Summit County		\$38.00	\$38.00
Bring A Friend 9 Holes		\$45.00	\$45.00
Bring A Friend 9 Holes		\$70.00	\$70.00
	High Season		
Breckenridge resident		\$50.00	\$50.00
Summit/Park County resident		\$64.00	\$64.00
Junior- Breck/Summit County		\$38.00	\$38.00
Bring A Friend 9 Holes		\$75.00	\$75.00
Bring A Friend 9 Holes		\$105.00	\$105.00
<b>Group Outing Rates</b>	Rate Determined by time of day, # players		
Low season		\$95.00	\$100.00
High season		\$180.00	\$195.00
Non-profit		\$80.00	\$50.00
<b>Other Services</b>			
Club Rental- 9 holes		\$40.00	\$45.00
Club Rental- 18 holes		\$75.00	\$80.00
Range Balls- small		\$7.00	\$7.00
Range Balls- large		\$10.00	\$10.00

## Golf (Expensed to Golf Fund)

	2025 Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
Remodel design of Starter Hut		20,000						20,000
Remodel design of course bathrooms		25,000						25,000
Clubhouse Wood Deck from Facilities		500,000						500,000
Club house Carpet from facilities		35,530						35,530
Toro Groundsmaster 3500 Rough Mower		55,000						55,000
Toro Workman MDE		25,000						25,000
Toro Workman MDE		25,000						25,000
Toro Workman MDE		25,000						25,000
Toro Workman MDE		25,000						25,000
Toro Multi Pro 5700 Sprayer		100,000						100,000
Clubhouse Irrigation		250,000						250,000
Elk perimeter fence		330,000						330,000
Driving Range Landscaping		30,000						30,000
Clubhouse deck furniture		50,000						50,000
Elk bridges (Hole 2, 6, 9)		300,000						300,000
Remodel design Elk #2, #7 hole		50,000						50,000
Beaver #2 Restroom-200 Clubhouse Dr (Beaver 9)			40,000					40,000
Bear #2 Restrooms-246 Tiger Rd (Bear 9)			40,000					40,000
Elk #4 Restrooms-276 Gold Run Rd			40,000					40,000
Elk #7 Restrooms-386 Gold Run Rd			40,000					40,000
Beaver #7 Restrooms-2400 Gold Run Rd			40,000					40,000
Golf Range Ball Dispenser			14,000					14,000
Golf Course Starter Hut			250,000					250,000
Remodel design of Clubhouse bathroom & proshop			50,000					50,000
Rough Mower 4500D			80,000					80,000
Parking Lot Dumpster Enclosure-200 Clubhouse Dr (Beaver 9)			10,000					10,000
Toro ProPass 200 Top Dresser			47,000					47,000
Sandpro 5040 w Manual Blade & Tooth Rake			35,000					35,000
Elk Cart Path				700,000				700,000
Renovate Elk #2, #7 hole				1,500,000				1,500,000
Procure 648				56,000				56,000
Greenpro 1260 Roller w Roller Scraper Kit				20,000				20,000
Greenpro 1260 Roller w Roller Scraper Kit				20,000				20,000
Paving & Striping Parking Lot				175,000				175,000
Landa Nat Gas Pressure Wash				14,000				14,000
Toro Workman GTX Electric Utility Vehicle				25,000				25,000
Toro Workman GTX Electric Utility Vehicle				25,000				25,000
Greenmaster 1000 Mower				11,000				11,000
Greenmaster 1000 Mower				11,000				11,000
Greenmaster 1000 Mower				11,000				11,000
Greenmaster 1000 Mower				11,000				11,000
Greenmaster 1000 Mower				11,000				11,000
Greenmaster 1000 Mower				11,000				11,000
Polaris Ranger 570 w tracks				23,000				23,000
Verti-Cutter Reels				15,000				15,000
Renovate Proshop/bathroom				1,000,000				1,000,000
E-Hover mower x 4					12,000			12,000
Driving range cart- picker attachment					6,000			6,000
Fairway Verticutter VA-50					12,500			12,500
30 Turf Covers					40,000			40,000
Chevy 1500 Pick Up Truck					76,000			76,000
Toro 5610D Fairway Mower					100,000			100,000
Beaver bridges (Hole 1, 5, 8)					150,000			150,000
Ford 575E Backhoe 4X4					175,000			175,000
Remodel design of GCM office					40,000			40,000
Toro Sand Pro 5040 w Blade					36,000			36,000
Groundmaster 3500D					60,000			60,000
Toro ProSweep					18,000			18,000
Cushman Hauler					15,000			15,000
Cushman Hauler					15,000			15,000
110 Golf Carts						1,066,500		1,066,500
Maintenance Area Fuel Tanks						85,000		85,000
Toro 5610D Fairway Mower						100,000		100,000
Toro 5610D Fairway Mower						100,000		100,000
Renovate GCM office						800,000		800,000
Turfco Mete-R-Matic						14,000		14,000
Chevy 3500 Dump Truck						70,000		70,000
Toro Procure 1298 Fairway Aerifier						60,000		60,000
Trueturf Turf Blower						15,000		15,000
Trueturf Turf Blower						15,000		15,000
<b>Total</b>		<b>1,845,530</b>	<b>686,000</b>	<b>3,639,000</b>	<b>755,500</b>	<b>2,325,500</b>	<b>0</b>	<b>9,251,530</b>



## Excise Tax Fund #006



This fund collects revenue for the Town's Taxes: accommodation, nicotine, franchise fees, real estate transfer and sales tax.

These revenues are transferred to other funds that are not revenue generating or need additional financial support: Capital, General, Workforce Housing, Special Projects, Parking & Transportation, Sustainability, Garage and Facilities.

Restrictions for the 2006 COP Childcare Facility and 2007 COP Police Station remain until 2027 along with 3 years of future capital projects.



# Memo

**To:** Town Council  
**From:** Pamela Ness, Revenue Manager  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Excise Tax Fund Budget Summary

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## Background

The Excise Tax Fund serves as a primary revenue source supporting a wide range of Town services and community investments. Revenues are derived from accommodation tax, franchise fees, sales tax, real estate transfer tax (RETT), investment income, and other excise-related revenues. These revenues provide critical support for debt service, transfers to other Town funds, and major community initiatives.

The Excise Tax Fund plays a vital role in ensuring the Town has the financial resources to sustain essential programs, invest in infrastructure, and support strategic priorities such as housing, transportation, sustainability, and community services.

## Excise Tax Fund Budget Highlights

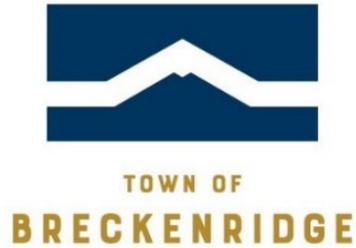
- **Revenues:** The proposed 2026 revenues are \$47.2M, reflecting a decrease of \$2.8M (5.6%) compared to the 2025 budget. The 2026 budget anticipates lower revenues (\$3M) in comparison with our 2025 projection. The 2026 budget to 2025 budget variance is lower due to reductions in sales tax (\$2.2M) and investment income (\$0.5M) based on current trends. RETT is budgeted at \$6.0M, consistent with long-term averages after a higher 2025 projection.
- **Expenditures:** Proposed expenditures total \$42.3M, down \$8.8M (17.2%) from the 2025 budget. The reduction is largely driven by decreased transfers to the General Fund (\$9M), Capital Fund (\$1.1M), Facilities Fund (\$3M), Sustainability Fund (\$2.7M), and increased transfers to the Workforce Housing Fund \$9.8M and Special Projects Fund \$0.8M.
- **Fund Balance:** The Excise Tax Fund is projected to end 2026 with a fund balance of \$61.5M, reflecting a healthy reserve position. Of this, \$57.5M is restricted for 2027-2029 capital projects including Phase 1 of the Runway Neighborhood development in the Workforce Housing Fund for 2027-2028. This additional restriction is recommended to properly hold Town funds for this anticipated project. There is a \$3.7M available fund balance at the end of 2026 after restrictions.
- **Key Drivers:** Major budget drivers include conservative sales tax projections given economic trends, ongoing support for housing, transportation, and capital project initiatives through interfund transfers, and a focus on sustainability, with costs primarily related to E-delivery, and special projects that align with Council's strategic priorities.

The Excise Tax Fund remains a cornerstone of the Town's financial stability, balancing support for immediate operational needs with long-term community investments. Careful management of excise revenues ensures continued alignment with Council goals and community priorities.

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

**TOWN OF BRECKENRIDGE**  
**ANNUAL BUDGET**  
**EXCISE TAX FUND #006 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 61,226,901	\$ 69,981,464	\$ 57,738,085	\$ 57,738,085	\$ 56,557,997	\$ -	\$ (1,180,088)	\$ 61,452,593	\$ 53,160,800	\$ 51,709,762	\$ 50,957,957
<b>REVENUES</b>											
ACCOMMODATION TAX	\$ 6,314,016	\$ 6,119,752	\$ 5,500,000	\$ 5,508,000	\$ 5,508,000	\$ 8,000	\$ 8,000	\$ 5,508,000	\$ 5,508,000	\$ 5,508,000	\$ 5,508,000
CONVENIENCE FEE	\$ 4,142	\$ 8,253	\$ 6,000	\$ 10,000	\$ 8,571	\$ 4,000	\$ 2,571	\$ 8,571	\$ 8,571	\$ 8,571	\$ 8,571
FILING FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FRANCHISE FEE	\$ 1,110,339	\$ 1,086,426	\$ 1,113,790	\$ 1,035,600	\$ 986,286	\$ (78,190)	\$ (127,504)	\$ 986,286	\$ 986,286	\$ 986,286	\$ 986,286
INVESTMENT INCOME	\$ 1,815,456	\$ 2,305,566	\$ 1,648,263	\$ 1,554,637	\$ 1,136,439	\$ (93,626)	\$ (511,824)	\$ 924,773	\$ 924,773	\$ 924,773	\$ 924,773
NICOTINE TAX	\$ 63,928	\$ 45,072	\$ 44,000	\$ 44,000	\$ 41,905	\$ -	\$ (2,095)	\$ 41,905	\$ 41,905	\$ 41,905	\$ 41,905
REAL ESTATE TRANSFER TAX	\$ 6,225,510	\$ 7,420,538	\$ 6,000,000	\$ 7,500,000	\$ 6,000,000	\$ 1,500,000	\$ -	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000	\$ 6,000,000
SALES TAX	\$ 36,425,126	\$ 39,635,660	\$ 35,700,000	\$ 34,541,000	\$ 33,505,000	\$ (1,159,000)	\$ (2,195,000)	\$ 33,505,000	\$ 33,505,000	\$ 33,505,000	\$ 33,505,000
TRANSFER FROM WORKFORCE HOUSING FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 2,000,000	\$ 4,000,000
<b>TOTAL REVENUES</b>	<b>\$ 51,958,518</b>	<b>\$ 56,621,267</b>	<b>\$ 50,012,053</b>	<b>\$ 50,193,237</b>	<b>\$ 47,186,201</b>	<b>\$ 181,184</b>	<b>\$ (2,825,852)</b>	<b>\$ 46,974,535</b>	<b>\$ 48,474,535</b>	<b>\$ 48,974,535</b>	<b>\$ 50,974,535</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 113,185,418</b>	<b>\$ 126,602,731</b>	<b>\$ 107,750,138</b>	<b>\$ 107,931,322</b>	<b>\$ 103,744,198</b>	<b>\$ 181,184</b>	<b>\$ (4,005,940)</b>	<b>\$ 108,427,128</b>	<b>\$ 101,635,335</b>	<b>\$ 100,684,297</b>	<b>\$ 101,932,491</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MATERIALS & SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CHARGES FOR SERVICES	\$ 50,527	\$ 24,770	\$ 21,500	\$ 22,500	\$ 24,105	\$ (1,000)	\$ (2,605)	\$ 24,828	\$ 25,573	\$ 26,340	\$ 27,130
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICES	\$ 496,219	\$ 508,675	\$ 500,825	\$ 500,825	\$ 242,500	\$ -	\$ 258,325	\$ 241,500	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER TO GENERAL FUND	\$ 18,000,000	\$ 19,700,000	\$ 23,000,000	\$ 23,000,000	\$ 14,000,000	\$ -	\$ 9,000,000	\$ 19,000,000	\$ 22,000,000	\$ 22,000,000	\$ 24,000,000
TRANSFER TO CAPITAL FUND	\$ 6,121,845	\$ 19,500,000	\$ 8,100,000	\$ 8,100,000	\$ 7,000,000	\$ -	\$ 1,100,000	\$ 6,000,000	\$ 5,500,000	\$ 7,000,000	\$ 3,500,000
TRANSFER TO GARAGE FUND	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ 2,000,000	\$ 7,000,000	\$ 2,500,000	\$ 4,000,000	\$ 3,500,000
TRANSFER TO FACILITIES FUND	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ 3,000,000	\$ 6,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
TRANSFER TO MARKETING FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER TO MARIJUANA FUND	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER TO WORKFORCE HOUSING FUND	\$ 10,125,272	\$ 17,612,574	\$ 3,200,000	\$ 3,200,000	\$ 13,000,000	\$ -	\$ (9,800,000)	\$ -	\$ -	\$ -	\$ -
TRANSFER TO SPECIAL PROJECTS FUND	\$ 4,741,263	\$ 3,492,000	\$ 3,650,000	\$ 3,950,000	\$ 4,500,000	\$ (300,000)	\$ (850,000)	\$ 4,700,000	\$ 4,400,000	\$ 4,600,000	\$ 4,950,000
TRANSFER TO CHILD CARE FUND	\$ 1,200,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER TO PARKING & TRANSPORTATION FUND	\$ -	\$ 900,000	\$ 3,600,000	\$ 3,600,000	\$ 2,225,000	\$ -	\$ 1,375,000	\$ 6,000,000	\$ 5,000,000	\$ 4,100,000	\$ 4,600,000
TRANSFER TO SUSTAINABILITY FUND	\$ 2,468,828	\$ 2,300,000	\$ 4,000,000	\$ 4,000,000	\$ 1,300,000	\$ -	\$ 2,700,000	\$ 6,300,000	\$ 6,500,000	\$ 4,000,000	\$ 4,000,000
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 43,203,954</b>	<b>\$ 65,588,019</b>	<b>\$ 51,072,325</b>	<b>\$ 51,373,325</b>	<b>\$ 42,291,605</b>	<b>\$ (301,000)</b>	<b>\$ 8,780,720</b>	<b>\$ 55,266,328</b>	<b>\$ 49,925,573</b>	<b>\$ 49,726,340</b>	<b>\$ 48,577,130</b>
<b>EXPENDITURES BY PROGRAM</b>											
EXCISE 1111	\$ 3,232	\$ 14,770	\$ 11,500	\$ 17,500	\$ 19,105	\$ (6,000)	\$ (7,605)	\$ 19,678	\$ 20,268	\$ 20,877	\$ 21,503
DEBT SERVICE 3111	\$ 543,514	\$ 518,675	\$ 510,825	\$ 505,825	\$ 247,500	\$ 5,000	\$ 263,325	\$ 246,650	\$ 5,305	\$ 5,464	\$ 5,628
TRANSFERS 3115	\$ 42,657,208	\$ 65,054,574	\$ 50,550,000	\$ 50,850,000	\$ 46,025,000	\$ (300,000)	\$ 4,525,000	\$ 55,000,000	\$ 49,900,000	\$ 49,700,000	\$ 48,550,000
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 43,203,954</b>	<b>\$ 65,588,019</b>	<b>\$ 51,072,325</b>	<b>\$ 51,373,325</b>	<b>\$ 46,291,605</b>	<b>\$ (301,000)</b>	<b>\$ 4,780,720</b>	<b>\$ 55,266,328</b>	<b>\$ 49,925,573</b>	<b>\$ 49,726,340</b>	<b>\$ 48,577,130</b>
FUND BALANCE, DECEMBER 31	\$ 69,981,464	\$ 57,738,085	\$ 56,677,813	\$ 56,557,997	\$ 61,452,593			\$ 53,160,800	\$ 51,709,762	\$ 50,957,957	\$ 53,355,361
RESTRICTION-DEBT SERVICES	\$ 1,005,750	\$ 1,003,425	\$ 484,000	\$ 484,000	\$ 241,500			\$ -	\$ -	\$ -	\$ -
RESTRICTION-CAPITAL PROJECTS	\$ 48,270,000	\$ 44,415,815	\$ 25,932,667	\$ 25,932,667	\$ 57,518,839			\$ 35,218,839	\$ 30,650,000	\$ 30,650,000	\$ 30,650,000
<b>AVAILABLE FUND BALANCE, DECEMBER 31</b>	<b>\$ 20,705,714</b>	<b>\$ 12,318,845</b>	<b>\$ 30,261,146</b>	<b>\$ 30,141,330</b>	<b>\$ 3,692,254</b>			<b>\$ 17,941,961</b>	<b>\$ 21,059,762</b>	<b>\$ 20,307,957</b>	<b>\$ 22,705,361</b>



## Workforce Housing Fund #007



This fund is funded by a transfer from the Excise Tax Fund and the Accommodation Unit Compliance Fund, along with a county-wide sales tax for housing and County cost sharing for housing initiative programs.

This revenue stream supports community investment programs such as Housing Helps and Buy Downs, and workforce housing units, for example, Runway, Larkspur, Vista Verde and Stables Village. The long-term goal is to reach an inventory of 2,197 housing units within the next five years.

A debt premium is restricted for COPs for Huron Landing and Larkspur paid by Summit County Government. Other restrictions exist for Vista Verde and Pinewood outstanding loans.



TOWN OF  
BRECKENRIDGE

# Memo

**To:** Town Council  
**From:** Laurie Best, Director of Housing, Darci Henning, Housing Program Manager  
**Date:** September 24, 2025 (for October 14, 2025)  
**Subject:** 2026 Workforce Housing Fund Budget Summary

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## Background

The Workforce Housing Department's overall objective is to ensure a wide range of housing options of various price points and housing types are available in the Upper Blue Basin enabling employees' adequate options to live and thrive in the community where they work, thereby supporting a vibrant economy.

The Workforce Housing Department is comprised of six full-time employees, including one current vacancy, and provides a wide range of housing related services to the community, including:

- development of new housing
- administering housing programs and policies
- oversight of rental properties
- monitoring and maintaining current housing inventory
- providing education and access to resources for the community on current and upcoming housing opportunities and programs available to assist with securing housing

The department also provides general assistance to the many community members who currently own or rent a workforce housing property.

Workforce Housing is highlighted in both the Council Goals (Hometown Feel & Authentic Character) and the 2025/26 Council Priorities (Workforce Housing). Specifically, the Workforce Housing priority includes the following three goals:

- Continue to provide a variety of housing types and price points that serve a diverse local workforce through both increasing inventory and ensuring the inventory the Town has continues to serve the local workforce.
- Ensure information about housing is readily available and the process of accessing housing is easy to navigate.
- Provide leadership and continue to implement innovative strategies and policies to address the community's housing needs.

## Workforce Housing Department Budget Highlights

The proposed 2026 revenue budget is \$29,831,978. This figure represents a significant increase of \$8,100,000 from the 2025 budget, primarily driven by the transfer from the Excise Tax Fund, which was needed to offset the temporary restriction for the acquisition of property in 2026 and to maintain the desired balance in the Housing Fund. Aside from that increase, revenue from sales tax is anticipated to be down roughly \$1,500,000 from 2025 to 2026. This decrease is a result of an incorrect 2025 sales tax budget. The proposed 2026 expense budget is \$22,863,450. This amount represents an increase of \$152,001 (0.7%) from 2025 budget, driven by an increase in Minor Capital as the construction of infrastructure work began in late 2025 and continues through 2026 on the Runway Neighborhood.

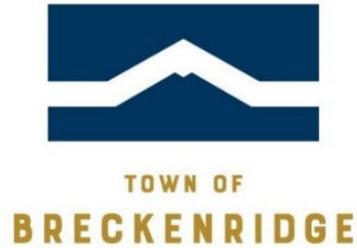
**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
WORKFORCE HOUSING FUND #007 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 33,339,322	\$ 25,476,283	\$ 30,947,032	\$ 30,947,032	\$ 29,474,661	\$ -	\$ (1,472,371)	\$ 36,443,190	\$ 30,214,628	\$ 26,338,831	\$ 26,607,526
<b>REVENUES</b>											
CORUM LOAN PAYMENTS	\$ 150,120	\$ 152,306	\$ 150,000	\$ 117,219	\$ 100,000	\$ (32,781)	\$ (50,000)	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
COST SHARING	\$ -	\$ 242,878	\$ 60,000	\$ 104,700	\$ 109,935	\$ 44,700	\$ 49,935	\$ -	\$ -	\$ -	\$ -
EMP HSG IMPACT MITIGATION FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EXPENSE REIMBURSEMENTS	\$ 54,787	\$ 160,679	\$ 188,496	\$ 197,531	\$ 206,384	\$ 9,035	\$ 17,888	\$ 332,135	\$ 348,742	\$ 366,179	\$ 384,488
GRANTS	\$ 3,192,166	\$ 475,303	\$ 1,485,000	\$ 1,082,000	\$ 1,385,000	\$ (403,000)	\$ (100,000)	\$ 1,095,000	\$ -	\$ -	\$ -
HOUSING CITATIONS	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HOUSING HELPS COUNTY CONTRIBUT	\$ 1,243,553	\$ 862,470	\$ 800,000	\$ 800,000	\$ 800,000	\$ -	\$ -	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000
HURON LANDING INCOME	\$ 188,737	\$ 292,050	\$ 291,726	\$ 291,725	\$ 291,925	\$ (1)	\$ 200	\$ 291,825	\$ 291,425	\$ 290,725	\$ 289,725
LEGAL SETTLEMENT	\$ -	\$ 262,000	\$ -	\$ (90,000)	\$ -	\$ (90,000)	\$ -	\$ -	\$ -	\$ -	\$ -
INSURANCE RECOVERIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INVESTMENT INCOME	\$ 988,554	\$ 868,562	\$ 600,039	\$ 833,270	\$ 609,120	\$ 233,231	\$ 9,081	\$ 495,669	\$ 495,669	\$ 495,669	\$ 495,669
JUSTICE CENTER INCOME	\$ 710,953	\$ 712,250	\$ 710,250	\$ 710,625	\$ 710,875	\$ -	\$ 250	\$ 710,375	\$ 711,625	\$ 712,000	\$ 711,500
MORTGAGE PAYMENTS (EDPA)	\$ 1,224	\$ 9,321	\$ 1,806	\$ -	\$ -	\$ (1,806)	\$ (1,806)	\$ -	\$ -	\$ -	\$ -
OTHER FINANCING SOURCES	\$ 454,421	\$ 41,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PARTNER CONTRIBUTIONS	\$ 232,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PINEWOOD LOAN PAYMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
REFUND OF EXPENDITURES	\$ 36,513	\$ 29,860	\$ -	\$ (9,166)	\$ -	\$ (9,166)	\$ -	\$ -	\$ -	\$ -	\$ -
RENTAL ASSISTANCE PAYMENTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RENTAL INCOME	\$ 207,735	\$ 368,983	\$ 578,493	\$ 427,418	\$ 565,632	\$ (151,075)	\$ (12,861)	\$ 573,798	\$ 580,289	\$ 585,492	\$ 590,747
SALE OF ASSETS	\$ 261,297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SALES TAX	\$ 5,969,578	\$ 5,879,936	\$ 6,978,263	\$ 5,778,263	\$ 5,503,107	\$ (1,200,000)	\$ (1,475,156)	\$ 5,503,107	\$ 5,503,107	\$ 5,503,107	\$ 5,503,107
SHA DEVELOPMENT IMPACT FEES	\$ 232,985	\$ 254,673	\$ 250,000	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000
STABLES LOTTERY APPLICATION	\$ 9,650	\$ 7,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
VISTA VERDE LOAN PAYMENTS	\$ 73,498	\$ 129,275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM ACCOMMODATION UNIT COMPLIANCE FUND	\$ 6,439,370	\$ 6,915,808	\$ 6,432,515	\$ 6,432,515	\$ 6,300,000	\$ -	\$ (132,515)	\$ 6,550,000	\$ 6,300,000	\$ 6,200,000	\$ 6,175,000
TRANSFER FROM EXCISE TAX FUND	\$ 10,125,272	\$ 17,612,574	\$ 3,200,000	\$ 3,200,000	\$ 13,000,000	\$ -	\$ 9,800,000	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 30,574,025</b>	<b>\$ 35,277,135</b>	<b>\$ 21,726,963</b>	<b>\$ 20,126,100</b>	<b>\$ 29,831,978</b>	<b>\$ (1,600,863)</b>	<b>\$ 8,105,016</b>	<b>\$ 16,701,909</b>	<b>\$ 15,380,857</b>	<b>\$ 15,303,172</b>	<b>\$ 15,300,236</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 63,913,347</b>	<b>\$ 60,753,418</b>	<b>\$ 52,673,995</b>	<b>\$ 51,073,132</b>	<b>\$ 59,306,639</b>	<b>\$ (1,600,863)</b>	<b>\$ 6,632,645</b>	<b>\$ 53,145,099</b>	<b>\$ 45,595,485</b>	<b>\$ 41,642,003</b>	<b>\$ 41,907,762</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ 733,445	\$ 861,509	\$ 1,023,870	\$ 968,872	\$ 1,059,909	\$ 54,998	\$ (36,039)	\$ 1,101,969	\$ 1,173,915	\$ 1,219,839	\$ 1,281,830
MATERIALS & SUPPLIES	\$ 7,593	\$ 8,004	\$ 9,728	\$ 10,000	\$ 10,500	\$ (272)	\$ (772)	\$ 10,815	\$ 11,139	\$ 11,474	\$ 11,818
CHARGES FOR SERVICES	\$ 9,386,136	\$ 14,107,837	\$ 8,655,227	\$ 8,744,155	\$ 8,913,702	\$ (88,928)	\$ (258,475)	\$ 11,616,505	\$ 8,450,999	\$ 6,078,065	\$ 6,094,715
MINOR CAPITAL	\$ 22,849,547	\$ 9,978,964	\$ 9,568,822	\$ 8,362,156	\$ 10,040,000	\$ 1,206,666	\$ (471,178)	\$ 6,125,000	\$ 2,168,839	\$ -	\$ -
FIXED CHARGES	\$ 231,657	\$ 45,589	\$ 76,859	\$ 136,345	\$ 86,720	\$ (59,486)	\$ (9,861)	\$ 89,341	\$ 92,021	\$ 94,782	\$ 97,626
DEBT SERVICES	\$ 2,689,605	\$ 2,706,150	\$ 2,701,500	\$ 2,701,500	\$ 2,705,900	\$ -	\$ (4,400)	\$ 2,709,200	\$ 2,706,150	\$ 2,705,750	\$ 2,702,500
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ 26,364	\$ 25,505	\$ 34,443	\$ 34,443	\$ 30,719	\$ 0	\$ 3,724	\$ 31,640.57	\$ 32,590	\$ 33,567	\$ 34,575
TRANSFER TO CAPITAL FUND	\$ 1,065,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,875,000	\$ 1,875,000	\$ -
TRANSFER TO EXCISE TAX FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 2,000,000	\$ 4,000,000
TRANSFER TO GENERAL FUND	\$ 15,408	\$ 15,408	\$ 16,000	\$ 16,000	\$ 16,000	\$ -	\$ -	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000
TRANSFER TO UTILITY FUND	\$ 1,431,500	\$ 2,219,000	\$ 625,000	\$ 625,000	\$ -	\$ -	\$ 625,000	\$ 1,230,000	\$ 1,230,000	\$ 1,000,000	\$ 1,000,000
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 38,437,065</b>	<b>\$ 29,967,966</b>	<b>\$ 22,711,449</b>	<b>\$ 21,598,471</b>	<b>\$ 22,863,450</b>	<b>\$ 1,112,978</b>	<b>\$ (152,001)</b>	<b>\$ 22,930,470</b>	<b>\$ 19,256,654</b>	<b>\$ 15,034,477</b>	<b>\$ 15,239,063</b>
<b>EXPENDITURES BY PROJECT</b>											
BERLIN PLACER	\$ 1,834,249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BUYDOWNS	\$ 2,774,225	\$ 1,745,013	\$ 3,000,000	\$ 3,000,000	\$ 2,500,000	\$ -	\$ 500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000	\$ 2,500,000
CMC	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CONSULTANTS	\$ 1,195	\$ 3,576	\$ 20,000	\$ 30,000	\$ -	\$ (10,000)	\$ 20,000	\$ -	\$ -	\$ -	\$ -
DEBT SERVICE-HURON LANDING	\$ 598,743	\$ 584,100	\$ 583,450	\$ 583,450	\$ 583,851	\$ -	\$ (401)	\$ 583,650	\$ 582,850	\$ 581,450	\$ 579,450
DEBT SERVICE-LARKSPUR	\$ 1,421,907	\$ 1,424,500	\$ 1,421,250	\$ 1,421,250	\$ 1,421,751	\$ -	\$ (501)	\$ 1,427,750	\$ 1,423,250	\$ 1,424,000	\$ 1,423,000
DEBT SERVICE-ULLR	\$ 668,957	\$ 697,550	\$ 696,800	\$ 696,800	\$ 700,300	\$ -	\$ (3,500)	\$ 697,800	\$ 699,550	\$ 700,300	\$ 700,050
ELECTRIC & GAS	\$ 32,421	\$ 57,002	\$ 78,103	\$ 30,000	\$ 31,201	\$ 48,103	\$ 46,903	\$ 32,448	\$ 33,746	\$ 35,096	\$ 36,500
FIRC	\$ 10,001	\$ -	\$ 10,000	\$ 10,000	\$ 10,001	\$ -	\$ (1)	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
HOUSING HELPS	\$ 3,836,114	\$ 4,590,731	\$ 3,077,000	\$ 3,300,000	\$ 3,300,000	\$ (223,000)	\$ (223,000)	\$ 3,300,000	\$ 3,300,000	\$ 3,300,000	\$ 3,300,000
LARKSPUR	\$ 13,716,853	\$ 2,587,054	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOGE MAINTENANCE	\$ -	\$ -	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -
MEMBERSHIP FEES	\$ 49,145	\$ 17,081	\$ 15,000	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
OPERATING EXPENSE	\$ 175,958	\$ 158,182	\$ 286,466	\$ 230,179	\$ 133,969	\$ 56,287	\$ 152,497	\$ 129,273	\$ 142,218	\$ 148,079	\$ 145,418
OPERATIONS/PLANNING/PERSONNEL	\$ 993,219	\$ 1,029,835	\$ 1,430,224	\$ 1,403,795	\$ 1,318,879	\$ 26,429	\$ 111,345	\$ 1,271,049	\$ 1,367,701	\$ 1,437,053	\$ 1,521,146
PUBLIC WORKS PROJECT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RUNWAY	\$ 22,440	\$ 631,191	\$ 8,650,000	\$ 6,160,000	\$ 12,340,000	\$ 2,490,000	\$ (3,690,000)	\$ 11,725,000	\$ 4,568,839	\$ -	\$ -
STABLES	\$ 8,081,261	\$ 13,561,941	\$ 2,677,156	\$ 2,077,156	\$ 500,000	\$ 600,000	\$ 2,177,156	\$ -	\$ -	\$ -	\$ -
ULLR	\$ 2,004,739	\$ 165,364	\$ -	\$ 966,341	\$ -	\$ (966,341)	\$ -	\$ -	\$ -	\$ -	\$ -
VISTA VERDE	\$ (1,629,449)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
VISTA VERDE II	\$ 1,332,373	\$ 480,439	\$ -	\$ 916,000	\$ -	\$ (916,000)	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER TO EXCISE TAX FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500,000	\$ 2,000,000	\$ 4,000,000
TRANSFER TO GENERAL FUND	\$ 15,408	\$ 15,408	\$ 16,000	\$ 16,000	\$ 16,000	\$ -	\$ -	\$ 16,000	\$ 16,000	\$ 16,000	\$ 16,000
TRANSFER TO CAPITAL FUND	\$ 1,065,809	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,875,000	\$ 1,875,000	\$ -
TRANSFER TO UTILITY FUND	\$ 1,431,500	\$ 2,219,000	\$ 625,000	\$ 625,000	\$ -	\$ -	\$ 625,000	\$ 1,230,000	\$ 1,230,000	\$ 1,000,000	\$ 1,000,000
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 38,437,065</b>	<b>\$ 29,967,966</b>	<b>\$ 22,711,449</b>	<b>\$ 21,598,471</b>	<b>\$ 22,863,450</b>	<b>\$ 1,112,978</b>	<b>\$ (152,001)</b>	<b>\$ 22,930,470</b>	<b>\$ 19,256,654</b>	<b>\$ 15,034,477</b>	<b>\$ 15,239,063</b>
FUND BALANCE, DECEMBER 31	\$ 25,476,283	\$ 30,947,032	\$ 29,962,546	\$ 29,474,661	\$ 36,443,190			\$ 30,214,628	\$ 26,338,831	\$ 26,607,526	\$ 26,668,699
RESTRICTION-DEBT SERVICE	\$ 5,407,650	\$ 5,407,400	\$ 2,005,000	\$ 2,005,000	\$ 2,005,250			\$ 2,005,775	\$ 2,006,275	\$ 2,006,775	\$ 2,006,775
RESTRICTION-VISTA VERDE I LOAN	\$ 4,650,000	\$ 6,212,001	\$ 6,212,001	\$ 6,212,001	\$ 6,212,001			\$ 6,212,001	\$ 6,212,001	\$ 6,212,001	\$ 6,212,001
RESTRICTION-VISTA VERDE II LOAN	\$ 8,100,000	\$ 9,227,056	\$ 9,227,056	\$ 9,227,056	\$ 9,227,056			\$ 9,227,056	\$ 9,227,056	\$ 9,227,056	\$ 9,227,056
RESTRICTION-PINEWOOD 2 LOAN	\$ 5,956,844	\$ 5,956,844	\$ 5,956,844	\$ 5,895,424	\$ 5,856,844			\$ 5,806,844	\$ 5,756,844	\$ 5,706,844	\$ 5,656,844
RESTRICTION-ASSETS HELD FOR SALE	\$ 2,485,667	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -
RESTRICTION-HOUSING PURCHASE	\$ -	\$ -	\$ -	\$ -	\$ 12,000,000			\$ 6,000,000	\$ -	\$ -	\$ -
<b>AVAILABLE FUND BALANCE, DECEMBER 31</b>	<b>\$ (1,123,878)</b>	<b>\$ 4,143,731</b>	<b>\$ 6,561,645</b>	<b>\$ 6,135,180</b>	<b>\$ 1,142,039</b>			<b>\$ 962,953</b>	<b>\$ 3,136,656</b>	<b>\$ 3,454,851</b>	<b>\$ 3,566,024</b>
FTE	4.45	5.90	7.00	7.00	7.00			7.00	7.00	7.00	7.00
Full Time Regular Staff	4.45	5.90	7.00	7.00	7.00			7.00	7.00	7.00	7.00
EXCISE FUND TRANSFER BALANCE (LOAN)	\$ 10,125,272	\$ 24,512,142	\$ 27,712,142	\$ 27,712,142	\$ 40,712,142			\$ 40,712,142	\$ 39,212,142	\$ 37,212,142	\$ 33,212,142
INVENTORY NUMBER OF UNITS	1,397	1,594	1,594	1,758	1,872</						

### Housing Projects (Expensed to Workforce Housing Fund)

	2025 Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
Housing Helps		3,300,000	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000	19,800,000
Buy Down		2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	15,000,000
Berlin Placer								-
Housing purchase		12,000,000						12,000,000
Loge Remodel								-
Public Works								-
Runway Phase 1 Horizontal		9,540,000	6,125,000	2,168,839				17,833,839
Runway Phase 1 Vertical		2,800,000	5,600,000	2,400,000				10,800,000
Runway Phase 2							18,500,000	18,500,000
Stables		500,000						500,000
<b>Total</b>	<b>0</b>	<b>30,640,000</b>	<b>17,525,000</b>	<b>10,368,839</b>	<b>5,800,000</b>	<b>5,800,000</b>	<b>24,300,000</b>	<b>94,433,839</b>



## Open Space Fund #008



This fund is primarily funded by a revenue allocation from the Excise Tax Fund of 0.5% of sales tax for the purchase of land acquisitions and support improvements to our open space and trails programs.

The objective is to maintain a fund balance of \$3M.



TOWN OF  
BRECKENRIDGE

# Memo

**To:** Town Council  
**From:** Duke Barlow, Open Space & Trails Manager  
Mark Truckey, Community Development Director  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Open Space Fund Budget Summary

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## Background

The Open Space & Trails Division was founded in 1997 as the result of a successful tax initiative to dedicate 0.5% of Town sales tax, in perpetuity, toward open space acquisition and management. The program's mission is "to preserve lands that define and enhance the unique mountain character of the Town of Breckenridge, with the objective of maintaining our community's quality of life for present and future generations."

Open Space and Trails staff (staff), comprised of four year-round and nine seasonal employees, are responsible for managing 5,204 acres of property and over 70 miles of trails. The management priorities are defined by the program's strategic goals, as defined in the [2023 Open Space & Trails Master Plan](#): Conservation, Recreation, Access & Inclusion, and Stewardship.

## Open Space Budget Highlights

Total revenues, which primarily come from dedicated sales tax, are expected to be \$4,624,719 in 2026. This figure represents a 5.5% decrease from the projected 2025 total revenues. The proposed 2026 expense budget for the Open Space Fund is \$6,054,577. This amount represents a decrease of \$52,462 (0.9%) from the 2025 budget. The 2026 budget includes a reduction from \$4M to \$3M in land acquisitions, which is offset by increased costs for contracted services. The Open Space Fund balance is projected to be \$4,392,904 at the end of 2026.

With the increased size of the Town's trail and open space property inventory, staff lack the capacity to complete many management projects internally- an indication that the Open Space & Trails program has transitioned from its development phase to a stewardship phase. Examples of projects scheduled to be completed by outside contractors in 2026 include the implementation of the McCain open space master plan, the creation of a Forest Stewardship Plan, hazard fuels reduction projects, wetlands, wildlife, and plant monitoring in Cucumber Gulch Preserve, new trail construction at the Reliance Dredge, Copper Canyon, Ranch at Breckenridge, the Stables Neighborhood, and Aspen Alley, and road maintenance in the Golden Horseshoe.

Finally, the Open Space & Trails Division is also responsible for the operating expenses of the Wellington Oro Water Treatment Plant in French Gulch. This obligation is split evenly with Summit County Open Space & Trails, with the Town's portion projected to amount to \$164,225 in 2025 and a proposed \$223,550 in 2026. This increase of \$59,325 (27%) is largely attributable to needed clarifier repairs and cleaning expenses.

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

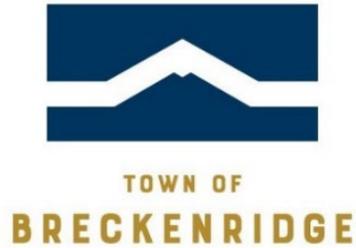
**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
OPEN SPACE FUND #008 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 10,235,090	\$ 9,975,890	\$ 6,707,861	\$ 6,707,861	\$ 5,822,763	\$ -	\$ (885,098)	\$ 4,392,904	\$ 3,454,904	\$ 4,417,873	\$ 3,299,921
<b>REVENUES</b>											
COST SHARING	\$ -	\$ 58,717	\$ -	\$ 70,000	\$ -	\$ 70,000	\$ -				
DENSITY RIGHTS TRANSFER FEE	\$ -	\$ -	\$ -	\$ 2,669	\$ -	\$ 2,669	\$ -	\$ -	\$ 2,000,000	\$ -	\$ -
DEVELOPER FEE	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
INVESTMENT INCOME	\$ 303,484	\$ 332,647	\$ 234,960	\$ 180,614	\$ 132,029	\$ (54,346)	\$ (102,931)	\$ 107,438	\$ 107,438	\$ 107,438	\$ 107,438
PROGRAM FEES	\$ 52,444	\$ 50,613	\$ 35,000	\$ 38,000	\$ 39,140	\$ 3,000	\$ 4,140	\$ 40,314	\$ 41,524	\$ 42,769	\$ 44,052
REFUND OF EXPENDITURES	\$ 46,142	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -				
RENTAL INCOME	\$ -	\$ 16,425	\$ -	\$ 17,000	\$ 19,000	\$ 17,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000
SALE OF ASSETS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
SALE OF MAPS	\$ 1,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
SALES TAX	\$ 4,679,907	\$ 5,293,984	\$ 3,600,000	\$ 4,400,000	\$ 4,190,000	\$ 800,000	\$ 590,000	\$ 4,190,000	\$ 4,190,000	\$ 4,190,000	\$ 4,190,000
SLEIGH RIDE ROYALTY	\$ -	\$ -	\$ -	\$ 19,553	\$ 20,000	\$ 19,553	\$ 20,000	\$ 20,600	\$ 21,218	\$ 21,855	\$ 22,510
WELLINGTON ORO	\$ 129,244	\$ 188,593	\$ 120,250	\$ 164,225	\$ 224,550	\$ 43,975	\$ 104,300	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
<b>TOTAL REVENUES</b>	<b>\$ 5,212,271</b>	<b>\$ 5,941,179</b>	<b>\$ 3,990,210</b>	<b>\$ 4,892,061</b>	<b>\$ 4,624,719</b>	<b>\$ 901,851</b>	<b>\$ 634,509</b>	<b>\$ 4,527,352</b>	<b>\$ 6,529,179</b>	<b>\$ 4,531,062</b>	<b>\$ 4,533,000</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 15,447,361</b>	<b>\$ 15,917,069</b>	<b>\$ 10,698,071</b>	<b>\$ 11,599,922</b>	<b>\$ 10,447,482</b>	<b>\$ 901,851</b>	<b>\$ (250,589)</b>	<b>\$ 8,920,256</b>	<b>\$ 9,984,083</b>	<b>\$ 8,948,935</b>	<b>\$ 7,832,922</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ 698,657	\$ 746,502	\$ 819,143	\$ 812,195	\$ 833,893	\$ 6,948	\$ (14,751)	\$ 867,218	\$ 923,021	\$ 959,390	\$ 1,007,895
MATERIALS & SUPPLIES	\$ 152,740	\$ 232,777	\$ 369,508	\$ 245,008	\$ 484,500	\$ 124,500	\$ (114,992)	\$ 499,035	\$ 514,006	\$ 529,426	\$ 545,309
CHARGES FOR SERVICES	\$ 466,542	\$ 963,157	\$ 549,863	\$ 947,806	\$ 933,438	\$ (397,943)	\$ (383,575)	\$ 959,606	\$ 986,586	\$ 1,014,402	\$ 1,043,081
MINOR CAPITAL	\$ 3,789,198	\$ 6,278,918	\$ 4,000,000	\$ 3,500,000	\$ 3,000,000	\$ 500,000	\$ 1,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000	\$ 3,000,000
FIXED CHARGES	\$ 29,986	\$ 28,260	\$ 24,000	\$ 24,424	\$ 21,568	\$ (424)	\$ 2,432	\$ 22,283	\$ 22,952	\$ 23,640	\$ 24,349
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
GRANTS/CONTINGENCIES	\$ 25,000	\$ 110,000	\$ 30,000	\$ 28,000	\$ 30,000	\$ 2,000	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
ALLOCATION	\$ 83,266	\$ 80,468	\$ 61,133	\$ 61,133	\$ 57,184	\$ -	\$ 3,949	\$ 58,900	\$ 60,667	\$ 62,487	\$ 64,361
TRANSFER TO CAPITAL FUND	\$ 100,000	\$ 16,333	\$ 132,667	\$ 132,667	\$ 566,334	\$ -	\$ (433,667)				
TRANSFER TO GOLF FUND	\$ 7,635	\$ 13,661	\$ -	\$ 5,200	\$ 6,000	\$ (5,200)	\$ (6,000)	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
TRANSFER TO SPECIAL PROJECT FUND	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ 100,000	\$ -				
TRANSFER TO UTILITY FUND	\$ 18,448	\$ 19,000	\$ 20,726	\$ 20,726	\$ 21,660	\$ -	\$ (934)	\$ 22,310	\$ 22,979	\$ 23,668	\$ 24,379
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 5,471,471</b>	<b>\$ 8,589,076</b>	<b>\$ 6,107,040</b>	<b>\$ 5,777,159</b>	<b>\$ 6,054,577</b>	<b>\$ 329,881</b>	<b>\$ 52,462</b>	<b>\$ 5,465,352</b>	<b>\$ 5,566,210</b>	<b>\$ 5,649,013</b>	<b>\$ 5,745,375</b>
<b>EXPENDITURES BY PROGRAM</b>											
OPEN SPACE ACQUISITION 0935	\$ 5,471,471	\$ 8,589,076	\$ 6,107,040	\$ 5,777,159	\$ 6,054,577	\$ 329,881	\$ 52,462	\$ 5,465,352	\$ 5,566,210	\$ 5,649,013	\$ 5,745,375
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 5,471,471</b>	<b>\$ 8,589,076</b>	<b>\$ 6,107,040</b>	<b>\$ 5,777,159</b>	<b>\$ 6,054,577</b>	<b>\$ 329,881</b>	<b>\$ 52,462</b>	<b>\$ 5,465,352</b>	<b>\$ 5,566,210</b>	<b>\$ 5,649,013</b>	<b>\$ 5,745,375</b>
<b>FUND BALANCE, DECEMBER 31</b>	<b>\$ 9,975,890</b>	<b>\$ 6,707,861</b>	<b>\$ 4,591,031</b>	<b>\$ 5,822,763</b>	<b>\$ 4,392,904</b>			<b>\$ 3,454,904</b>	<b>\$ 4,417,873</b>	<b>\$ 3,299,921</b>	<b>\$ 2,087,547</b>
<b>FTE</b>	<b>10.15</b>	<b>10.15</b>	<b>10.25</b>	<b>10.25</b>	<b>10.25</b>			<b>10.25</b>	<b>10.25</b>	<b>10.25</b>	<b>10.25</b>
Full Time Regular Staff	4.15	4.15	4.25	4.25	4.25			4.25	4.25	4.25	4.25
Part-Time/Seasonal Staff	4.50	4.50	4.50	4.50	4.50			4.50	4.50	4.50	4.50
Appointed & Elected Positions	1.50	1.50	1.50	1.50	1.50			1.50	1.50	1.50	1.50



**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
CONSERVATION TRUST FUND #009 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 22,378	\$ 23,041	\$ 23,804	\$ 23,804	\$ 23,804	\$ -	\$ -	\$ 23,804	\$ 23,804	\$ 23,804	\$ 23,804
<b>REVENUES</b>											
GRANTS	\$ 70,305	\$ 60,570	\$ 55,000	\$ 55,000	\$ 55,000	\$ -	\$ -	\$ 55,000	\$ 55,000	\$ 55,000	\$ 55,000
INVESTMENT INCOME	\$ 664	\$ 765	\$ 542	\$ 641	\$ 469	\$ 99	\$ (73)	\$ 381	\$ 381	\$ 381	\$ 381
TOTAL REVENUES	\$ 70,969	\$ 61,335	\$ 55,542	\$ 55,641	\$ 55,469	\$ 99	\$ (73)	\$ 55,381	\$ 55,381	\$ 55,381	\$ 55,381
TOTAL AVAILABLE	\$ 93,346	\$ 84,376	\$ 79,346	\$ 79,445	\$ 79,273	\$ 99	\$ (73)	\$ 79,185	\$ 79,185	\$ 79,185	\$ 79,185
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MATERIALS & SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CHARGES FOR SERVICES	\$ -	\$ 2	\$ 10	\$ 1	\$ 5	\$ 9	\$ 5	\$ 5	\$ 5	\$ 5	\$ 6
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER TO CAPITAL FUND	\$ 70,305	\$ 60,570	\$ 55,000	\$ 55,640	\$ 55,464	\$ (640)	\$ (464)	\$ 55,376	\$ 55,376	\$ 55,376	\$ 55,376
TOTAL EXPENDITURES BY CATEGORY	\$ 70,305	\$ 60,572	\$ 55,010	\$ 55,641	\$ 55,469	\$ (631)	\$ (459)	\$ 55,381	\$ 55,381	\$ 55,381	\$ 55,381
<b>EXPENDITURES BY PROGRAM</b>											
CONSERVATION TRUST RECREATION 0927	\$ 70,305	\$ 60,572	\$ 55,010	\$ 55,641	\$ 55,469	\$ (631)	\$ (459)	\$ 55,381	\$ 55,381	\$ 55,381	\$ 55,381
TOTAL EXPENDITURES BY PROGRAM	\$ 70,305	\$ 60,572	\$ 55,010	\$ 55,641	\$ 55,469	\$ (631)	\$ (459)	\$ 55,381	\$ 55,381	\$ 55,381	\$ 55,381
FUND BALANCE, DECEMBER 31	\$ 23,041	\$ 23,804	\$ 24,336	\$ 23,804	\$ 23,804			\$ 23,804	\$ 23,804	\$ 23,804	\$ 23,804
<b>RESTRICTION-</b>											
AVAILABLE FUND BALANCE, DECEMBER 31	\$ 23,041	\$ 23,804	\$ 24,336	\$ 23,804	\$ 23,804			\$ 23,804	\$ 23,804	\$ 23,804	\$ 23,804



## Garage Fund #010



This fund manages the fleet of vehicles and equipment needs for the Town. This fund receives a transfer of revenue from the Excise Tax Fund and an allocation from Enterprise Funds.

The objective is to achieve a fund balance of \$10M over a 5-year period.

Restrictions exist on this fund for the current value of fixed assets and remaining principal debt obligation for the leases on the EV bus batteries.



TOWN OF  
BRECKENRIDGE

# Memo

**To:** Town Council  
**From:** James Phelps, Director of Public Works  
Ken Hilt, Fleet Manager  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Garage Fund Budget Summary

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## Background

The Garage Fund includes the Fleet Division which is comprised of eight full-time employees. Priorities include safe garage operations; the purchasing and disposing of vehicles; assessing the addition of electric vehicles (EVs) to the fleet where possible to meet the Town's Sustainability Goals; the maintenance, repair, and compliance of vehicles; maintaining a parts inventory; operating fuel systems (diesel/gas and bus electric chargers); being environmental stewards by utilizing bulk product purchasing and recycling; continued education to stay current with industry standards; and operating within budget.

The Fleet Division's goal is to provide properly outfitted vehicles, replaced at ideal timeframes for cost and reliability, maintaining the Town's fleet to provide safe and reliably operating vehicles and equipment, and to operate safely.

Every year, Fleet budgets for the Garage Fund, compiling the vehicle purchase plan for approval of vehicles at their predetermined life cycle. The operation budget is developed and allocated amongst the 19 "Users" of Fleet services

## Fleet Department Budget Highlights

The 2025 Sale of Assets variance from budgeted is due to delayed purchases and deliveries of replacement vehicles. The Materials and Supplies variance from budget is multifaceted including costly bus repairs stemming from unreliability of the Town's fleet of five Proterra electric buses (two purchased in 2019 and three in 2023) resulting in the need to purchase three used buses in need of repairs to meet operational needs.

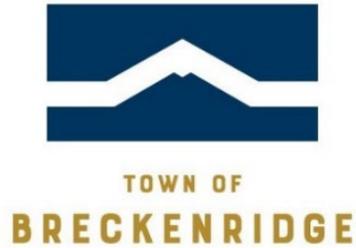
The 2026 Capital Expense budget is \$4,266,218. This represents a decrease of \$390,780 (8.39%) from 2025 budget and is a result of yearly fluctuations of vehicle life cycles. This 2026 proposed capital expense or vehicle purchase plan includes the purchase of ten electric vehicles, depending on availability. The proposed 2026 operations expense budget of \$2,911,682 is an increase of \$107,796 (3.85%) stemming from overall increased costs of parts and services experienced industry-wide.

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
GARAGE FUND #010 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 12,700,063	\$ 15,831,757	\$ 17,543,280	\$ 17,543,280	\$ 16,315,828	\$ -	\$ (1,227,452)	\$ 14,681,748	\$ 18,669,565	\$ 18,698,561	\$ 18,484,342
<b>REVENUES</b>											
ADMIN FEES	\$ 2,607	\$ 2,402	\$ 4,316	\$ 4,316	\$ 4,316	\$ -	\$ -	4,316	4,316	4,316	4,316
COST SHARING	\$ -	\$ -	\$ -	\$ -	\$ 18,500	\$ -	\$ 18,500				
GRANTS	\$ 1,947,447	\$ -	\$ -	\$ -	\$ 1,694,394	\$ -	\$ 1,694,394	1,694,394	1,694,394	2,541,591	
INTERNAL SERVICE REVENUE-CAPITAL	\$ 2,351,717	\$ 2,639,826	\$ 108,602	\$ 108,602	\$ 310,565	\$ -	\$ 201,963	132,340	70,897		
INTERNAL SERVICE REVENUE-OPS	\$ 2,001,603	\$ 2,203,198	\$ 2,691,082	\$ 2,691,082	\$ 2,716,221	\$ -	\$ 25,139	2,797,708	2,881,639	2,968,088	3,057,131
INVESTMENT INCOME	\$ 376,573	\$ 518,538	\$ 372,883	\$ 472,365	\$ 345,298	\$ 99,482	\$ (27,585)	280,985	280,985	280,985	280,985
OTHER FINANCING SOURCES	\$ 109,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
RECOVERIES, REIMBURSEMENT, CONTRIBUTIONS	\$ 148,545	\$ 200,593	\$ 191,103	\$ 212,171	\$ 192,026	\$ 21,068	\$ 923	206,611	211,250	216,027	220,948
REFUND OF EXPENDITURES	\$ -	\$ 193	\$ -	\$ 9,650	\$ 5,000	\$ 9,650	\$ 5,000				
SALE OF ASSETS	\$ 66,755	\$ 268,346	\$ 893,500	\$ 250,000	\$ 256,000	\$ (643,500)	\$ (637,500)				
SHOP USE FEES	\$ 1,005	\$ 1,412	\$ 1,500	\$ 1,000	\$ 1,500	\$ (500)	\$ -	1,500	1,500	1,500	1,500
WARRANTY REIMBURSEMENT	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
TRANSFER FROM EXCISE TAX FUND	\$ -	\$ -	\$ 2,000,000	\$ 2,000,000	\$ -	\$ -	\$ (2,000,000)	7,000,000	2,500,000	4,000,000	3,500,000
<b>TOTAL REVENUES</b>	<b>\$ 7,006,155</b>	<b>\$ 5,834,508</b>	<b>\$ 6,262,986</b>	<b>\$ 5,749,186</b>	<b>\$ 5,543,820</b>	<b>\$ (513,800)</b>	<b>\$ (719,166)</b>	<b>\$ 12,117,854</b>	<b>\$ 7,644,981</b>	<b>\$ 10,012,507</b>	<b>\$ 7,064,880</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 19,706,218</b>	<b>\$ 21,666,264</b>	<b>\$ 23,806,266</b>	<b>\$ 23,292,466</b>	<b>\$ 21,859,648</b>	<b>\$ (513,800)</b>	<b>\$ (1,946,618)</b>	<b>\$ 26,799,602</b>	<b>\$ 26,314,546</b>	<b>\$ 28,711,068</b>	<b>\$ 25,549,222</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ 696,705	\$ 811,016	\$ 1,006,490	\$ 961,376	\$ 1,024,284	\$ 45,114	\$ (17,794)	\$ 1,063,466	\$ 1,137,849	\$ 1,180,633	\$ 1,242,063
MATERIALS & SUPPLIES	\$ 919,607	\$ 1,173,659	\$ 1,249,959	\$ 1,384,676	\$ 1,258,494	\$ (134,717)	\$ (8,535)	\$ 1,296,249	\$ 1,335,136	\$ 1,375,190	\$ 1,416,446
CHARGES FOR SERVICES	\$ 296,514	\$ 412,201	\$ 366,522	\$ 311,895	\$ 406,747	\$ 54,627	\$ (40,225)	\$ 418,059	\$ 429,737	\$ 441,792	\$ 454,237
MINOR CAPITAL	\$ -	\$ -	\$ 4,595,894	\$ 4,070,101	\$ 4,210,941	\$ 525,793	\$ 384,953	\$ 5,074,274	\$ 4,434,847	\$ 6,950,392	\$ 3,650,542
FIXED CHARGES	\$ 1,862,241	\$ 1,611,414	\$ 132,357	\$ 138,928	\$ 163,675	\$ (6,571)	\$ (31,318)	\$ 168,601	\$ 173,659	\$ 178,868	\$ 184,235
DEBT SERVICES	\$ 45,156	\$ 61,856	\$ 61,104	\$ 61,104	\$ 55,277	\$ -	\$ 5,827	\$ 49,152	\$ 42,713	\$ 35,945	\$ 28,830
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
ALLOCATION	\$ 54,239	\$ 52,839	\$ 48,558	\$ 48,558	\$ 58,482	\$ -	\$ (9,924)	\$ 60,236	\$ 62,044	\$ 63,905	\$ 65,822
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 3,874,462</b>	<b>\$ 4,122,984</b>	<b>\$ 7,460,884</b>	<b>\$ 6,976,638</b>	<b>\$ 7,177,900</b>	<b>\$ 484,246</b>	<b>\$ 282,984</b>	<b>\$ 8,130,037</b>	<b>\$ 7,615,985</b>	<b>\$ 10,226,726</b>	<b>\$ 7,042,175</b>
<b>EXPENDITURES BY PROGRAM</b>											
GARAGE OPERATIONS 1742	\$ 1,987,944	\$ 2,464,429	\$ 2,803,886	\$ 2,845,433	\$ 2,911,682	\$ (41,547)	\$ (107,796)	\$ 3,006,611	\$ 3,138,425	\$ 3,240,389	\$ 3,362,803
GARAGE CAPITAL 1743	\$ 1,886,518	\$ 1,658,555	\$ 4,656,998	\$ 4,131,205	\$ 4,266,218	\$ 525,793	\$ 390,780	\$ 5,123,426	\$ 4,477,560	\$ 6,986,337	\$ 3,679,372
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 3,874,462</b>	<b>\$ 4,122,984</b>	<b>\$ 7,460,884</b>	<b>\$ 6,976,638</b>	<b>\$ 7,177,900</b>	<b>\$ 484,246</b>	<b>\$ 282,984</b>	<b>\$ 8,130,037</b>	<b>\$ 7,615,985</b>	<b>\$ 10,226,726</b>	<b>\$ 7,042,175</b>
<b>FUND BALANCE, DECEMBER 31</b>											
	\$ 15,831,757	\$ 17,543,280	\$ 16,345,382	\$ 16,315,828	\$ 14,681,748			\$ 18,669,565	\$ 18,698,561	\$ 18,484,342	\$ 18,507,047
<b>RESTRICTION-FIXED ASSETS</b>											
RESTRICTION-EV BUS BATTERY LEASE	\$ 8,608,914	\$ 9,316,892	\$ 8,608,914	\$ 8,608,914	\$ 8,608,914			\$ 8,608,914	\$ 8,608,914	\$ 8,608,914	\$ 8,608,914
		\$ 871,997	\$ 1,102,876	\$ 1,102,876	\$ 983,153			\$ 857,304	\$ 725,017	\$ 585,961	\$ 439,792
<b>AVAILABLE FUND BALANCE, DECEMBER 31</b>	<b>\$ 7,222,843</b>	<b>\$ 7,354,391</b>	<b>\$ 6,633,592</b>	<b>\$ 6,604,038</b>	<b>\$ 5,089,681</b>			<b>\$ 9,203,347</b>	<b>\$ 9,364,630</b>	<b>\$ 9,289,467</b>	<b>\$ 9,458,341</b>
<b>FTE</b>											
Full Time Regular Staff	7.00	7.00	8.36	8.36	8.36			8.36	8.36	8.36	8.36
Part Time/Seasonal Staff	7.00	7.00	8.00	8.00	8.00			8.00	8.00	8.00	8.00
			0.36	0.36	0.36			0.36	0.36	0.36	0.36

Garage (Expensed to Garage Fund)								
	2025 Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
Gillig 35		1,300,635						1,300,635
Gillig 35		1,300,635						1,300,635
GMC K3500 Reg Cab 4x4 10' Dump		98,646						98,646
Loader 644		396,276						396,276
Polaris Ranger		32,186						32,186
Sullivan Air Compressor D185Q		50,093						50,093
Landa Steamer Press Wash, Model-SLT8-30324E		25,000						25,000
Doosan GC Forklift		37,000						37,000
JD 244L Mini Loader		161,085						161,085
Canny Com BFP602HBDPUS Rubber Track Wheel Barrow		9,526						9,526
Lift Koni SET 2 Koni ST-1082 F		70,000						70,000
Lift Koni SET 3 Koni ST-1082 F		70,000						70,000
Olympia		214,857						214,857
Monroe Plow retrofit for 3121 - 3124 Plow new to fleet		37,000						37,000
Lift Bay 8 PKS PK-16		17,000						17,000
Scorpion ii tl-3 trailer attenuator-new to fleet		45,000						45,000
Chevy K2500		65,487						65,487
Chev Tahoe (upfit)		26,000						26,000
Ford F150 ext cab		62,180						62,180
Ford F150 Liftgate		62,335						62,335
Ford Escape		40,000						40,000
Ford Escape SE		40,000						40,000
Chevy Silverado 2500		50,000						50,000
Proterra 35			1,402,334					1,402,334
Proterra 35			1,402,334					1,402,334
Sullivan Air Compressor D185Q			54,365					54,365
JD 644P Std Lift Loader			453,493					453,493
Sno Go MP3 Hyd Snowblower			283,637					283,637
Canny Com BFP 602HB			9,662					9,662
Solar Tech Message Board MB-24-318			30,135					30,135
WS Plow 4700SA			323,941					323,941
Prinith Husky Snowcat			374,704					374,704
Gem Electric			47,421					47,421
Dodge Dakota			65,256					65,256
Chevy Tahoe			74,081					74,081
Ford Interceptor Util Hybrid			65,845					65,845
Toyota Prius			44,481					44,481
Ford F150 4x2 Reg Cab 6.75 box			65,893					65,893
Ford F150 4x2 Reg Cab 6.75 box			65,893					65,893
Ford F150			65,323					65,323
Chevy K3500			49,337					49,337
GMC Sierra			71,237					71,237
Ford F250			71,237					71,237
Jeep Cherokee			53,663					53,663
Gillig 29				1,507,223				1,507,223
Gillig 29				1,507,181				1,507,181
John Deere 644X Hybrid Wheel Loader				442,152				442,152
ATV Ranger 570 w/tracks				25,355				25,355
Bobcat E-50 Mini Ex				105,772				105,772
Toro Zero Turn Deck Mower				13,377				13,377
Tire Balancer Bay 8 Hunter SWT10				13,076				13,076
Tire Changer Bay 8 Hunter TCX56W				18,897				18,897
Multihog CX75				226,775				226,775
Multihog CX75				226,548				226,548
Chevy Bolt				48,702				48,702
Chevy 2500				70,230				70,230
Ford F150				44,631				44,631
Ford Econoline 15-Pax Van (E-350)				54,585				54,585
Ford Econoline 15-Pax Van (E-350)				54,585				54,585
Chevy K2500				75,759				75,759
Gillig 29 Trolley					1,498,956			1,498,956
Eldo 35					1,493,478			1,493,478
Proterra ZX5+					1,517,743			1,517,743
WS Plow 4700SA					353,752			353,752
JD 772GP Grader					513,028			513,028
John Deere 315 Skid Steer (Ghost)					83,144			83,144
Cat 226DSkid Steer					118,504			118,504
Trackless MT7 Sidewalk Plow					234,520			234,520
Sno Go PB3000H					297,512			297,512
GEM, Model - ELXD					47,368			47,368
Ford Lightning EV					71,237			71,237
Chevy Bolt					48,702			48,702
Chevy K1500 Short Box w/ Plow					50,090			50,090
Ford F150					47,793			47,793
Ford F250 4x4					60,094			60,094
Ford F250 4x4 service body					73,344			73,344
Ford F250 4x4 service body					73,344			73,344
Chev Tahoe					89,039			89,039
Chev Tahoe					85,213			85,213
Ford Interceptor Util Hybrid					70,690			70,690
Chev Tahoe					77,830			77,830
Toyota Prius					45,013			45,013
Eldo 32						1,364,201		1,364,201
Eldo 32						1,364,840		1,364,840
Ski Doo Skandic 900 SWT						18,246		18,246
Superior Trailer						10,176		10,176
Daewoo G25P-3 Forklift (shared)						27,644		27,644
Ford F250 Reg Cab 4x4 W/Nox Weed Tank						68,965		68,965
Ford F250 Reg Cab 4x4 Service Body						75,096		75,096
Ford F250 Reg Cab 4x4 Service Body						75,096		75,096
Ford F250 Super cab						60,572		60,572
Chevy K1500						57,145		57,145
Ford F150 Lightning						63,271		63,271
Ford Utility Police Interceptor						36,570		36,570
Ford Utility Police Interceptor						71,374		71,374
Ford Explorer						70,374		70,374
Ford F150 Lightning						96,739		96,739
Chev Silverado 1500						91,642		91,642
Ford C-MAX Hybrid						44,114		44,114
Chev Bolt						54,476		54,476
<b>Total</b>		<b>4,210,941</b>	<b>5,074,274</b>	<b>4,434,847</b>	<b>6,950,392</b>	<b>3,650,541</b>	<b>0</b>	<b>24,320,995</b>



## Information Technology Fund #011



This fund manages the software, hardware and contractual relationships of the Town's information technology needs. An allocation expense from each department is determined based on their specific needs.

The objective is to maintain a fund balance of \$1M.

Restrictions exist on this fund for the current value of fixed assets.



# Memo

**To:** Town Council  
**From:** Chris Luberto, Director of Information Technology  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Information Technology (IT) Fund Budget Summary

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## Background

The Information Technology (IT) Department is a three-person team that manages the Town's technology infrastructure, cybersecurity, telecommunications, audio-visual, and user support systems. The department plays a critical role in maintaining core systems, protecting essential infrastructure, and enabling staff efficiency across all operations. It oversees servers, networks, and storage with 99% uptime, connecting more than 45 sites. The servers host 50 of 72 software applications that support Town operations, and all systems are regularly backed up to ensure security and continuity.

The team operates a help desk that resolves more than 1,800 tickets annually with a 100% satisfaction rating and provides training and responsive support to all departments. IT also manages collaboration platforms and strengthens cybersecurity through secure access, system upgrades, and staff training. In addition, the department leads short and long-term planning, network design, and system repairs while advising departments on hardware, software, and information system requirements. Through technical expertise, strong customer service, and innovation, IT delivers secure and reliable solutions that safeguard public services and advance the Town's strategic goals.

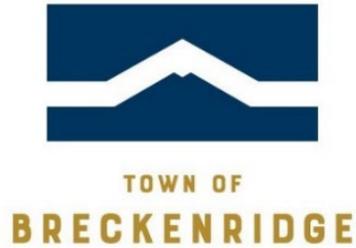
## IT Department Budget Highlights

The proposed 2026 expense budget is \$2,291,738, a decrease of \$28,138 (1.2%) from the 2025 budget. This reduction is primarily due to a significant decrease in consulting services, which declined from \$217,000 in 2025 to \$133,000 in 2026, reflecting a more efficient use of internal resources and targeted external support. Additional savings were achieved through the consolidation and decommissioning of telecommunications services made possible by the Town's Fiber 9600 project.

At the same time, industry trends continue to shift away from hosted applications toward cloud-based platforms. The Town currently relies on 72 software applications across all departments, representing \$1,047,000, or about 46% of the IT budget. While the 2026 budget reflects targeted reductions, IT operational costs typically increase each year due to rising software licensing fees, enhanced cybersecurity requirements, and the need to support more advanced digital services.

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
INFORMATION TECHNOLOGY FUND #011 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 1,385,409	\$ 1,721,817	\$ 1,548,229	\$ 1,548,229	\$ 1,577,239	\$ -	\$ 29,010	\$ 1,561,340	\$ 1,521,687	\$ 1,466,995	\$ 1,408,874
<b>REVENUES</b>											
GRANTS	\$ -	\$ -	\$ -	\$ 20,900	\$ 15,400	\$ 20,900	\$ 15,400				
INTERNAL SERVICE REVENUE	\$ 1,661,777	\$ 2,009,129	\$ 2,187,831	\$ 2,187,831	\$ 2,229,966	\$ -	\$ 42,135	\$ 2,296,865	\$ 2,365,771	\$ 2,436,744	\$ 2,509,846
INVESTMENT INCOME	\$ 35,804	\$ 56,406	\$ 40,553	\$ 41,687	\$ 30,473	\$ 1,134	\$ (10,080)	\$ 24,798	\$ 24,798	\$ 24,798	\$ 24,798
REFUND OF EXPENDITURES	\$ 1,721	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>TOTAL REVENUES</b>	<b>\$ 1,699,302</b>	<b>\$ 2,065,535</b>	<b>\$ 2,228,384</b>	<b>\$ 2,250,418</b>	<b>\$ 2,275,839</b>	<b>\$ 1,134</b>	<b>\$ 32,055</b>	<b>\$ 2,321,662</b>	<b>\$ 2,390,568</b>	<b>\$ 2,461,542</b>	<b>\$ 2,534,644</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 3,084,711</b>	<b>\$ 3,787,352</b>	<b>\$ 3,776,613</b>	<b>\$ 3,798,647</b>	<b>\$ 3,853,078</b>	<b>\$ 1,134</b>	<b>\$ 61,065</b>	<b>\$ 3,883,003</b>	<b>\$ 3,912,255</b>	<b>\$ 3,928,537</b>	<b>\$ 3,943,518</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ 409,528	\$ 432,613	\$ 464,071	\$ 459,102	\$ 479,459	\$ 4,969	\$ (15,388)	\$ 498,626	\$ 530,653	\$ 551,582	\$ 579,452
MATERIALS & SUPPLIES	\$ 710,666	\$ 1,251,281	\$ 1,426,217	\$ 1,402,123	\$ 1,506,432	\$ 24,094	\$ (80,215)	\$ 1,551,625	\$ 1,598,174	\$ 1,646,119	\$ 1,695,502
CHARGES FOR SERVICES	\$ 160,378	\$ 186,791	\$ 419,308	\$ 349,488	\$ 294,600	\$ 69,820	\$ 124,708	\$ 299,473	\$ 304,492	\$ 309,663	\$ 314,991
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 75,021	\$ 81,093	\$ 8,391	\$ 8,806	\$ 9,158	\$ (415)	\$ (767)	\$ 9,441	\$ 9,724	\$ 10,016	\$ 10,316
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ 7,301	\$ 7,345	\$ 1,889	\$ 1,889	\$ 2,089	\$ -	\$ (200)	\$ 2,152	\$ 2,216	\$ 2,283	\$ 2,351
TRANSFER TO PARKING & TRANSPORTATION FUND	\$ -	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 1,362,894</b>	<b>\$ 2,239,123</b>	<b>\$ 2,319,876</b>	<b>\$ 2,221,408</b>	<b>\$ 2,291,738</b>	<b>\$ 98,468</b>	<b>\$ 28,138</b>	<b>\$ 2,361,316</b>	<b>\$ 2,445,260</b>	<b>\$ 2,519,663</b>	<b>\$ 2,602,613</b>
<b>EXPENDITURES BY PROGRAM</b>											
IT OPERATIONS 1464	\$ 1,362,894	\$ 2,239,123	\$ 2,319,876	\$ 2,221,408	\$ 2,291,738	\$ 98,468	\$ 28,138	\$ 2,361,316	\$ 2,445,260	\$ 2,519,663	\$ 2,602,613
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 1,362,894</b>	<b>\$ 2,239,123</b>	<b>\$ 2,319,876</b>	<b>\$ 2,221,408</b>	<b>\$ 2,291,738</b>	<b>\$ 98,468</b>	<b>\$ 28,138</b>	<b>\$ 2,361,316</b>	<b>\$ 2,445,260</b>	<b>\$ 2,519,663</b>	<b>\$ 2,602,613</b>
FUND BALANCE, DECEMBER 31	\$ 1,721,817	\$ 1,548,229	\$ 1,456,737	\$ 1,577,239	\$ 1,561,340			\$ 1,521,687	\$ 1,466,995	\$ 1,408,874	\$ 1,340,905
RESTRICTION-FIXED ASSETS	\$ 184,444	\$ 111,903	\$ 179,565	\$ 111,903	\$ 111,903			\$ 111,903	\$ 111,903	\$ 111,903	\$ 111,903
AVAILABLE FUND BALANCE, DECEMBER 31	\$ 1,537,373	\$ 1,436,326	\$ 1,277,172	\$ 1,465,336	\$ 1,449,437			\$ 1,409,784	\$ 1,355,092	\$ 1,296,971	\$ 1,229,002
FTE	3.00	3.00	3.00	3.00	3.00			3.00	3.00	3.00	3.00
Full Time Regular Staff	3.00	3.00	3.00	3.00	3.00			3.00	3.00	3.00	3.00



## Facilities Fund #012



This fund manages the repairs, maintenance and capital improvements for Town operated buildings and facilities. This fund receives a transfer of revenue from the Excise Tax Fund and an allocation from Enterprise Funds.

The objective is to maintain a fund balance of \$5M over a 5-year period.

Restrictions exist on this fund for the current value of fixed assets.



TOWN OF  
BRECKENRIDGE

# Memo

**To:** Town Council  
**From:** James Phelps, Director of Public Works  
Matt Pellant, Facilities Manager  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Facilities Fund Budget Summary

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## Background

The Facilities Division is comprised of eleven full-time employees that maintain over 700,000 square feet of building space throughout Town. Buildings maintained by our division include the Recreation Center, Town Hall, Riverwalk Center, Police Facility, Stephen C. West Ice Arena, Carter Park, Kingdom Park, River Park, Golf Course Clubhouse and Maintenance Facility, Breckenridge Transfer Station, Public Works Shops, Arts District Buildings, Welcome Center, Parking Structure, Tennis Facility, BGVCC/Library, numerous Town-owned historic buildings, bus stops, storage buildings, and public restrooms. The Facilities Division is staffed seven days a week, 365 days per year, and is on-call 24/7.

Most of the maintenance work completed in Town is performed in-house by Facilities staff. This list of tasks includes HVAC and boiler work, plumbing, minor electrical repairs, carpentry, pump and motor repairs, carpeting, painting, and small remodel jobs. Staff manage a comprehensive preventative maintenance program, conduct daily building checks, complete scheduled equipment/building repairs, and perform emergency repairs as needed.

## Facilities Fund Budget Highlights

During the budget process, the decision was made to move the Facilities Department budget (previously located within Public Works) to the Facilities Fund to show all Facilities-related costs under one budget. The Facilities Fund will now be the home for rental income, personnel costs, day-to-day operations and repair costs, and utility costs to accompany the long-term replacement of more costly building systems and components. The Facilities Fund proforma shows the planned replacement of these components in a 30+ year forecast.

The proposed 2026 expense budget is \$5,329,623 and includes \$2,269,631 of projects from the proforma. Some of the projects slated for 2026 include access control upgrade/replacement, HVAC updates, roofing projects, pool filter system updates, and flooring replacement. These projects will take place in the Arts District, BGVCC, Professional Building, Public Works, Police Facility, Recreation Center, Riverwalk, and Tennis Center. Other budgetary items of note include \$30,000 for Dark Sky compliance and \$50,000 towards ADA compliance projects on Town buildings.

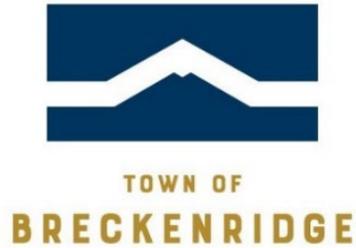
**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
FACILITIES FUND #012 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 4,974,945	\$ 5,633,580	\$ 6,840,372	\$ 6,840,372	\$ 8,531,093	\$ -	\$ 1,690,721	\$ 4,118,961	\$ 5,605,595	\$ 5,679,410	\$ 6,274,228
<b>REVENUES</b>											
BRECK CREATES	\$ -	\$ 168,709	\$ 382,568	\$ 382,568	\$ 499,375	\$ -	\$ 116,807	\$ 333,535	\$ 275,004	\$ 238,699	\$ 214,347
INSURANCE RECOVERIES	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ -
INTERNAL SERVICE REVENUE	\$ 1,117,311	\$ 967,363	\$ 49,944	\$ 49,944	\$ -	\$ -	\$ (49,944)	\$ -	\$ -	\$ -	\$ -
INVESTMENT INCOME	\$ 147,514	\$ 185,722	\$ 132,686	\$ 184,182	\$ 134,637	\$ 51,496	\$ 1,951	\$ 109,560	\$ 109,560	\$ 109,560	\$ 109,560
RENTAL INCOME	\$ -	\$ -	\$ -	\$ -	\$ 173,979	\$ -	\$ 173,979	\$ 179,198	\$ 184,574	\$ 190,112	\$ 195,815
SALE OF ASSETS	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM CAPITAL FUND	\$ -	\$ 366,943	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM EXCISE TAX FUND	\$ -	\$ -	\$ 3,000,000	\$ 3,000,000	\$ -	\$ -	\$ (3,000,000)	\$ 6,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
TRANSFER FROM GENERAL FUND	\$ -	\$ -	\$ -	\$ -	\$ 48,000	\$ -	\$ 48,000	\$ 48,000	\$ 48,000	\$ 48,000	\$ 48,000
TRANSFER FROM PARKING & TRANSPORTATION FUND	\$ -	\$ -	\$ -	\$ -	\$ 36,500	\$ -	\$ 36,500	\$ 36,500	\$ 36,500	\$ 36,500	\$ 36,500
TRANSFER FROM SUSTAINABILITY FUND	\$ -	\$ -	\$ 133,056	\$ 133,056	\$ -	\$ -	\$ (133,056)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 1,266,825</b>	<b>\$ 1,688,737</b>	<b>\$ 3,698,254</b>	<b>\$ 3,749,750</b>	<b>\$ 917,491</b>	<b>\$ 51,496</b>	<b>\$ (2,780,763)</b>	<b>\$ 6,706,793</b>	<b>\$ 4,653,638</b>	<b>\$ 4,622,871</b>	<b>\$ 4,604,222</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 6,241,769</b>	<b>\$ 7,322,317</b>	<b>\$ 10,538,626</b>	<b>\$ 10,590,122</b>	<b>\$ 9,448,584</b>	<b>\$ 51,496</b>	<b>\$ (1,090,042)</b>	<b>\$ 10,825,755</b>	<b>\$ 10,259,233</b>	<b>\$ 10,302,280</b>	<b>\$ 10,878,450</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ 1,358,380	\$ -	\$ (1,358,380)	\$ 1,410,653	\$ 1,509,260	\$ 1,566,324	\$ 1,647,955
MATERIALS & SUPPLIES	\$ 112,622	\$ 58,592	\$ 357,235	\$ 273,000	\$ 189,297	\$ 84,235	\$ 167,938	\$ 194,976	\$ 200,825	\$ 206,850	\$ 213,055
CHARGES FOR SERVICES	\$ 482,780	\$ 81,737	\$ 691,897	\$ 407,445	\$ 1,738,594	\$ 284,452	\$ (1,046,697)	\$ 1,792,601	\$ 1,848,316	\$ 1,905,792	\$ 1,965,086
MINOR CAPITAL	\$ -	\$ -	\$ 1,587,386	\$ 1,378,584	\$ 1,748,339	\$ 208,802	\$ (160,953)	\$ 1,518,005	\$ 708,380	\$ 26,654	\$ 369,799
FIXED CHARGES	\$ 12,787	\$ -	\$ -	\$ -	\$ 122,173	\$ -	\$ (122,173)	\$ 125,899	\$ 129,676	\$ 133,566	\$ 137,573
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ -	\$ -	\$ -	\$ -	\$ 172,840	\$ -	\$ (172,840)	\$ 178,025	\$ 183,366	\$ 188,867	\$ 194,533
TRANSFER TO GOLF FUND	\$ -	\$ 174,703	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER TO UTILITY FUND	\$ -	\$ 166,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 608,189</b>	<b>\$ 481,945</b>	<b>\$ 2,636,518</b>	<b>\$ 2,059,029</b>	<b>\$ 5,329,623</b>	<b>\$ 577,489</b>	<b>\$ (2,693,105)</b>	<b>\$ 5,220,160</b>	<b>\$ 4,579,823</b>	<b>\$ 4,028,053</b>	<b>\$ 4,528,002</b>
<b>EXPENDITURES BY PROGRAM</b>											
FACILITIES MAINTENANCE 1732	\$ 608,189	\$ 481,945	\$ 2,636,518	\$ 2,059,029	\$ 5,329,623	\$ 577,489	\$ (2,693,105)	\$ 5,220,160	\$ 4,579,823	\$ 4,028,053	\$ 4,528,002
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 608,189</b>	<b>\$ 481,945</b>	<b>\$ 2,636,518</b>	<b>\$ 2,059,029</b>	<b>\$ 5,329,623</b>	<b>\$ 577,489</b>	<b>\$ (2,693,105)</b>	<b>\$ 5,220,160</b>	<b>\$ 4,579,823</b>	<b>\$ 4,028,053</b>	<b>\$ 4,528,002</b>
<b>FUND BALANCE, DECEMBER 31</b>	<b>\$ 5,633,580</b>	<b>\$ 6,840,372</b>	<b>\$ 7,902,108</b>	<b>\$ 8,531,093</b>	<b>\$ 4,118,961</b>			<b>\$ 5,605,595</b>	<b>\$ 5,679,410</b>	<b>\$ 6,274,228</b>	<b>\$ 6,350,448</b>
RESTRICTION-FIXED ASSETS	\$ 198,037	\$ -	\$ -	\$ -	\$ -						
RESTRICTION-EV FACILITY UPGRADES	\$ -	\$ 366,000	\$ 500,000	\$ -	\$ -						
<b>AVAILABLE FUND BALANCE, DECEMBER 31</b>	<b>\$ 5,435,542</b>	<b>\$ 6,474,372</b>	<b>\$ 7,402,108</b>	<b>\$ 8,531,093</b>	<b>\$ 4,118,961</b>			<b>\$ 5,605,595</b>	<b>\$ 5,679,410</b>	<b>\$ 6,274,228</b>	<b>\$ 6,350,448</b>
FTE	0.00	0.00	0.00	0.00	11.00			11.00	11.00	11.00	11.00
Full Time Regular Staff					11.00			11.00	11.00	11.00	11.00

## Facilities Projects (Expensed to Facilities Fund)

	2025 Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
All Town buildings-Access Controls		300,000						300,000
Arts-BGVCC Speakeasy-Sound/Projector		128,781						128,781
Arts-BGVCC Speakeasy-Access Controls		2,516						2,516
Arts-Campus-Access Controls		44,407						44,407
Arts-Robert Whyte-Carpet		2,664						2,664
BGVCC-Electronic Access Control		53,289						53,289
Breck Prof Building-HVAC		400,000						400,000
Breck Prof Building-Access Controls		100,000						100,000
Carter Museum-Wood shingles		16,217						16,217
Carter Park-Boiler/Heat		17,839						17,839
Parking/Fleet-Large		55,874						55,874
Police-Cooling Unit - small		32,867						32,867
Police-HVAC motor		7,888						7,888
Public Works-Siding PW South Barn		40,000						40,000
PW TLP/Utility-Carpet		27,990						27,990
Rec Center-AHU3		197,304						197,304
Rec Center-Painting		62,606						62,606
Rec Center-Cardio roof		106,633						106,633
Rec Center-Pump - pool		48,698						48,698
Rec Center-Carpet		21,218						21,218
Rec Center-Filter replacement		150,000						150,000
Riverwalk-HVAC motor - AHU's		6,798						6,798
Riverwalk-Carpet		42,309						42,309
Streets-Metal		200,000						200,000
Streets/Facilities-Metal		50,000						50,000
Streets/Parks/Utility-Large		46,014						46,014
Tennis-Carpet		4,451						4,451
Town Hall-Carpet		103,267						103,267
Arts-Backstage Theater-Carpet			17,393					17,393
Arts-Burro Barn-Painting			2,278					2,278
Arts-Fuqua-Painting			3,669					3,669
Arts-Little Red Shed-Painting			1,645					1,645
Arts-Quandary-Painting/Chinking			4,049					4,049
Arts-Robert Whyte-Painting			6,580					6,580
Ice Indoor-HVAC motor			12,796					12,796
Ice Indoor-Pump			22,660					22,660
Ice Indoor-Dasher Boards			230,669					230,669
Ice Indoor-Pump			33,270					33,270
Ice Indoor-Chiller			750,000					750,000
Ice Indoor-Hot water exchanger			11,394					11,394
Rec Center-Gym translucent light			168,261					168,261
Rec Center-indoor running track			22,572					22,572
Rec Center-locker room remodel			193,695					193,695
Riverwalk-Domestic hot water heater			7,024					7,024
Riverwalk-Exterior Painting			20,075					20,075
Valley Brook-Painting			9,977					9,977
Ice Indoor-Painting				44,286				44,286
Police-Carpet				37,746				37,746
Riverwalk-Metal				209,143				209,143
Riverwalk-Translucent light				42,727				42,727
Riverwalk-Door - large Glass				65,734				65,734
Riverwalk-Projector				162,739				162,739
Town Hall-Metal				146,005				146,005
Riverwalk-LVT					26,654			26,654
Arts-Backstage Theater-Painting						14,045		14,045
Arts-Old Masonic-Painting						3,290		3,290
Arts-Randall Barn-Painting						3,290		3,290
Breck station-HVAC Motor						4,799		4,799
Ice Indoor-Boiler/Heat						158,926		158,926
Parking Garage-Painting						54,743		54,743
Parking/Fleet-Large						23,007		23,007
Rec Center-Flat EPDM Phase 1						107,700		107,700
<b>Total</b>	<b>0</b>	<b>2,269,631</b>	<b>1,518,005</b>	<b>708,380</b>	<b>26,654</b>	<b>369,799</b>	<b>0</b>	<b>4,892,469</b>



## Special Projects Fund #013



This fund receives revenue from the Excise Tax Fund in addition to a small revenue amount from the Open Space Fund.

Breck Create and Breck History are the main expense programs funded. These two entities are non-profit partner organizations of the Town. The Town supports these organizations by funding their capital improvement and operational needs.

The goal is to keep a minimal fund balance at year end.



# Memo

**To:** Town Council  
**From:** Peyton Rogers, Executive Administration Assistant  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Special Projects Budget Summary

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## Background

The Grants Expenditures consist of the annual non-profit Town of Breckenridge Grants Program, the funding for the three arts organizations, and the Summit High School Scholarship Program.

The annual non-profit Grants Program awards funding to organizations who submit grant applications requesting funding for multiple reasons, including capital, marketing, athlete scholarships, general support, and many others. The Grants Committee, comprised of two Council Members, review the grant applications for the final decision on what may or may not be awarded to the organizations.

Breckenridge Backstage Theater, Breckenridge Film Festival, and National Repertory Orchestra are provided annual funding from this cost center as well.

The Summit High School Scholarship Program provides college scholarships to graduating seniors who live in the Upper Blue Basin, as well as meet other criteria. The Scholarship Committee, comprised of two Council Members, review all applications and award scholarships to the graduates, which are then paid directly to the college/university the student decides to attend.

Per Town Council direction, New Year's Eve fireworks were brought back into the budget in 2024. The Town contracts with Western Enterprises, Inc. for production of the show and partners with the Breckenridge Ski Resort on the site from which the fireworks are launched.

## Grants Expenditures Budget Highlights

In 2025, the Town returned to the previous method of funding the three noted arts organizations separate from the standard grant process. This change resulted in an overage of \$195,000. In 2026, grant expenses will be divided into two separate accounts to provide greater visibility into arts organizations funding.

No changes are proposed in the budget for the High School Scholarship Program.

The proposed budget reflects a 20% increase in the cost of the fireworks for December 31<sup>st</sup>, 2026, as well as the labor of a licensed pyrotechnic, delivery to the site on the ski resort, and other costs associated with the production of the New Year's Eve fireworks show.

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

# BRECK CREATE

October 7, 2025

TO: Mayor Owens + Town Council  
FR: Tamara Nuzzaci Park  
RE: FY25 Budget + Town Funding Request

Per the two-year plan endorsed by Council in October 2023, the enclosed BCA 2026 Base Case Budget reflects a Town investment of \$2,209,409, which is a 4% increase over the 2025 grant adjusted for facility costs repaid to the Town.

**Point of Reference: Base Case Operating / Town Grant Change 2019 to 2025**  
**Average annual rate of 2.4%**

2019		2025	
\$2,534,000	Total Actual Revenues	\$3,680,000	Total Projected Revenues
\$2,013,000	Town Grant excl. WAVE	\$2,507,000	Town Grant excl. SPARK
\$1,846,000	Net of Facilities Repayment	\$2,124,000	Net of Facilities Repayment
<b>73%</b>	<b>Net Grant of Total BCA</b>	<b>57%</b>	<b>Net Grant of Total BCA</b>

Available reserves have been used to minimize the Town grant by absorbing operating losses, and to fund Precious Plastics start up, a new website, a new accounting and reporting system and preliminary work on the Cultural Master Plan.

**Fixed expense assumptions**

Town funds all fixed facility operating costs  
Town funds all required capital improvements

**Variable expense assumptions**

Maintain Core Programs through 2026 (See Reference Notes) with the following changes:

1. CONDENSE: BIFA to 4 days; move trail installations to June/explore Sculpture Park
2. ADD: Regular Winter Second Saturdays/Campus Crawl (4)
3. ADD: Regular Summer AirStage Après/Farmers Market dates (6+)
4. ADD: Drone Show coordination, 150/250 Public Art, July 4 Weekend Program
5. SHIFT: DDM/Latin Festival to seasonal community event series
6. PILOT: Mountaintop Children’s Museum OMH Exhibition Collaboration
7. ADOPT: Precious Plastic as Core Program
8. HOLD: No increase to Event Services rates

**What’s NOT included in BCA’s base case budget**

No popular entertainment; continue “Open Room” model for Riverwalk  
No Colorado/Front-Range Arts District promotion/campaign  
No big “destination” art follow-up (i.e. WAVE / SPARK)

## **Funding & Operating Decisions**

Informed by community conversations, the Arts & Culture Survey, and the recent “Meeting of the Minds” business gatherings, enclosed is a list of near-term funding decisions that BCA anticipates will be required prior to completion of the Cultural Master Plan.

## **Longterm View**

Assuming Town grant increases similar to recent years (4%), operating losses for base operations will approximate \$150,000 annually, exhausting estimated available reserves at 12/31/25 of \$551,000 by FY28. Thereafter, either the Town would need to work with Breck Create to reduce services/programs, increase facility user chargebacks or increase the grant to balance the budget. Any use of available reserves to fund specific projects in the near term would accelerate the need for greater base operations.

## **Reference Notes:**

### **2026 Core Programs:**

Arts District (Direct Costs Primarily Supported by Town)

Fine Art + Craft Curriculum (incl Precious Plastic)

Old Masonic Hall Exhibitions

Teaching Artist + Local Artists in Residence

Special Events: Jul 4, AirStage Après, Handmade Holiday, Town Party

Community Access Grant Program for In-Kind Facility Usage

Public Art (Direct Costs Primarily Supported by Town)

Festivals (Direct Costs Primarily Supported by Earned, Contributions, Reserves)

Breckenridge International Festival of Arts (BIFA)

Community (Direct Costs Fully Supported by Contributions)

Día de Muertos/Latin Festival

Off-District dual language and school-based programs

Off-District Neighborhood AirStage Block Parties

### **Customers as defined in current BCA strategy:**

1. Full- and part-time residents of Breckenridge/Summit County
2. Visitors who have already chosen Breckenridge
3. Workforce of Breckenridge
4. The Philanthropic community
5. All users of the Town’s cultural facilities and their guests.

BRECK CREATE  
BOARD OF DIRECTORS  
FY25 PROJECTION & FY26 DRAFT BUDGET

	FY24 YE	FY25 Annual Budget	FY25 Projection	% Change	FY26 Annual Budget	% Change	Notes
<b>CONTRIBUTED REVENUE</b>							
Contributions (Ind, Corp, Grants)	\$ 314,406	\$ 368,000	\$ 368,000	0%	\$ 438,000	19%	Flat with PP moved into Operating- ambitious due to economic uncertainty
Town of Breckenridge (A)	\$ 2,163,209	\$ 2,507,000	\$ 2,507,000	0%	\$ 2,708,784	8%	4% per 2024 two-year agreement, adjusted for facility proforma repaid to the Town
<b>TOTAL CONTRIBUTED REVENUE</b>	\$ 2,477,615	\$ 2,875,000	\$ 2,875,000	0%	\$ 3,146,784	9%	
<b>EARNED/OTHER REVENUE</b>							
Program	\$ 380,773	\$ 372,027	\$ 315,027	-15%	\$ 229,000	-27%	Reduce for Presents Pause
Special Event + Other	\$ 197,326	\$ 205,000	\$ 210,000	2%	\$ 210,000	0%	
Event Services	\$ 330,798	\$ 319,471	\$ 280,000	-12%	\$ 280,000	0%	No increase to Facility Rate Card
<b>TOTAL EARNED/OTHER REVENUE</b>	\$ 908,898	\$ 896,498	\$ 805,027	-10%	\$ 719,000	-11%	
<b>TOTAL REVENUES</b>	\$ 3,386,513	\$ 3,771,498	\$ 3,680,027	-2%	\$ 3,865,784	5%	
<b>EXPENDITURES</b>							
Program	\$ 840,944	\$ 856,135	\$ 801,135	-6%	\$ 718,000	-10%	Incl Marketing, Presents Pause, Precious Plastics
Fundraising	\$ 69,156	\$ 92,050	\$ 83,000	-10%	\$ 83,000	0%	
Event Services	\$ 19,104	\$ 113,410	\$ 113,000	0%	\$ 125,000	11%	Ticketing System Renewal
Facilities & Assets	\$ 423,629	\$ 715,541	\$ 640,541	-10%	\$ 797,000	24%	Adjusted per facility proforma repaid to the Town
Operating	\$ 420,333	\$ 277,545	\$ 272,000	-2%	\$ 297,000	9%	Fund Accounting
Personnel	\$ 1,660,692	\$ 1,821,324	\$ 1,771,000	-3%	\$ 1,995,000	13%	Bene 10%/Salary 4%/Add Program Co/Shift PS to seasonal
<b>TOTAL EXPENDITURES</b>	\$ 3,433,859	\$ 3,876,005	\$ 3,680,676	-5%	\$ 4,015,000	9%	
<b>NET OPERATING PROFIT (LOSS)</b>	\$ (47,346)	\$ (104,507)	\$ (649)		\$ (149,216)		
<b>OTHER REVENUE</b>							
Precious Plastic		\$ 69,200	\$ 70,000	1%	\$ -	-100%	
Town Projects	\$ -	\$ 355,000	\$ 296,000	-17%	\$ -	-100%	
Other Revenue	\$ -	\$ -	\$ -	0%	\$ -	0%	
<b>TOTAL SPECIAL PROJECTS/OTHER REVENUE</b>	\$ 22,040	\$ 424,200	\$ 366,000	-14%	\$ -	-100%	
<b>OTHER EXPENSES</b>							
Precious Plastics	\$ 68,441	\$ 80,700	\$ 80,700	0%	\$ -	-100%	Continue after April
Town Project	\$ -	\$ 355,000	\$ 405,640	14%	\$ 10,000	-98%	Hold for July 2 Drone Show
Cultural Master Plan	\$ 32,596	\$ 150,000	\$ 10,520	-93%	\$ -	-100%	
Fund Accounting	\$ 56,403	\$ 38,000	\$ 40,000	5%	\$ -	-100%	Moved to Operating
Other Expenditures	\$ 26,044	\$ -	\$ 20,000	0%	\$ 20,000	0%	Impact Data Project
<b>TOTAL SPECIAL PROJECTS/OTHER EXPENDITURE</b>	\$ 183,484	\$ 623,700	\$ 556,860	-11%	\$ 30,000	-95%	
<b>NET SPECIAL PROJECTS/OTHER PROFIT (LOSS)</b>	\$ (161,444)	\$ (199,500)	\$ (190,860)	-4%	\$ (30,000)	-84%	
<b>NET PROFIT (LOSS)</b>	\$ (208,790)	\$ (304,007)	\$ (191,509)	-37%	\$ (179,216)	-6%	
<b>NOTES</b>							
(A) Facilities costs repaid to the Town	\$ 169,000	\$ 383,000	\$ 382,568		\$ 499,375	31%	
<b>Town grant net of facilities repaid</b>	\$ 1,994,209	\$ 2,124,000	\$ 2,124,432		\$ 2,209,409	4%	

TOWN FUNDING & OPERATING DECISIONS

The following items are not included in BCA's 2026 base budget with a Town Grant Net of Facilities Repayment of \$2,209,409.

Informed by community conversations, the Arts & Culture Survey, and the recent "Meeting of the Minds" business gatherings, BCA anticipates that the following funding decisions will be required prior to completion of the Cultural Master Plan to ensure the desired impact in the near and mid term.

Budget Estimate	Description	Decision Date	Implementation Date	Notes
\$60,000	Pride Programming	Immediate	June 2026	No financial impact / From BTO to BCA
\$60,000-\$100,000	Colorado Arts District Campaign/Promotion	Immediate	February 2026	Multi-Year Impact
\$50,000-\$100,000	Popular Entertainment	Immediate	Fall 2026	9mo planning runway; 3-year commitment; summer possible but not guaranteed
\$250,000-\$350,000	Big "Destination" Art Follow-Up (i.e. WAVE/SPARK)	Immediate	Summer/Fall 2026	summer possible but not guaranteed; requires multi-year commitment
		March 1, 2026	Summer 2027	
TBD	2027 & 2028 Base Operations Funding Level	June 1, 2026	January 2027	

(A) Implementation subject to evaluation and need as determined by the Queer community of Breckenridge

(B) As recommended in August 2024 Memo: **Option 2 - Test as "Open Room" AND build capability with increased investment to drive talent**

Utilizing a similar strategy as the Vail Valley Foundation/Vilar Center, which was noted as influencing routing in the Rocky Mountain region due to its powerful private funding, this approach consolidates the Town's talent buying through a reputable Independent Talent buyer whose contract is structured to prioritize the RWC and Breckenridge events. It increases impact with at least 5 ticketed shows and 3-5 free shows aligned with Town event goals. Talent buyer is provided a budget to put out aggressive initial offers to have a chance at closing a deal.

NOTE: Direct Costs only; staffing scales up depending on quantity of additional event investments

**2026 Rates Remain Flat:  
Same as 2025 below**

**Breck Create 2026 Proposed Facility Rental Rate Sheet**

Venue Rental Fee and Ticket Office Services*	2024 Commercial Rates	2024 Non-Profit Rates	2025 Commercial Rates	2025 Non-Profit Rates
Riverwalk Center Venue Rental (performance day)	\$2,060.00	\$1,030.00	\$2,120.00	\$1,060.00
Riverwalk Center Rehearsal/Setup/Strike Day	\$1,030.00	\$515.00	\$1,060.00	\$530.00
Riverwalk Center Ticket Office Event Setup and Ticketing Fee	\$500.00	\$0.00	\$515.00	\$0.00
Breckenridge Theater Venue Rental (performance day)	\$1,030.00	\$825.00	\$1,060.00	\$850.00
Breckenridge Theater Rehearsal/Setup/Strike Day	\$515.00	\$415.00	\$530.00	\$425.00
Breckenridge Theater Ticket Office Event Setup and Ticketing Fee	\$500.00	\$0.00	\$515.00	\$0.00
Old Masonic Hall Venue Rental (performance day)	\$1,030.00	\$825.00	\$1,060.00	\$850.00
Old Masonic Hall Rehearsal/Setup/Strike Day	\$515.00	\$415.00	\$530.00	\$425.00
Old Masonic Hall Ticket Office Event Setup and Ticketing Fee	\$500.00	\$0.00	\$515.00	\$0.00

Available Equipment and Daily Rental Rates (RWC Only)	2024 Commercial Rates	2024 Non-Profit Rates	2025 Commercial Rates	2025 Non-Profit Rates
Concert Sound System (Includes PA, Fills, Monitors, FOH Console)	\$1,500.00	\$0.00	\$1,545.00	\$0.00
Monitor Console (A&H SQ5)	\$400.00	\$0.00	\$412.00	\$0.00
4K Laser Projector/ Screen	\$1,000.00	\$0.00	\$1,030.00	\$0.00
90" Side Stage Screens	\$500.00	\$0.00	\$515.00	\$0.00
Stage Lighting System (full light package + Console)	\$1,000.00	\$0.00	\$1,030.00	\$0.00
DF-50 Hazer	\$100.00	\$0.00	\$103.00	\$0.00
Marley Dance Floor (requires additional labor)	\$400.00	\$0.00	\$412.00	\$0.00
Risers (sections are 3'x4') (requires additional labor)	\$20 per riser	\$0.00	\$25 per riser	\$0.00

Direct Event Costs-Required Event Staffing and Fees (All Venues)	2024 Commercial Rates	2024 Non-Profit Rates	2025 Commercial Rates	2025 Non-Profit Rates
Day-Of Venue Representative/Production Manager (hourly, 4 Hr Min)	\$75.00	\$47.00	\$78.00	\$48.50
House Manager (hourly, 4 hour min)	\$62.00	\$52.00	\$64.00	\$53.50
RWC Venue Cleaning (first 4 hours of cleaning)	\$412.00	\$205.00	\$425.00	\$211.00
Breckenridge Theater Venue Cleaning (first 4 hours of cleaning)	\$310.00	\$180.00	\$320.00	\$185.50
OMH Venue Cleaning (first 4 hours of cleaning)	\$310.00	\$180.00	\$320.00	\$185.50
Additional Venue Cleaning (per person/hour)	\$62.00	\$42.00	\$64.00	\$43.50
Credit Card Processing Fee	3%	3%	3%	3%
Applicable Online/Call-in Ticket Service Fee				
\$0.00-\$7.99 Ticket   2025 \$0.00-\$14.99 Ticket	\$2.00 Ticket	\$2.00 Ticket	\$2.00 Ticket	\$2.00 Ticket
\$8.00-\$44.99 Ticket   2025 \$15-\$44.99 Ticket	\$4.00/Ticket	\$4.00/Ticket	\$4.00/Ticket	\$4.00/Ticket
\$45.00-\$74.99 Ticket	\$6.00/Ticket	\$6.00/Ticket	\$6.00/Ticket	\$6.00/Ticket
\$75.00 and Up Ticket	\$8.00/Ticket	\$8.00/Ticket	\$8.00/Ticket	\$8.00/Ticket

Production/Event Staffing Labor Costs Determined by facility and equipment usage per event	2024 Commercial Rates	2024 Non-Profit Rates	2025 Commercial Rates	2025 Non-Profit Rates
Pre-Production Coordination/Event Advance (hourly, Actual)	\$72.00	\$47.00	\$74.00	\$48.50
FOH Sound Engineer	\$87.50	\$62.00	\$90.00	\$64.00
Monitor Sound Engineer	\$77.00	\$62.00	\$80.00	\$64.00
Lighting Designer/Operator	\$67.00	\$52.00	\$69.00	\$53.50
Video/Graphics Operator	\$67.00	\$52.00	\$69.00	\$53.50
Stage Tech/ Load-in Labor	\$52.00	\$47.00	\$54.00	\$48.50
Remove Chairs for standing room shows (Flat Fee)	\$620	\$520	\$640	\$535.00
Restore Chairs post performance (Flat Fee)	\$620	\$520	\$640	\$535.00
Ticket Office Staffing (hourly, 4 Hour Minimum/person)	\$31.00	\$26.00	\$32.00	\$27.00
Usher (1 Usher/ 100 guests) (hourly, 4 Hour Minimum/person)	\$36.00	\$26.00	\$37.00	\$27.00
Unarmed Security Personnel (hourly, 4 Hour Minimum/person)	\$77.00	\$57.00	\$80.00	\$59.00
Armed Security Personnel (hourly, 4 Hour Minimum/person)	\$125.00	\$105.00	\$130.00	\$108.00

\*Waived for Resident Companies and Non-Profit Community Access Grant Recipients



September 23, 2025

To: Breckenridge Town Council

From: Larissa O'Neil

Re: 2026 Proposed Budget Highlights

Operating Budget: Breck History's proposed 2026 operating budget is \$950,000, of which \$850,000 is requested from the Town, a 5% increase from the 2025 Town contribution. Anticipated changes to the operating budget include:

- Modest salary increases for front-line and administrative staff; no new positions anticipated
- More than 100% increase in insurance costs to adequately cover all aspects of our work and meet town requirements
- One-time bump in advertising for the upcoming 250-150 celebration in 2026

We anticipate maintaining our current level of museum/tour operations in 2026 with 25 to 50 sites and tours per week, depending on the season. Educational programs continue to grow and include afterschool, in-classroom experiences and field trips. Archival processing, which includes regularly adding material to the archives website where it can be downloaded for free, remains a priority. Breck History currently employs 4.75 FTEs on the admin side and approximately 20 part-time, hourly employees, which will remain the same.

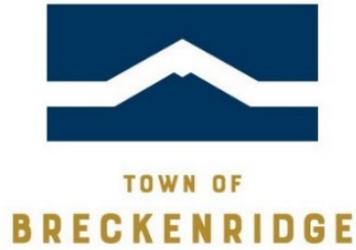
Capital Budget: The proposed 2026 capital budget totals \$400,000. The majority of the budget supports ongoing mine site stabilization, with conceptual plans underway for the Arctic stamp mill battery, Mountain Pride Mine housing complex, Laurium Mill, One Step Over Cabin, and Extension Mill. Improved public access to the Briggie house is also proposed. Funds for the Barney Ford Museum National Historic Landmark nomination will likely be covered by a grant from the State Historical Fund; a placeholder amount in the budget is included for now. In preparation for the 250-150 anniversary in 2026, staff is developing several exhibits, most of which will be produced in house. Two major capital projects – full restoration of the Briggie house and complete Welcome Center Museum remodel – are currently tabled due to their high price tags. Instead, the proposed projects at both sites offer meaningful improvements at a significantly lower cost.

**TOWN OF BRECKENRIDGE**  
**ANNUAL BUDGET**  
**SPECIAL PROJECTS FUND #013 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 773,669	\$ 785,413	\$ 695,381	\$ 695,381	\$ 84,064	\$ -	\$ (611,317)	\$ 133,833	\$ 515,240	\$ 260,257	\$ 632,300
<b>REVENUES</b>											
GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
INSURANCE RECOVERIES	\$ 18,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
INVESTMENT INCOME	\$ 22,940	\$ 26,105	\$ 18,498	\$ 18,724	\$ 13,687	\$ 226	\$ (4,811)	\$ 11,138	\$ 11,138	\$ 11,138	\$ 11,138
SALES TAX VENDORS FEE REV	\$ 4	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -				
TRANSFER FROM EXCISE TAX FUND	\$ 4,741,263	\$ 3,492,000	\$ 3,650,000	\$ 3,950,000	\$ 4,500,000	\$ 300,000	\$ 850,000	\$ 4,700,000	\$ 4,400,000	\$ 4,600,000	\$ 4,950,000
TRANSFER FROM OPEN SPACE FUND	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ 100,000	\$ (100,000)	\$ -				
<b>TOTAL REVENUES</b>	<b>\$ 4,882,887</b>	<b>\$ 3,618,108</b>	<b>\$ 3,768,498</b>	<b>\$ 3,968,724</b>	<b>\$ 4,613,687</b>	<b>\$ 200,226</b>	<b>\$ 845,189</b>	<b>\$ 4,711,138</b>	<b>\$ 4,411,138</b>	<b>\$ 4,611,138</b>	<b>\$ 4,961,138</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 5,656,556</b>	<b>\$ 4,403,521</b>	<b>\$ 4,463,879</b>	<b>\$ 4,664,105</b>	<b>\$ 4,697,751</b>	<b>\$ 200,226</b>	<b>\$ 233,872</b>	<b>\$ 4,844,970</b>	<b>\$ 4,926,378</b>	<b>\$ 4,871,395</b>	<b>\$ 5,593,437</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
MATERIALS & SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
CHARGES FOR SERVICES	\$ 770,970	\$ 860,081	\$ 910,000	\$ 910,041	\$ 960,134	\$ (41)	\$ (50,134)	\$ 987,438	\$ 1,015,561	\$ 1,044,528	\$ 1,074,364
MINOR CAPITAL	\$ 1,583,773	\$ 330,000	\$ 620,000	\$ 260,000	\$ 400,000	\$ 360,000	\$ 220,000	\$ 430,000	\$ 250,000	\$ 100,000	\$ 340,000
FIXED CHARGES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
GRANTS/CONTINGENCIES	\$ 2,516,400	\$ 2,518,059	\$ 2,867,000	\$ 3,410,000	\$ 3,203,784	\$ (543,000)	\$ (336,784)	\$ 2,912,292	\$ 3,400,560	\$ 3,094,567	\$ 3,165,725
ALLOCATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 4,871,143</b>	<b>\$ 3,708,140</b>	<b>\$ 4,397,000</b>	<b>\$ 4,580,041</b>	<b>\$ 4,563,918</b>	<b>\$ (183,041)</b>	<b>\$ (166,918)</b>	<b>\$ 4,329,730</b>	<b>\$ 4,666,121</b>	<b>\$ 4,239,095</b>	<b>\$ 4,580,089</b>
<b>EXPENDITURE BY PROGRAM</b>											
NYE FIREWORKS 0445	\$ -	\$ 35,000	\$ 50,000	\$ 50,000	\$ 60,000	\$ -	\$ (10,000)	\$ 61,800	\$ 63,654	\$ 65,564	\$ 67,531
BRECK CREATE 0447	\$ 2,120,970	\$ 2,163,209	\$ 2,507,000	\$ 2,855,000	\$ 2,708,784	\$ (348,000)	\$ (201,784)	\$ 2,417,292	\$ 2,905,560	\$ 2,599,567	\$ 2,670,725
GRANTS 0448	\$ -	\$ 354,850	\$ 360,000	\$ 555,000	\$ 495,000	\$ (195,000)	\$ (135,000)	\$ 495,000	\$ 495,000	\$ 495,000	\$ 495,000
BRECKENRIDGE HISTORY 1441	\$ 2,750,173	\$ 1,155,081	\$ 1,480,000	\$ 1,120,041	\$ 1,300,134	\$ 359,959	\$ 179,866	\$ 1,355,638	\$ 1,201,907	\$ 1,078,964	\$ 1,346,833
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 4,871,143</b>	<b>\$ 3,708,140</b>	<b>\$ 4,397,000</b>	<b>\$ 4,580,041</b>	<b>\$ 4,563,918</b>	<b>\$ (183,041)</b>	<b>\$ (166,918)</b>	<b>\$ 4,329,730</b>	<b>\$ 4,666,121</b>	<b>\$ 4,239,095</b>	<b>\$ 4,580,089</b>
<b>FUND BALANCE, DECEMBER 31</b>	<b>\$ 785,413</b>	<b>\$ 695,381</b>	<b>\$ 66,879</b>	<b>\$ 84,064</b>	<b>\$ 133,833</b>			<b>\$ 515,240</b>	<b>\$ 260,257</b>	<b>\$ 632,300</b>	<b>\$ 1,013,348</b>

### Breck History Projects (Expensed to Special Projects Fund)

	2025 Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
Stabilization feasibility planning studies		20,000	15,000	15,000	15,000	15,000	35,000	115,000
Minnie Mine Compressor Shop			175,000					200,000
250-150 Exhibits		40,000						40,000
Welcome Center Museum		25,000	15,000				3,000,000	3,040,000
Arctic Stamp Mill Battery		130,000						130,000
Mine site stabilization		100,000	100,000	50,000	50,000	100,000	400,000	800,000
Museum Acquisitions/Displays		10,000	10,000	10,000	10,000	10,000	20,000	70,000
Interpretive Signs		5,000	5,000	5,000	10,000	10,000	40,000	75,000
Briggle House Restoration & Adaptive Reuse		40,000		130,000			2,000,000	2,170,000
Barney Ford Museum National Historic Landmark Nomination		30,000						30,000
Accessibility improvements			20,000	15,000	15,000	15,000	85,000	150,000
Archives Capital Funds			20,000				15,000	35,000
Mine Sites Inventory			50,000				100,000	150,000
Outdoor Artifact Displays			20,000			10,000	15,000	45,000
Wellington Ore Bin				25,000				25,000
Valley Brook Cemetery						5,000	30,000	35,000
National Forest Sites						50,000	150,000	200,000
Lincoln City stabilization						50,000	350,000	400,000
Augmented/Virtual Reality Experiences							100,000	100,000
Breckenridge Sawmill Museum							150,000	150,000
National Monument Sites							300,000	300,000
Railroad Park Upgrades							600,000	600,000
Klack Cabin						75,000	425,000	500,000
Red White & Blue Fire Museum							550,000	550,000
Breckenridge Historic District							20,000	20,000
<b>Total</b>		<b>400,000</b>	<b>430,000</b>	<b>250,000</b>	<b>100,000</b>	<b>340,000</b>	<b>8,385,000</b>	<b>9,930,000</b>



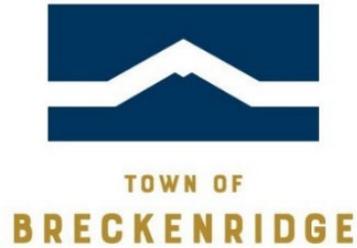
## Marijuana Fund #014



This fund receives revenue from marijuana taxes and covers the expense cost for a Detective at 30% and a transfer to the Child Care Fund of available funds to keep a minimal fund balance.

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
MARIJUANA FUND #014 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 414,350	\$ 107,048	\$ 218,790	\$ 218,790	\$ 215,484	\$ -	\$ (3,306)	\$ 157,378	\$ 195,406	\$ 79,046	\$ 34,372
<b>REVENUES</b>											
INVESTMENT INCOME	\$ 12,286	\$ 4,375	\$ 2,521	\$ 5,891	\$ 4,306	\$ 3,370	\$ 1,785	\$ 3,504	\$ 3,504	\$ 3,504	\$ 3,504
MARIJUANA LICENSING	\$ 11,406	\$ 10,456	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
MARIJUANA TAX	\$ 520,828	\$ 446,174	\$ 408,000	\$ 368,948	\$ 312,200	\$ (39,052)	\$ (95,800)	\$ 312,200	\$ 312,200	\$ 312,200	\$ 312,200
TRANSFER FROM EXCISE TAX FUND	\$ -	\$ 350,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 544,520</b>	<b>\$ 811,005</b>	<b>\$ 420,521</b>	<b>\$ 384,839</b>	<b>\$ 326,506</b>	<b>\$ (35,682)</b>	<b>\$ (94,015)</b>	<b>\$ 325,704</b>	<b>\$ 325,704</b>	<b>\$ 325,704</b>	<b>\$ 325,704</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 958,870</b>	<b>\$ 918,053</b>	<b>\$ 639,311</b>	<b>\$ 603,629</b>	<b>\$ 541,990</b>	<b>\$ (35,682)</b>	<b>\$ (97,321)</b>	<b>\$ 483,082</b>	<b>\$ 521,110</b>	<b>\$ 404,751</b>	<b>\$ 360,077</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ 69,909	\$ 166,068	\$ 52,537	\$ 51,992	\$ 50,824	\$ 545	\$ 1,713	\$ 52,875	\$ 56,218	\$ 58,457	\$ 61,398
MATERIALS & SUPPLIES	\$ -	\$ 598	\$ 683	\$ 247	\$ 223	\$ 436	\$ 460	\$ 230	\$ 237	\$ 244	\$ 251
CHARGES FOR SERVICES	\$ 31,913	\$ 30,111	\$ 35,423	\$ 32,522	\$ 32,564	\$ 2,901	\$ 2,859	\$ 33,541	\$ 34,547	\$ 35,584	\$ 36,651
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ -	\$ 2,486	\$ 3,225	\$ 3,384	\$ 1,001	\$ (159)	\$ 2,224	\$ 1,031	\$ 1,062	\$ 1,094	\$ 1,127
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER TO CHILDCARE FUND	\$ 750,000	\$ 500,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ 200,000	\$ 350,000	\$ 275,000	\$ 250,000
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 851,822</b>	<b>\$ 699,264</b>	<b>\$ 391,868</b>	<b>\$ 388,145</b>	<b>\$ 384,612</b>	<b>\$ 3,723</b>	<b>\$ 7,256</b>	<b>\$ 287,676</b>	<b>\$ 442,064</b>	<b>\$ 370,378</b>	<b>\$ 349,426</b>
<b>EXPENDITURES BY PROGRAM</b>											
MARIJUANA OPERATIONS 0420	\$ 851,822	\$ 699,264	\$ 391,868	\$ 388,145	\$ 384,612	\$ 3,723	\$ 7,256	\$ 287,676	\$ 442,064	\$ 370,378	\$ 349,426
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 851,822</b>	<b>\$ 699,264</b>	<b>\$ 391,868</b>	<b>\$ 388,145</b>	<b>\$ 384,612</b>	<b>\$ 3,723</b>	<b>\$ 7,256</b>	<b>\$ 287,676</b>	<b>\$ 442,064</b>	<b>\$ 370,378</b>	<b>\$ 349,426</b>
<b>FUND BALANCE, DECEMBER 31</b>	<b>\$ 107,048</b>	<b>\$ 218,790</b>	<b>\$ 247,442</b>	<b>\$ 215,484</b>	<b>\$ 157,378</b>			<b>\$ 195,406</b>	<b>\$ 79,046</b>	<b>\$ 34,372</b>	<b>\$ 10,650</b>
FTE	1.00	1.00	0.30	0.30	0.30			0.30	0.30	0.30	0.30
Full Time Regular Staff	1.00	1.00	0.30	0.30	0.30			0.30	0.30	0.30	0.30



## Cemetery Fund #015



This fund is an enterprise fund which means it is self-supporting from incurred fees.

Expenses are related to the maintenance of the Town's Cemetery on Valley Brook Rd.

The goal is to keep the year end fund balance close to \$250K.



# Memo

**To:** Town Council  
**From:** Helen Cospolich, Director of Municipal Services and Engagement  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Cemetery Fund Budget Summary

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## Background

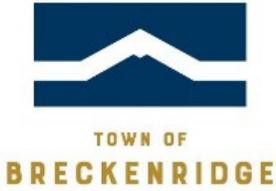
The Cemetery Fund has been established to set up the cemetery as an Enterprise Fund. This fund handles all activities concerning the Valley Brook Cemetery.

## Cemetery Budget Highlights

The proposed 2026 expense budget is \$30,664. This represents \$25,000 allocated for the construction of a columbarium for cremains, and other minor burial costs, which are funded by burial fees. 2026 Cemetery revenue is expected to be consistent with prior years.

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
CEMETERY FUND #015 ANALYSIS**

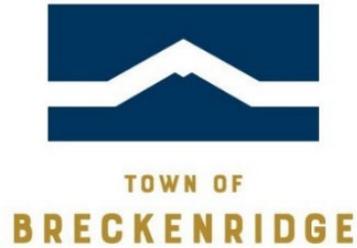
	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 257,996	\$ 294,216	\$ 330,888	\$ 330,888	\$ 354,647	\$ -	\$ 23,759	\$ 349,596	\$ 368,269	\$ 386,879	\$ 405,424
<b>REVENUES</b>											
BURIAL FEES	\$ 2,850	\$ 7,275	\$ 3,600	\$ 5,000	\$ 3,600	\$ 1,400	\$ -	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,600
CEMETERY LOT SALES	\$ 10,800	\$ 12,800	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
DONATIONS	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PERPETUAL CARE FEES	\$ 13,000	\$ 20,000	\$ 9,500	\$ 9,500	\$ 9,500	\$ -	\$ -	\$ 9,500	\$ 9,500	\$ 9,500	\$ 9,500
INVESTMENT INCOME	\$ 7,650	\$ 9,695	\$ 6,929	\$ 8,909	\$ 6,513	\$ 1,980	\$ (416)	\$ 5,300	\$ 5,300	\$ 5,300	\$ 5,300
<b>TOTAL REVENUES</b>	<b>\$ 36,300</b>	<b>\$ 49,770</b>	<b>\$ 26,029</b>	<b>\$ 29,409</b>	<b>\$ 25,613</b>	<b>\$ 3,380</b>	<b>\$ (416)</b>	<b>\$ 24,400</b>	<b>\$ 24,400</b>	<b>\$ 24,400</b>	<b>\$ 24,400</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 294,296</b>	<b>\$ 343,986</b>	<b>\$ 356,917</b>	<b>\$ 360,297</b>	<b>\$ 380,260</b>	<b>\$ 3,380</b>	<b>\$ 23,343</b>	<b>\$ 373,995</b>	<b>\$ 392,669</b>	<b>\$ 411,279</b>	<b>\$ 429,823</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MATERIALS & SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CHARGES FOR SERVICES	\$ -	\$ 13,098	\$ 23,600	\$ 3,650	\$ 28,664	\$ 19,950	\$ (5,064)	\$ 3,666	\$ 3,668	\$ 3,670	\$ 3,672
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	\$ -	\$ 2,060	\$ 2,122	\$ 2,185	\$ 2,251
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 80</b>	<b>\$ 13,098</b>	<b>\$ 25,600</b>	<b>\$ 5,650</b>	<b>\$ 30,664</b>	<b>\$ 19,950</b>	<b>\$ (5,064)</b>	<b>\$ 5,726</b>	<b>\$ 5,790</b>	<b>\$ 5,855</b>	<b>\$ 5,923</b>
<b>EXPENDITURES BY PROGRAM</b>											
CEMETERY OPERATIONS 0452	\$ 80	\$ 13,098	\$ 25,600	\$ 5,650	\$ 30,664	\$ 19,950	\$ (5,064)	\$ 5,726	\$ 5,790	\$ 5,855	\$ 5,923
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 80</b>	<b>\$ 13,098</b>	<b>\$ 25,600</b>	<b>\$ 5,650</b>	<b>\$ 30,664</b>	<b>\$ 19,950</b>	<b>\$ (5,064)</b>	<b>\$ 5,726</b>	<b>\$ 5,790</b>	<b>\$ 5,855</b>	<b>\$ 5,923</b>
<b>FUND BALANCE, DECEMBER 31</b>	<b>\$ 294,216</b>	<b>\$ 330,888</b>	<b>\$ 331,317</b>	<b>\$ 354,647</b>	<b>\$ 349,596</b>			<b>\$ 368,269</b>	<b>\$ 386,879</b>	<b>\$ 405,424</b>	<b>\$ 423,900</b>



## Valley Brook Cemetery Fees

Cemetery Fee	2023	2024	2025	2026
Breckenridge Resident per space	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Summit County Resident per space	\$ 750.00	\$ 800.00	\$ 800.00	\$ 800.00
Out-of-County Resident per space	\$ 1,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Casket (open/close)	\$ 1,286.25	\$ 1,225.00	\$ 1,225.00	\$ 1,225.00
Cremains (open/close)	\$ 735.00	\$ 700.00	\$ 700.00	\$ 700.00
Inspection Fee (self digging)*	\$ 200.00	\$ 200.00	\$ 200.00	\$ 200.00
Perpetual Care Fee Breckenridge Resident	\$ 840.00	\$ 800.00	\$ 800.00	\$ 800.00
Perpetual Care Fee Summit County Resident		\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
Perpetual Care Fee Non-Resident	\$ 1,050.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
Emergency/After Hours Fee (outside of M-F, 8am-5pm)	\$ 210.00	\$ 200.00	\$ 200.00	\$ 200.00
Infant Burial (ages 2 years or younger)	\$ -	\$ -	\$ -	\$ -

\*Contractors must be licensed by the Town of Breckenridge



## Child Care Fund #016



This fund receives a transfer from the Marijuana Fund.

The expenses of this fund provide scholarships for childcare and capital projects.

Current restrictions support future year's capital plans.



TOWN OF  
BRECKENRIDGE

# Memo

**To:** Town Council  
**From:** Julia Puester, Assistant Town Manager  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Childcare Fund Budget Summary

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## Background

The childcare program has not had any dedicated staff/FTE allocation since 2024 when Early Childhood Options (ECO) took over the tuition assistance program countywide. Since that time, responsibility for childcare has been split between Housing, Recreation, and Administrative staff. The Housing Department is currently filling a vacancy and that position will have increased responsibility for childcare matters.

## Childcare Fund Budget Highlights

Reflecting the Town Council Priority to Support Childcare, Goal 2 to *Stabilize and Maintain Childcare Center Facility Assets*, the proposed 2026 minor capital budget provides for \$2.65M to stabilize the historic Breckenridge Montessori building. Further, \$1M in minor capital is projected in 2027 for the potential Little Red Schoolhouse addition and minor renovation to meet an objective under the Goal 1 to *Provide Additional Childcare Spaces*.

An increase of \$60K under Charges for Services is a result of new Maintenance Agreements executed with all four childcare centers (\$15K each) which will allow for a stable income source for the centers to maintain building systems and address issues as they arise. The Maintenance Agreement and associated funds support Goal 2 to *Stabilize and Maintain Childcare Center Facility Assets*.

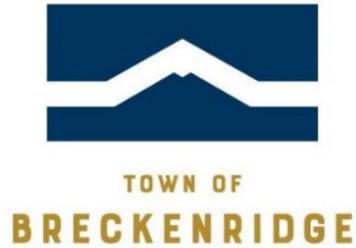
A change to the First Steps program will result in cost savings of approximately \$700K as Summit County will be funding the program with Strong Future dollars. In addition, the Rental Income revenue line reflects Breckenridge Montessori only. Beginning in 2027, staff anticipates additional rental income from the other centers in Town-owned buildings, although the rent amount has not yet been determined. The rent collected will be utilized to create and enhance a Facilities Fund for the centers, furthering Goal 2 above and Goal 3, to *Provide for the Long-Term Future of Affordable, Quality Childcare for our Workforce*.

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
CHILD CARE FUND #016 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 4,909,751	\$ 6,590,564	\$ 6,623,908	\$ 6,623,908	\$ 6,292,186	\$ -	\$ (331,722)	\$ 4,031,962	\$ 3,295,517	\$ 3,707,076	\$ 4,041,579
<b>REVENUES</b>											
CONTRIBUTIONS	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
GRANTS	\$ 80,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
INVESTMENT INCOME	\$ 145,580	\$ 214,863	\$ 155,226	\$ 178,353	\$ 130,376	\$ 23,127	\$ (24,850)	\$ 106,093	\$ 106,093	\$ 106,093	\$ 106,093
REFUND OF EXPENDITURES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
RENTAL INCOME	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000	\$ -	\$ -	\$ 24,000	\$ 24,000	\$ 24,000	\$ 24,000
TRANSFER FROM EXCISE TAX FUND	\$ 1,200,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ -				
TRANSFER FROM MARIJUANA FUND	\$ 750,000	\$ 500,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ -	\$ -	\$ 200,000	\$ 350,000	\$ 275,000	\$ 250,000
<b>TOTAL REVENUES</b>	<b>\$ 2,299,580</b>	<b>\$ 1,938,863</b>	<b>\$ 479,226</b>	<b>\$ 502,353</b>	<b>\$ 454,376</b>	<b>\$ 23,127</b>	<b>\$ (24,850)</b>	<b>\$ 330,093</b>	<b>\$ 480,093</b>	<b>\$ 405,093</b>	<b>\$ 380,093</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 7,209,331</b>	<b>\$ 8,529,427</b>	<b>\$ 7,103,134</b>	<b>\$ 7,126,261</b>	<b>\$ 6,746,562</b>	<b>\$ 23,127</b>	<b>\$ (356,572)</b>	<b>\$ 4,362,055</b>	<b>\$ 3,775,610</b>	<b>\$ 4,112,169</b>	<b>\$ 4,421,672</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ 25,152	\$ 4,807	\$ -	\$ -	\$ -	\$ -	\$ -				
MATERIALS & SUPPLIES	\$ -	\$ 145	\$ -	\$ -	\$ -	\$ -	\$ -				
CHARGES FOR SERVICES	\$ 87,911	\$ 26,923	\$ 4,600	\$ 4,600	\$ 64,600	\$ -	\$ (60,000)	\$ 66,538	\$ 68,534	\$ 70,590	\$ 72,708
MINOR CAPITAL	\$ 62,250	\$ 1,198,385	\$ 1,700,000	\$ 200,000	\$ 2,650,000	\$ 1,500,000	\$ (950,000)	\$ 1,000,000			
FIXED CHARGES	\$ 9,119	\$ 201	\$ -	\$ -	\$ -	\$ -	\$ -				
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
GRANTS/CONTINGENCIES	\$ 427,744	\$ 670,047	\$ 629,475	\$ 629,475	\$ -	\$ -	\$ 629,475				
ALLOCATION	\$ 6,591	\$ 5,011	\$ -	\$ -	\$ -	\$ -	\$ -				
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -				
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 618,767</b>	<b>\$ 1,905,519</b>	<b>\$ 2,334,075</b>	<b>\$ 834,075</b>	<b>\$ 2,714,600</b>	<b>\$ 1,500,000</b>	<b>\$ (380,525)</b>	<b>\$ 1,066,538</b>	<b>\$ 68,534</b>	<b>\$ 70,590</b>	<b>\$ 72,708</b>
<b>EXPENDITURES BY PROGRAM</b>											
CHILD CARE 0930	\$ 618,767	\$ 1,905,519	\$ 2,334,075	\$ 834,075	\$ 2,714,600	\$ 1,500,000	\$ (380,525)	\$ 1,066,538	\$ 68,534	\$ 70,590	\$ 72,708
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 618,767</b>	<b>\$ 1,905,519</b>	<b>\$ 2,334,075</b>	<b>\$ 834,075</b>	<b>\$ 2,714,600</b>	<b>\$ 1,500,000</b>	<b>\$ (380,525)</b>	<b>\$ 1,066,538</b>	<b>\$ 68,534</b>	<b>\$ 70,590</b>	<b>\$ 72,708</b>
FUND BALANCE, DECEMBER 31	\$ 6,590,564	\$ 6,623,908	\$ 4,769,059	\$ 6,292,186	\$ 4,031,962			\$ 3,295,517	\$ 3,707,076	\$ 4,041,579	\$ 4,348,964
RESTRICTION-CHILD CARE CENTER IMPROVEMENTS	\$ 4,538,981	\$ 5,000,000	\$ 3,550,000	\$ 4,800,000	\$ 2,150,000			\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000
AVAILABLE FUND BALANCE, DECEMBER 31	\$ 2,051,583	\$ 1,623,908	\$ 1,219,059	\$ 1,492,186	\$ 1,881,962			\$ 2,145,517	\$ 2,557,076	\$ 2,891,579	\$ 3,198,964
FTE	0.20	0.10	0.00	0.00	0.00			0.00	0.00	0.00	0.00
Full Time Regular Staff	0.20	0.10	0.00	0.00	0.00			0.00	0.00	0.00	0.00

**Child Care Projects (Expensed to Childcare Fund)**

	2025 Rollover	2026	2027	2028	2029	2030	Future Years	TOTAL
Little Red Classroom Addition Design		150,000						150,000
Little Red Classroom Addition			1,000,000					1,000,000
Montessori School Repairs	1,350,000	1,150,000						1,150,000
<b>Total</b>		<b>1,300,000</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,300,000</b>



## Parking & Transportation Fund #017



This fund receives revenue from lift ticket tax and parking management fees. To keep the fund balance positive, a transfer from the Excise Tax Fund occurs.

This fund expenses planned capital improvements to the Capital Fund. A debt premium is restricted for the COP for the South Gondola Parking Garage, termination date of 2044.

The goal is to keep a fund balance close to \$1M. A reserve (capped at \$350K) for the parking garage maintenance is a contractual obligation. A reserve is also held for a capital project for parking meter replacements in 2026.



TOWN OF  
BRECKENRIDGE

# Memo

**To:** Town Council  
**From:** Matt Hulseley, Assistant Director Public Works – Mobility, Sustainability, Parking  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Parking & Transportation Fund Budget Summary

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## Background

The Parking and Transportation Fund contains the Breckenridge Free Ride, which is comprised of 45.25 FTEs, and staff administering the parking program which is comprised of 1.1 FTEs. Priorities include the administration and daily operations of the Breckenridge Free Ride transit service, as well as oversight of the Town's paid parking programs and parking contractor.

The Free Ride's goal is to provide an efficient, reliable transit service for community members and guests that supports the Town Council goal of More Boots and Bikes, Less Cars. The Free Ride operates 365 days a year, 18 hours per day, moving over 1.2 million riders in 2024, with continued growth expected in 2025 and 2026.

The parking program's goal is to ensure there is reliable parking for our workforce, residents, and visitors. Maintaining a vibrant downtown core is at the heart of this program. This program requires thoughtful management of parking session length of stay that either encourages turnover or longer stays depending on the location, as well as maintaining a parking permit system for our workforce, which is integral to staffing businesses in the downtown core. Since 2017, the Town has contracted Interstate Parking Company to manage the parking program throughout town.

## Parking and Transportation Fund Budget Highlights

The proposed 2026 revenue budget is \$13,641,821, which represents a decrease of \$1,448,991 (9.6%) from 2025 budget. With a goal to keep the fund balance around \$1M, there is a decrease in transfer from Excise Tax Fund of \$1.375M and a \$125K decrease in Parking District Assessment revenue because there are no commercial projects on the horizon. An additional decrease of \$155K in Parking Management revenue is due to the South Gondola Parking Structure allowing free parking in the summer.

The proposed 2026 expense budget is \$14,639,517, which represents an increase of \$328,101 (2.29%) from 2025 budget. This increase is driven by Capital Projects to begin design for a Bus Depot to house new battery electric buses contracted for delivery in 2027. There is a \$185,743 decrease in Charges for Services that is due to a change in credit card processing companies for our parking system.

There is a \$46,004 increase in Grant Funding revenue from CDOT that will be offset by Transit Services.

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
PARKING & TRANSPORTATION FUND #017 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 13,207,214	\$ 9,501,684	\$ 6,478,066	\$ 6,478,066	\$ 7,113,504	\$ -	\$ 635,438	\$ 6,115,808	\$ 5,446,217	\$ 6,062,015	\$ 5,379,590
<b>REVENUES</b>											
ADVERTISING REVENUE	\$ 10,253	\$ 10,222	\$ 13,000	\$ 13,000	\$ 13,000	\$ -	\$ -	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
COST SHARING	\$ 178,065	\$ 167,212	\$ 190,000	\$ 190,000	\$ 190,000	\$ -	\$ -	\$ 190,000	\$ 190,000	\$ 190,000	\$ 190,000
GRANTS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FEDERAL GRANTS	\$ 330,870	\$ 340,794	\$ 370,000	\$ 416,004	\$ 416,004	\$ 46,004	\$ 46,004	\$ 320,000	\$ 320,000	\$ 320,000	\$ 320,000
INVESTMENT INCOME	\$ 282,506	\$ 329,110	\$ 222,967	\$ 173,484	\$ 126,817	\$ (49,483)	\$ (96,150)	\$ 103,197	\$ 103,197	\$ 103,197	\$ 103,197
LIFT TICKET TAX	\$ 4,156,913	\$ 4,324,466	\$ 4,367,281	\$ 4,424,073	\$ 4,535,000	\$ 56,792	\$ 167,719	\$ 4,671,050	\$ 4,811,182	\$ 4,955,517	\$ 5,104,182
OTHER INTERGOVERNMENTAL	\$ 541,663	\$ 501,891	\$ 470,000	\$ 470,000	\$ 470,000	\$ -	\$ -	\$ 470,000	\$ 470,000	\$ 470,000	\$ 470,000
PARKING DISTRICT ASSESSMENT	\$ 123,551	\$ 62,787	\$ 125,000	\$ -	\$ -	\$ (125,000)	\$ (125,000)	\$ -	\$ -	\$ -	\$ -
PARKING MANAGEMENT	\$ 3,423,653	\$ 3,631,644	\$ 3,420,000	\$ 3,465,000	\$ 3,265,000	\$ 45,000	\$ (155,000)	\$ 3,265,000	\$ 3,265,000	\$ 3,265,000	\$ 3,265,000
PARKING MANAGEMENT-SOUTH GONDOLA	\$ 1,826,766	\$ 1,980,162	\$ 2,218,825	\$ 2,175,000	\$ 2,305,000	\$ (43,825)	\$ 86,175	\$ 2,305,000	\$ 2,305,000	\$ 2,305,000	\$ 2,305,000
REFUNDS OF EXPENDITURES	\$ -	\$ 1,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SNOWSTANG REIMBURSEMENT	\$ 19,200	\$ 30,000	\$ 32,739	\$ 32,739	\$ 35,000	\$ -	\$ 2,261	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
VAIL SKI RESORT REIMBURSEMENT	\$ 20,399	\$ 61,196	\$ 61,000	\$ 61,000	\$ 61,000	\$ -	\$ -	\$ 61,000	\$ 61,000	\$ 61,000	\$ 61,000
TRANSFER FROM EXCISE TAX FUND	\$ -	\$ 900,000	\$ 3,600,000	\$ 3,600,000	\$ 2,225,000	\$ -	\$ (1,375,000)	\$ 6,000,000	\$ 5,000,000	\$ 4,100,000	\$ 4,600,000
TRANSFER FROM IT FUND	\$ -	\$ 280,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL REVENUES</b>	<b>\$ 10,913,840</b>	<b>\$ 12,620,769</b>	<b>\$ 15,090,812</b>	<b>\$ 15,020,300</b>	<b>\$ 13,641,821</b>	<b>\$ (70,512)</b>	<b>\$ (1,448,991)</b>	<b>\$ 17,433,247</b>	<b>\$ 16,573,378</b>	<b>\$ 15,817,714</b>	<b>\$ 16,466,379</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 24,121,053</b>	<b>\$ 22,122,453</b>	<b>\$ 21,568,878</b>	<b>\$ 21,498,366</b>	<b>\$ 20,755,325</b>	<b>\$ (70,512)</b>	<b>\$ (813,553)</b>	<b>\$ 23,549,055</b>	<b>\$ 22,019,595</b>	<b>\$ 21,879,729</b>	<b>\$ 21,845,969</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ 4,080,794	\$ 4,636,283	\$ 4,670,573	\$ 4,609,164	\$ 4,694,911	\$ 61,409	\$ (24,338)	\$ 4,876,111	\$ 5,215,312	\$ 5,413,653	\$ 5,695,620
MATERIALS & SUPPLIES	\$ 61,347	\$ 105,654	\$ 72,352	\$ 86,898	\$ 94,760	\$ (14,546)	\$ (22,407)	\$ 97,588	\$ 100,516	\$ 103,532	\$ 106,637
CHARGES FOR SERVICES	\$ 3,746,224	\$ 3,500,114	\$ 4,333,722	\$ 4,080,864	\$ 4,147,979	\$ 252,858	\$ 185,743	\$ 4,269,298	\$ 4,394,381	\$ 4,523,346	\$ 4,656,316
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 105,913	\$ 153,937	\$ 94,403	\$ 96,270	\$ 107,537	\$ (1,867)	\$ (13,134)	\$ 110,189	\$ 113,495	\$ 116,900	\$ 120,407
DEBT SERVICES	\$ 2,318,275	\$ 2,317,275	\$ 2,319,025	\$ 2,319,025	\$ 2,318,800	\$ -	\$ 225	\$ 2,317,300	\$ 2,318,000	\$ 2,316,550	\$ 2,317,050
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ 2,358,389	\$ 2,881,124	\$ 1,771,341	\$ 1,771,341	\$ 1,894,030	\$ (0)	\$ (122,689)	\$ 1,950,851	\$ 2,009,376	\$ 2,069,658	\$ 2,131,747
TRANSFER TO CAPITAL FUND	\$ 1,948,428	\$ 1,700,000	\$ 1,050,000	\$ 1,378,000	\$ 1,325,000	\$ (328,000)	\$ (275,000)	\$ 4,425,000	\$ 1,750,000	\$ 1,900,000	\$ 1,350,000
TRANSFER TO GENERAL FUND	\$ -	\$ -	\$ -	\$ 43,300	\$ 56,500	\$ (43,300)	\$ (56,500)	\$ 56,500	\$ 56,500	\$ 56,500	\$ 56,500
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 14,619,370</b>	<b>\$ 15,294,387</b>	<b>\$ 14,311,416</b>	<b>\$ 14,384,862</b>	<b>\$ 14,639,517</b>	<b>\$ (73,446)</b>	<b>\$ (328,101)</b>	<b>\$ 18,102,838</b>	<b>\$ 15,957,580</b>	<b>\$ 16,500,139</b>	<b>\$ 16,434,278</b>
<b>EXPENDITURES BY PROGRAM</b>											
TRANSIT ADMINISTRATION 0481	\$ 542,830	\$ 592,357	\$ 563,424	\$ 564,578	\$ 612,748	\$ (1,154)	\$ (49,325)	\$ 631,779	\$ 667,981	\$ 692,153	\$ 723,836
TRANSIT SERVICES 0482	\$ 6,043,461	\$ 7,133,889	\$ 6,276,109	\$ 6,214,564	\$ 6,469,971	\$ 61,545	\$ (193,862)	\$ 6,698,002	\$ 7,068,008	\$ 7,315,612	\$ 7,639,213
PARKING 0515	\$ 2,293,506	\$ 1,947,141	\$ 2,200,468	\$ 2,150,666	\$ 1,998,370	\$ 49,802	\$ 202,098	\$ 2,056,785	\$ 2,117,342	\$ 2,176,300	\$ 2,238,816
PARKING STRUCTURE 0550	\$ 1,466,533	\$ 1,602,750	\$ 1,901,390	\$ 1,757,429	\$ 1,913,389	\$ 143,961	\$ (11,999)	\$ 1,972,696	\$ 2,034,935	\$ 2,098,170	\$ 2,163,968
CAPITAL PROJECTS 1000	\$ 4,266,703	\$ 4,017,275	\$ 3,369,025	\$ 3,697,025	\$ 3,643,800	\$ (328,000)	\$ (274,775)	\$ 6,742,300	\$ 4,068,000	\$ 4,216,550	\$ 3,667,050
GENERAL 1111	\$ 6,337	\$ 976	\$ 1,000	\$ 600	\$ 1,239	\$ 400	\$ (239)	\$ 1,276	\$ 1,314	\$ 1,354	\$ 1,395
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 14,619,370</b>	<b>\$ 15,294,387</b>	<b>\$ 14,311,416</b>	<b>\$ 14,384,862</b>	<b>\$ 14,639,517</b>	<b>\$ (73,446)</b>	<b>\$ (328,101)</b>	<b>\$ 18,102,838</b>	<b>\$ 15,957,580</b>	<b>\$ 16,500,139</b>	<b>\$ 16,434,278</b>
<b>FUND BALANCE, DECEMBER 31</b>	<b>\$ 9,501,684</b>	<b>\$ 6,478,066</b>	<b>\$ 7,257,462</b>	<b>\$ 7,113,504</b>	<b>\$ 6,115,808</b>			<b>\$ 5,446,217</b>	<b>\$ 6,062,015</b>	<b>\$ 5,379,590</b>	<b>\$ 5,411,691</b>
RESTRICTION-DEBT SERVICE	\$ 4,636,300	\$ 4,637,825	\$ 4,636,100	\$ 4,636,100	\$ 4,635,600			\$ 4,634,850	\$ 4,633,600	\$ 4,636,600	\$ 4,638,350
AVAILABLE FUND BALANCE, DECEMBER 31	\$ 4,865,384	\$ 1,840,241	\$ 2,621,362	\$ 2,477,404	\$ 1,480,208			\$ 811,367	\$ 1,428,415	\$ 742,990	\$ 773,341
RESERVE-SOUTH GONDOLA PARKING	\$ 180,833	\$ 250,833	\$ 320,833	\$ 320,833	\$ 350,000			\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
RESERVE-PARKING METER	\$ -	\$ 280,000	\$ 280,000	\$ 80,000	\$ -						
<b>TOTAL RESERVES</b>	<b>\$ 180,833</b>	<b>\$ 530,833</b>	<b>\$ 600,833</b>	<b>\$ 400,833</b>	<b>\$ 350,000</b>			<b>\$ 350,000</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>	<b>\$ 350,000</b>
FTE	45.97	47.29	46.35	46.35	46.35			46.35	46.35	46.35	46.35
Full Time Regular Staff	37.47	37.35	37.35	37.35	37.35			37.35	37.35	37.35	37.35
Part-Time/Seasonal Staff	8.50	9.94	9.00	9.00	9.00			9.00	9.00	9.00	9.00

# 2026 PARKING RATES



## Monday - Thursday

Zone(s)	Main Street 780 - 782	N Ridge St 774, S Ridge St 775, Ridge Alley 786, Washington 788, Adams, 787, Courthouse 789, Upper Exchange 790, Lower Exchange 791, Outdoor Exchange 792, Barney Ford 763	FLOT 779	Tiger Dredge 786	Wellington 795	Ice House 783, Tonopah 794	South Gondola Garage 1521
Hours	10AM-8PM Year Round	10AM-8PM Year Round	7 AM - 5 PM Nov - April 10 AM - 3 PM May - Oct	7 AM - 3 PM Nov - April 10 AM - 8 PM May - Oct	8AM-8PM Year Round	10AM-8PM Year Round	6 AM - 8 PM Nov - April May-Oct - Free
Fifteen Minutes	Free	Free	Not Available	Not Available	Free	FREE	Not Available
First Hour	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	All Day Rate
Second Hour	\$1.50	\$0.50	\$1.00	\$0.50	\$1.50	\$0.50	All Day Rate
Third Hour	\$2.00	\$0.50	\$1.00	\$0.50	\$2.00	\$1.00	All Day Rate
Fourth Hour	\$5.50	\$1.00	\$1.25	\$1.00	\$5.50	\$2.50	All Day Rate
Fifth Hour	\$8.00	\$1.00	\$17.00 until 5 PM	\$1.00	\$8.00	\$3.00	All Day Rate
Sixth Hour	\$8.00	\$1.00	\$17.00 until 5 PM	\$1.00	\$8.00	\$3.00	All Day Rate
Seventh Hour	\$8.50	\$1.00	\$17.00 until 5 PM	\$1.00	\$8.50	\$3.50	All Day Rate
Eighth Hour	\$8.50	\$1.00	\$17.00 until 5 PM	\$1.00	\$8.50	\$3.50	All Day Rate
Ninth Hour	\$8.50	\$1.00	\$17.00 until 5 PM		\$8.50	\$4.00	All Day Rate
Tenth Hour	\$8.50	\$1.00	\$17.00 until 5 PM		\$8.50	\$4.00	All Day Rate
4 Hours Parking Total	\$9.50	\$2.50	\$3.75	\$2.50	\$9.50	\$4.50	\$18
5 Hours Parking Total	\$17.50	\$3.50	\$17.00	\$3.50	\$17.50	\$7.50	\$18
6 Hours Parking Total	\$25.50	\$4.50	\$17.00	\$4.50	\$25.50	\$10.50	\$18
All Day Monday - Thursday	\$59.50	\$8.50		\$6.50	\$59.50	\$25.50	\$18
All Day Friday - Sunday							

\*all oversize and overnight parking, see locations and pricing below.

\*all oversize and overnight parking, see locations and pricing below.

\*all oversize and overnight parking, see locations and pricing below.

## Friday - Sunday

Zone(s)	Main Street 780 - 782	N Ridge St 774, S Ridge St 775, Ridge Alley 786, Washington 788, Adams, 787, Courthouse 789, Upper Exchange 790, Lower Exchange 791, Outdoor Exchange 792, Barney Ford 763	FLOT 779	Tiger Dredge 786	Wellington 795	Ice House 783, Tonopah 794	South Gondola Garage 1521
Hours	10AM-8PM Year Round	10AM-8PM Year Round	7 AM - 5 PM Nov - April 10 AM - 3 PM May - Oct	7 AM - 3 PM Nov - April 10 AM - 8 PM May - Oct	8AM-8PM Year Round	10AM-8PM Year Round	6 AM - 8 PM Nov - April May-Oct - Free
Fifteen Minutes	Free	Free	Not Available	Not Available	Free	FREE	Not Available
First Hour	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	\$0.50	All Day Rate
Second Hour	\$2.00	\$1.00	\$1.50	\$1.50	\$2.00	\$1.50	All Day Rate
Third Hour	\$4.00	\$1.50	\$3.00	\$2.00	\$4.00	\$2.00	All Day Rate
Fourth Hour	\$7.00	\$2.00	\$5.00	\$4.00	\$7.00	\$3.00	All Day Rate
Fifth Hour	\$9.50	\$2.00	\$22.00 until 5 PM	\$4.00	\$9.50	\$3.50	All Day Rate
Sixth Hour	\$9.50	\$2.00	\$22.00 until 5 PM	\$4.00	\$9.50	\$4.00	All Day Rate
Seventh Hour	\$10.50	\$2.00	\$22.00 until 5 PM	\$4.00	\$10.50	\$4.50	All Day Rate
Eighth Hour	\$10.50	\$2.00	\$22.00 until 5 PM	\$4.00	\$10.50	\$5.00	All Day Rate
Ninth Hour	\$11.50	\$2.00	\$22.00 until 5 PM	\$4.00	\$11.50	\$5.50	All Day Rate
Tenth Hour	\$11.50	\$2.00	\$22.00 until 5 PM	\$4.00	\$11.50	\$6.00	All Day Rate
4 Hours Parking Total	\$13.50	\$5.00	\$10.00	\$8.00	\$13.50	\$7.00	\$28
5 Hours Parking Total	\$23.00	\$7.00	\$22.00	\$12.00	\$23.00	\$10.50	\$28
6 Hours Parking Total	\$32.50	\$9.00		\$16.00	\$32.50	\$14.50	\$28
All Day Monday - Thursday							
All Day Friday - Sunday	\$76.50	\$17.00		\$32.00	\$76.50	\$35.50	\$28

\*all oversize and overnight parking, see locations and pricing below.

\*all oversize and overnight parking, see locations and pricing below.

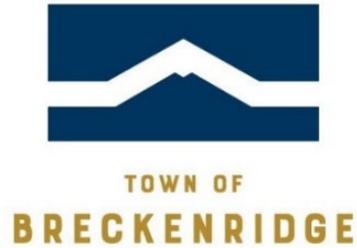
\*all oversize and overnight parking, see locations and pricing below.

## Overnight Parking- Zone 778

Hours	Ice Rink Mon-Thu	Ice Rink Fri-Sun
1 day (24 hours)	\$20.00	\$35.00
Max - 14 days per calendar year	\$370.00	\$490.00

## Oversized Parking- Zone 777

Hours	Lot TBD Mon-Thu	Lot TBD Fri-Sun
1 day (24 hours)	\$25.00	\$40.00
Max - 14 days per calendar year	\$350.00	\$560.00



## Health Care Plan Fund #018



This fund receives revenue from employee paid premiums through payroll and the healthcare benefit allocation of \$17.5K per employee.

Health care plans are expensed to this fund (UMR, Mutual of Omaha, VSP, disability programs) along with Provider and employee reimbursement costs.

The goal is to keep a Fund balance of \$500K.



# Memo

**To:** Town Council  
**From:** Dana Laverdiere, Director of Human Resources  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Health Care Plan Fund Budget Summary

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## Background

The Town of Breckenridge provides self-funded medical, dental, vision, pharmacy, disability benefits, and retiree medical benefits for full-time employees and their families. Medical, dental, and vision are offered to Council members. These benefits are a critical recruitment and retention tool, allowing the Town to attract and retain talented employees.

Our benefits package is consistently identified by employees as one of the most important aspects of working for the Town. By self-funding, the Town directly manages claims and administrative expenses rather than paying premiums to a private insurer. This model allows flexibility, transparency, and better long-term cost management.

## Two Components of the Health Fund Budget Expenditures

The \$5.9 million Health Fund for 2026 is made up of two key parts, fixed costs and claims costs.

1. Fixed Costs are made up of administrative fees paid to vendors such as UMR (medical plan administration) and Optum Rx (pharmacy benefit manager) for claims processing, network access, and customer service. This includes our coverage for stop loss coverage which protects the Town from catastrophic high-cost claims that could destabilize the plan. This coverage is the largest fixed cost of the Health Fund.
2. Claims Costs are made up of payments for employee and dependent medical, dental, vision, and pharmacy services. Claims costs vary each year depending on employee health needs and utilization.

## Health Care Plan Fund Budget Highlights

2025 expense budget: \$5,400,079

2026 projected budget: \$5,900,213

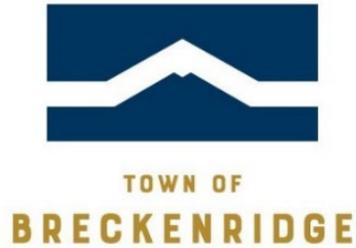
The 9.3% increase reflects anticipated growth in healthcare costs and the rising expense of stop loss insurance. The Town has budgeted \$321,000 pharmacy rebates, and \$400,000 in stop loss revenue for claims that exceed \$80,000, and \$357,000 in employee dependent premiums, which comprise the Health Fund budget revenues.

The Town of Breckenridge Health Care Plan Fund is an essential investment in our workforce and organizational stability. By remaining self-funded, the Town maintains cost control, flexibility, and a competitive edge in employee recruitment and retention. The 2026 budget increase ensures we continue to offer high-quality, sustainable benefits to our employees and their families.

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

**TOWN OF BRECKENRIDGE**  
**ANNUAL BUDGET**  
**HEALTH CARE PLAN FUND #018 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ 1,040,953	\$ 770,562	\$ 1,107,168	\$ 1,107,168	\$ 1,070,244	\$ -	\$ (36,924)	\$ 640,217	\$ 211,125	\$ 470,080	\$ 403,791
<b>REVENUES</b>											
EMPLOYEE PAID PREMIUMS	\$ 459,982	\$ 631,812	\$ 678,735	\$ 357,000	\$ 357,000	\$ (321,735)	\$ (321,735)	\$ 357,000	\$ 357,000	\$ 357,000	\$ 357,000
FLEX FORFEITURE	\$ 48,696	\$ 94,569	\$ 2,000	\$ -	\$ -	\$ (2,000)	\$ (2,000)	\$ -	\$ -	\$ -	\$ -
INTERNAL SERVICE REVENUE	\$ 3,956,764	\$ 4,175,197	\$ 4,327,390	\$ 4,327,390	\$ 4,365,394	\$ 0	\$ 38,004	\$ 4,665,394	\$ 5,663,198	\$ 5,663,198	\$ 6,162,100
INVESTMENT INCOME	\$ 30,866	\$ 26,357	\$ 18,148	\$ 29,811	\$ 21,792	\$ 11,663	\$ 3,644	\$ 17,733	\$ 17,733	\$ 17,733	\$ 17,733
OUTSIDE REIMBURSEMENTS	\$ 2,892	\$ 16,545	\$ 23,000	\$ 5,000	\$ 5,000	\$ (18,000)	\$ (18,000)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
REFUND OF EXPENDITURES	\$ 4,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RX & MEDICAL REBATES	\$ 112,650	\$ 185,850	\$ 160,000	\$ 330,000	\$ 321,000	\$ 170,000	\$ 161,000	\$ 321,000	\$ 321,000	\$ 321,000	\$ 321,000
STOP LOSS	\$ 784,976	\$ 718,635	\$ 300,000	\$ 500,000	\$ 400,000	\$ 200,000	\$ 100,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
<b>TOTAL REVENUES</b>	<b>\$ 5,401,825</b>	<b>\$ 5,848,964</b>	<b>\$ 5,509,273</b>	<b>\$ 5,549,201</b>	<b>\$ 5,470,186</b>	<b>\$ 39,928</b>	<b>\$ (39,087)</b>	<b>\$ 5,766,127</b>	<b>\$ 6,763,931</b>	<b>\$ 6,763,931</b>	<b>\$ 7,262,833</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 6,442,777</b>	<b>\$ 6,619,526</b>	<b>\$ 6,616,441</b>	<b>\$ 6,656,369</b>	<b>\$ 6,540,430</b>	<b>\$ 39,928</b>	<b>\$ (76,011)</b>	<b>\$ 6,406,344</b>	<b>\$ 6,975,056</b>	<b>\$ 7,234,011</b>	<b>\$ 7,666,624</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ 5,672,216	\$ 5,885,278	\$ 5,400,000	\$ 5,586,000	\$ 5,900,000	\$ (186,000)	\$ (500,000)	\$ 6,195,000	\$ 6,504,750	\$ 6,829,988	\$ 7,171,487
MATERIALS & SUPPLIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CHARGES FOR SERVICES	\$ -	\$ 79	\$ 79	\$ 125	\$ 213	\$ (46)	\$ (134)	\$ 219	\$ 226	\$ 233	\$ 240
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 5,672,216</b>	<b>\$ 5,885,358</b>	<b>\$ 5,400,079</b>	<b>\$ 5,586,125</b>	<b>\$ 5,900,213</b>	<b>\$ (186,046)</b>	<b>\$ (500,134)</b>	<b>\$ 6,195,219</b>	<b>\$ 6,504,976</b>	<b>\$ 6,830,220</b>	<b>\$ 7,171,727</b>
<b>EXPENDITURES BY PROGRAM</b>											
HEALTH PROGRAM - FIXED 1000	\$ 1,327,388	\$ 2,250,733	\$ 1,700,000	\$ 1,886,000	\$ 1,900,000	\$ (186,000)	\$ (200,000)	\$ 1,995,000	\$ 2,094,750	\$ 2,199,488	\$ 2,309,462
HEALTH PROGRAM - VARIABLE 1000	\$ 4,344,827	\$ 3,634,624	\$ 3,700,079	\$ 3,700,125	\$ 4,000,213	\$ (46)	\$ (300,134)	\$ 4,200,219	\$ 4,410,226	\$ 4,630,733	\$ 4,862,265
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 5,672,216</b>	<b>\$ 5,885,358</b>	<b>\$ 5,400,079</b>	<b>\$ 5,586,125</b>	<b>\$ 5,900,213</b>	<b>\$ (186,046)</b>	<b>\$ (500,134)</b>	<b>\$ 6,195,219</b>	<b>\$ 6,504,976</b>	<b>\$ 6,830,220</b>	<b>\$ 7,171,727</b>
FUND BALANCE, DECEMBER 31	\$ 770,562	\$ 1,107,168	\$ 1,216,362	\$ 1,070,244	\$ 640,217			\$ 211,125	\$ 470,080	\$ 403,791	\$ 494,897



## Sustainability Fund #019



This fund captures the revenue collection of fees associated with Sustainability programs. To keep the fund balance positive, a transfer from the Excise Tax Fund occurs.

E-Delivery program 0106 and Breck E-Ride 8040 were introduced in 2024.

The goal is to keep a minimal fund balance at year end. A bag fee reserve holds the net proceeds from bag fee sales and expenses.



# Memo

**To:** Town Council  
**From:** Jessie Burley, Sustainability + Parking Manager  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Sustainability Fund Budget Summary

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## Background

The Sustainability Division consists of five staff members, four of whom are jointly funded through Parking and Transit funds. Together with Transit staff, they form the Town's Mobility Department.

The Sustainability Division's core priorities are to implement the Town's long-range Sustainable Breck Plan, the Summit Community Climate Action Plan, and relevant components of the Destination Management Plan. These guiding documents focus on five key programmatic areas: Climate Action, Energy, Water, Materials Management, and Mobility – each with [specific goals and measurable targets](#).

## Strategic Focus Areas

The Division's primary efforts are aimed at:

- Reducing greenhouse gas emissions across both Town operations and the broader community.
- Improving energy and water efficiency.
- Minimizing landfill waste through reduction and diversion strategies.
- Enhancing safety and expanding mobility options to reduce vehicle miles traveled and alleviate congestion.

Sustainability initiatives address both internal municipal operations and external community engagement through education, programming, and policy development aligned with Town Council priorities.

## Alignment with Town Goals

The Division is directly responsible for advancing two of the four community goals outlined in the Destination Management Plan – Environmental Leadership and More Boots/Bikes - as well as one of the Town Council's 2026 priorities: Breck E-Delivery.

Examples of this work include:

- Demonstrating environmental leadership through organizational action and by sharing policies and programs with peer communities through workshops, webinars, and events like the Mountain Towns 2030 Climate Solutions Summit.
- Implementing innovative mobility strategies such as the Breck E-Ride and Breck E-Delivery to improve safety and reduce congestion.
- Providing a sustainability lens for evaluating other Town projects, including the Blue River Pathways and workforce housing initiatives.

As part of its budgeting process, the Sustainability Division leverages hundreds of thousands of grant dollars to support programs and projects such as the Breckenridge E-Ride, electric vehicle chargers, energy code adoption, and thermal energy network feasibility.

As part of our evolving approach to greenhouse gas reductions and electrification, staff have been exploring the feasibility of thermal energy networks in Breckenridge. [Thermal energy networks](#) offer the ability to reduce peak

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

gas and electric load by exchanging thermal assets with the ground, connecting buildings through an ambient temperature loop, and then heating and cooling individual buildings with ground source heat pumps. Efficient and all-electric, these systems can not only replace gas systems but also reduce demand for increased system capacity to avoid long-term utility costs. Additionally, the Town has been selected as one of five communities to participate in a gas planning pilot program with Xcel Energy to avoid future gas infrastructure. Participation in the gas planning pilot with Xcel may offer additional resources as the Town explores the feasibility of thermal energy networks.

Community-facing programs funded by this budget also offer grants to residents and businesses to help with energy efficiency upgrades and electrification, improved material management, and expansion of renewable energy within the community.

### **Sustainability Division Budget Highlights**

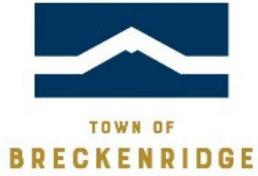
The proposed 2026 expense budget is \$4,027,483. This figure represents an increase of \$406,371 (11%) from the 2025 budget. This increase is primarily driven by:

- An expansion in the scope of the E-Delivery pilot including adding large and small delivery vendors and carboard backhauling (\$1.5M, an increase of \$265K over 2025 budget).
- A thermal energy network feasibility study and gas planning pilot.
- An increase in material management service fees and disposal fees at Summit County Landfill (\$314.5K, an increase of \$95K over 2025 budget).

Revenue for the Sustainability Fund is derived from the disposable bag fee, Renewable Energy Mitigation Program (REMP), material management fee, E-Ride ridership, grants, renewable energy credits, and the Excise Fund. Staff is exploring a docking fee structure for delivery vendors to participate in the E-Delivery program and will bring a proposal to the Council for consideration in 2026.

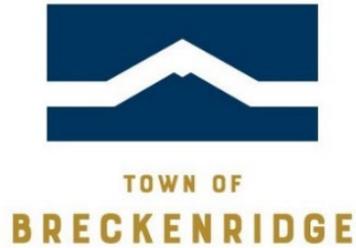
**TOWN OF BRECKENRIDGE  
ANNUAL BUDGET  
SUSTAINABILITY FUND #019 ANALYSIS**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ -	\$ 258,560	\$ 246,215	\$ 246,215	\$ 1,830,848	\$ -	\$ 1,584,633	\$ 194,368	\$ 1,042,201	\$ 1,120,807	\$ 1,237,707
<b>REVENUES</b>											
ADMIN FEES	\$ (380)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
COST SHARING	\$ -	\$ -	\$ 35,000	\$ 38,000	\$ 38,000	\$ 3,000	\$ 3,000	\$ 38,000	\$ 38,000	\$ 38,000	\$ 38,000
DISPOSABLE BAG FEES	\$ 52,482	\$ 98,715	\$ 100,000	\$ 100,000	\$ 100,000	\$ -	\$ -	\$ 95,000	\$ 90,250	\$ 85,738	\$ 81,451
DOCKING PERMITS	\$ -	\$ -	\$ 375,000	\$ -	\$ 175,000	\$ (375,000)	\$ (200,000)	\$ 300,000	\$ 450,000	\$ 600,000	\$ 600,000
DUMPSTER KEYCARD FEE	\$ -	\$ 275	\$ 300	\$ 50	\$ 200	\$ (250)	\$ (100)	\$ 200	\$ 200	\$ 200	\$ 200
E-BIKE SEASON PASSES & RIDES	\$ -	\$ 40,268	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EV CHARGERS FEES	\$ 19,848	\$ 30,661	\$ 30,000	\$ 40,000	\$ 40,000	\$ 10,000	\$ 10,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
GRANTS	\$ 204,325	\$ 231,799	\$ 208,880	\$ 458,880	\$ 284,000	\$ 250,000	\$ 75,120	\$ -	\$ -	\$ -	\$ -
INVESTMENT INCOME	\$ -	\$ 6,025	\$ 4,291	\$ 5,031	\$ 3,678	\$ 740	\$ (613)	\$ 2,993	\$ 2,993	\$ 2,993	\$ 2,993
MATERIAL MANAGEMENT FEE	\$ 118,031	\$ 106,076	\$ 110,000	\$ 108,040	\$ 110,000	\$ (1,960)	\$ -	\$ 110,000	\$ 110,000	\$ 110,000	\$ 110,000
REMP FEE	\$ 1,812	\$ 79,494	\$ 85,000	\$ 155,000	\$ 150,000	\$ 70,000	\$ 65,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
RENEWABLE ENERGY CERTIF	\$ 190,062	\$ 129,318	\$ 145,000	\$ 195,000	\$ 180,000	\$ 50,000	\$ 35,000	\$ 185,400	\$ 190,962	\$ 196,691	\$ 202,592
REUSABLE BAG SALES	\$ 41,138	\$ 25,097	\$ 55,000	\$ 9,000	\$ 10,000	\$ (46,000)	\$ (45,000)	\$ 9,500	\$ 9,025	\$ 8,574	\$ 8,145
SALES TAX VENDORS FEE REV	\$ 59	\$ 33	\$ 75	\$ 100	\$ 125	\$ 25	\$ 50	\$ -	\$ -	\$ -	\$ -
SUSTAINABILITY SALES	\$ -	\$ 1,204	\$ -	\$ 354	\$ -	\$ 354	\$ -	\$ -	\$ -	\$ -	\$ -
TRANSFER FROM EXCISE TAX FUND	\$ 2,468,828	\$ 2,300,000	\$ 4,000,000	\$ 4,000,000	\$ 1,300,000	\$ -	\$ (2,700,000)	\$ 6,300,000	\$ 6,500,000	\$ 4,000,000	\$ 4,000,000
<b>TOTAL REVENUES</b>	<b>\$ 3,096,205</b>	<b>\$ 3,048,966</b>	<b>\$ 5,148,546</b>	<b>\$ 5,109,455</b>	<b>\$ 2,391,003</b>	<b>\$ (39,091)</b>	<b>\$ (2,757,543)</b>	<b>\$ 7,231,093</b>	<b>\$ 7,581,430</b>	<b>\$ 5,232,195</b>	<b>\$ 5,233,380</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 3,096,205</b>	<b>\$ 3,307,525</b>	<b>\$ 5,394,761</b>	<b>\$ 5,355,670</b>	<b>\$ 4,221,851</b>	<b>\$ (39,091)</b>	<b>\$ (1,172,910)</b>	<b>\$ 7,425,461</b>	<b>\$ 8,623,631</b>	<b>\$ 6,353,002</b>	<b>\$ 6,471,087</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ 298,401	\$ 345,169	\$ 372,666	\$ 368,337	\$ 382,866	\$ 4,329	\$ (10,200)	\$ 397,952	\$ 424,314	\$ 440,786	\$ 463,298
MATERIALS & SUPPLIES	\$ 38,737	\$ 109,525	\$ 134,374	\$ 44,431	\$ 141,621	\$ 89,943	\$ (7,247)	\$ 145,870	\$ 150,246	\$ 154,753	\$ 159,396
CHARGES FOR SERVICES	\$ 856,486	\$ 1,048,277	\$ 2,504,272	\$ 2,555,526	\$ 2,807,047	\$ (51,254)	\$ (302,775)	\$ 2,891,458	\$ 2,978,202	\$ 3,067,548	\$ 3,159,575
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 6,148	\$ 7,809	\$ 32,601	\$ 31,079	\$ 31,322	\$ 1,522	\$ 1,279	\$ 31,549	\$ 31,775	\$ 32,009	\$ 32,249
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ 9,208	\$ 154,254	\$ 366,280	\$ 314,530	\$ 304,530	\$ 51,750	\$ 61,750	\$ 304,530	\$ 304,530	\$ 304,530	\$ 304,530
ALLOCATION	\$ -	\$ 72,464	\$ 77,863	\$ 77,863	\$ 60,097	\$ -	\$ 17,766	\$ 61,900	\$ 63,757	\$ 65,670	\$ 67,640
TRANSFER TO CAPITAL FUND	\$ 1,608,960	\$ 1,200,000	\$ -	\$ -	\$ 300,000	\$ -	\$ (300,000)	\$ 2,550,000	\$ 3,550,000	\$ 1,050,000	\$ 1,050,000
TRANSFER TO FACILITIES FUND	\$ -	\$ -	\$ 133,056	\$ 133,056	\$ -	\$ -	\$ 133,056	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 2,817,940</b>	<b>\$ 2,937,498</b>	<b>\$ 3,621,112</b>	<b>\$ 3,524,822</b>	<b>\$ 4,027,483</b>	<b>\$ 96,290</b>	<b>\$ (406,371)</b>	<b>\$ 6,383,259</b>	<b>\$ 7,502,824</b>	<b>\$ 5,115,295</b>	<b>\$ 5,236,687</b>
<b>EXPENDITURES BY PROGRAM</b>											
REMP 0035	\$ -	\$ 308,288	\$ 361,810	\$ 361,810	\$ 271,220	\$ -	\$ 90,590	\$ 273,551	\$ 275,951	\$ 278,424	\$ 280,971
E-DELIVERY 0106	\$ -	\$ 500,000	\$ 1,274,475	\$ 1,274,000	\$ 1,540,007	\$ 475	\$ (265,532)	\$ 1,585,487	\$ 1,632,332	\$ 1,680,582	\$ 1,730,279
REUSABLE BAG 0622	\$ 76,471	\$ 81,148	\$ 76,380	\$ 6,000	\$ 72,500	\$ 70,380	\$ 3,880	\$ 74,675	\$ 76,915	\$ 79,223	\$ 81,599
SUSTAINABILITY 0631	\$ 2,265,730	\$ 1,502,816	\$ 602,163	\$ 697,231	\$ 856,849	\$ (95,068)	\$ (254,687)	\$ 3,126,164	\$ 4,152,609	\$ 1,673,218	\$ 1,697,920
MATERIAL MANAGEMENT 0640	\$ 312,310	\$ 362,170	\$ 385,972	\$ 373,681	\$ 496,357	\$ 12,291	\$ (110,384)	\$ 512,176	\$ 532,534	\$ 549,452	\$ 568,949
PAY AS YOU THROW 0645	\$ 16,205	\$ 35,266	\$ 150,000	\$ 100,000	\$ 100,000	\$ 50,000	\$ 50,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
ROOFTOP GARDENS 1641	\$ 12,109	\$ 16,852	\$ 96,400	\$ 75,800	\$ 33,800	\$ 20,600	\$ 62,600	\$ 34,814	\$ 35,858	\$ 36,934	\$ 38,042
SOLAR GARDENS-ULLR 1642	\$ 59,494	\$ 56,785	\$ 94,100	\$ 70,500	\$ 80,500	\$ 23,600	\$ 13,600	\$ 82,915	\$ 85,402	\$ 87,965	\$ 90,603
SOLAR GARDENS-SOL 1643	\$ 75,620	\$ 74,173	\$ 101,562	\$ 80,500	\$ 90,500	\$ 21,062	\$ 11,062	\$ 93,215	\$ 96,011	\$ 98,892	\$ 101,859
BRECK E-RIDE 8040	\$ -	\$ -	\$ 478,250	\$ 485,300	\$ 485,750	\$ (7,050)	\$ (7,500)	\$ 500,263	\$ 515,210	\$ 530,607	\$ 546,465
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 2,817,940</b>	<b>\$ 2,937,498</b>	<b>\$ 3,621,112</b>	<b>\$ 3,524,822</b>	<b>\$ 4,027,483</b>	<b>\$ 96,290</b>	<b>\$ (406,371)</b>	<b>\$ 6,383,259</b>	<b>\$ 7,502,824</b>	<b>\$ 5,115,295</b>	<b>\$ 5,236,687</b>
FUND BALANCE, DECEMBER 31	\$ 258,560	\$ 246,215	\$ 1,773,649	\$ 1,830,848	\$ 194,368			\$ 1,042,201	\$ 1,120,807	\$ 1,237,707	\$ 1,234,400
<b>RESTRICTION-</b>											
AVAILABLE FUND BALANCE, DECEMBER 31	\$ 258,560	\$ 246,215	\$ 1,773,649	\$ 1,830,848	\$ 194,368			\$ 1,042,201	\$ 1,120,807	\$ 1,237,707	\$ 1,234,400
RESERVE-BAG FEE	\$ 171,707	\$ 295,520	\$ 268,649	\$ 395,520	\$ 495,520			\$ 595,520	\$ 695,520	\$ 795,520	\$ 895,520
<b>TOTAL RESERVES</b>	<b>\$ 171,707</b>	<b>\$ 295,520</b>	<b>\$ 268,649</b>	<b>\$ 395,520</b>	<b>\$ 495,520</b>			<b>\$ 595,520</b>	<b>\$ 695,520</b>	<b>\$ 795,520</b>	<b>\$ 895,520</b>
FTE	2.53	2.65	3.03	3.03	3.03			3.03	3.03	3.03	3.03
Full Time Regular Staff	2.53	2.65	2.65	2.65	2.65			2.65	2.65	2.65	2.65
Part-Time/Seasonal Staff			0.38	0.38	0.38			0.38	0.38	0.38	0.38



## Sustainability Fees

Material Management Fees	2023	2024	2025	2026
Tier 1- Office/Beauty/Spa, Retail ≤ 1,999 sq ft, Residential	\$ 373.52	\$ 373.52	\$ 384.00	\$ 384.00
Tier 2- Cafes, Restaurants, and bars ≤ 1,999 sq ft, Retail ≥ 2,000 sq feet	\$ 759.04	\$ 759.04	\$ 767.00	\$ 767.00
Tier 3- Restaurants and Bars ≥ 2,000 sq feet, Grocery	\$ 1,138.55	\$ 1,138.55	\$ 1,150.00	\$ 1,150.00
Tier 4- Multi-Unit Residential Complex	N/A	N/A	\$ 4,600.00	\$ 4,600.00
Shared Trash Enclosure Card Replacement Fee	N/A	N/A	\$ 25.00	\$ 25.00



## Accommodation Unit Compliance Fund #020



This fund captures the revenue collection of accommodation regulatory fee from hotel rooms and short-term rentals.

This revenue is transferred to the Workforce Housing Fund to support housing projects.

The goal is to bring the fund balance to \$0 at year end. Any remaining fund balance not transferred to Workforce Housing is restricted for that purpose.



# Memo

**To:** Town Council  
**From:** Pamela Ness, Revenue Manager  
**Date:** October 7, 2025 (for October 14, 2025)  
**Subject:** 2026 Accommodation Unit Compliance Fund Budget Summary

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## Background

The Accommodation Unit Compliance Fund supports the Town's Short-Term Rental (STR) compliance program. This program ensures that STR operators adhere to local regulations, remit required fees, and support community priorities, most notably workforce housing. The program is staffed by 1.6 full-time equivalent positions in 2026, reduced from 2.92 FTEs in prior years. This reduction for 2026 is due to the reallocation of Community Service Officers back to the Public Safety Fund because operational experience has shown that enforcement demands for STR compliance does not warrant the expense.

The Town collects an Accommodation Regulatory Fee from STR license holders. These revenues fund the STR compliance program's direct operating costs and, more significantly, provide substantial transfers to the Workforce Housing Fund in alignment with Council priorities.

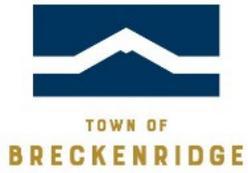
## Accommodation Unit Compliance Fund Budget Highlights

- **Revenues:** The 2026 revenue budget is \$6,846,005, down \$189,940 (2.7%) from the 2025 projection. The decrease is driven primarily by lower Accommodation Regulatory Fee collections as licensing volume decreases (fewer licenses).
- **Expenditures:** The 2026 expenditure budget is \$6,658,496, reflecting a decrease of \$281,779 (4.0%) from the 2025 projection. The reduction is largely due to lower personnel costs and efficiencies in compliance operations.
- **Workforce Housing Transfer:** Consistent with prior years, the largest single budget item is the transfer to the Workforce Housing Fund. For 2026, this transfer is budgeted at \$6.3M.
- **Fund Balance:** The Fund is projected to end 2026 with a restricted balance of \$199,605 providing a modest restriction for program needs.

The Accommodation Unit Compliance Fund remains a critical tool in managing STR compliance while advancing the Town's workforce housing goals. Although revenues are declining slightly, the program continues to generate significant resources for workforce housing investment, while operating with lean staffing and efficient administration.

**TOWN OF BRECKENRIDGE**  
**ANNUAL BUDGET**  
**ACCOMMODATION UNIT COMPLIANCE FUND #020 ANALYSIS**

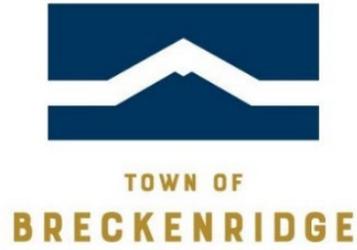
	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
FUND BALANCE, JANUARY 1	\$ (146,159)	\$ 252,418	\$ 267	\$ 267	\$ 12,096	\$ -	\$ 11,829	\$ 199,605	\$ 51,713	\$ 65,781	\$ 98,396
<b>REVENUES</b>											
ACCOMMODATION REGULATORY FEE	\$ 7,232,052	\$ 7,075,177	\$ 7,000,000	\$ 6,931,725	\$ 6,816,000	\$ (68,275)	\$ (184,000)	\$ 6,746,682	\$ 6,678,070	\$ 6,610,155	\$ 6,542,931
CONVENIENCE FEE	\$ 33,477	\$ 33,641	\$ 30,000	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000
INVESTMENT INCOME	\$ 49,075	\$ 7,732	\$ 5,945	\$ 630	\$ 5	\$ (5,315)	\$ (5,940)	\$ 4	\$ 4	\$ 4	\$ 4
<b>TOTAL REVENUES</b>	<b>\$ 7,314,603</b>	<b>\$ 7,116,551</b>	<b>\$ 7,035,945</b>	<b>\$ 6,962,355</b>	<b>\$ 6,846,005</b>	<b>\$ (73,590)</b>	<b>\$ (189,940)</b>	<b>\$ 6,776,686</b>	<b>\$ 6,708,074</b>	<b>\$ 6,640,159</b>	<b>\$ 6,572,935</b>
<b>TOTAL AVAILABLE</b>	<b>\$ 7,168,445</b>	<b>\$ 7,368,968</b>	<b>\$ 7,036,212</b>	<b>\$ 6,962,622</b>	<b>\$ 6,858,101</b>	<b>\$ (73,590)</b>	<b>\$ (178,111)</b>	<b>\$ 6,976,291</b>	<b>\$ 6,759,787</b>	<b>\$ 6,705,940</b>	<b>\$ 6,671,332</b>
<b>EXPENDITURES</b>											
<b>EXPENDITURE BY CATEGORY</b>											
PERSONNEL	\$ 320,827	\$ 320,644	\$ 368,113	\$ 363,327	\$ 195,760	\$ 4,786	\$ 172,353	\$ 203,390	\$ 217,681	\$ 225,929	\$ 237,748
MATERIALS & SUPPLIES	\$ 78,240	\$ 104	\$ 169	\$ 96	\$ 84	\$ 73	\$ 85	\$ 168	\$ 173	\$ 178	\$ 183
CHARGES FOR SERVICES	\$ 42,472	\$ 47,920	\$ 31,230	\$ 46,012	\$ 48,910	\$ (14,782)	\$ (17,680)	\$ 50,377	\$ 51,889	\$ 53,445	\$ 55,049
MINOR CAPITAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIXED CHARGES	\$ 35,118	\$ 6,165	\$ 6,550	\$ 6,878	\$ 3,616	\$ (328)	\$ 2,934	\$ 7,214	\$ 7,431	\$ 7,653	\$ 7,883
DEBT SERVICES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GRANTS/CONTINGENCIES	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ALLOCATION	\$ -	\$ 78,060	\$ 101,698	\$ 101,698	\$ 110,126	\$ -	\$ (8,428)	\$ 113,430	\$ 116,833	\$ 120,338	\$ 123,948
TRANSFER TO WORKFORCE HOUSING FUND	\$ 6,439,370	\$ 6,915,808	\$ 6,432,515	\$ 6,432,515	\$ 6,300,000	\$ -	\$ 132,515	\$ 6,550,000	\$ 6,300,000	\$ 6,200,000	\$ 6,175,000
<b>TOTAL EXPENDITURES BY CATEGORY</b>	<b>\$ 6,916,027</b>	<b>\$ 7,368,701</b>	<b>\$ 6,940,275</b>	<b>\$ 6,950,526</b>	<b>\$ 6,658,496</b>	<b>\$ (10,251)</b>	<b>\$ 281,779</b>	<b>\$ 6,924,579</b>	<b>\$ 6,694,006</b>	<b>\$ 6,607,544</b>	<b>\$ 6,599,811</b>
<b>EXPENDITURES BY PROGRAM</b>											
SHORT TERM RENTAL 0463	\$ 6,916,027	\$ 7,368,701	\$ 6,940,275	\$ 6,950,526	\$ 6,658,496	\$ (10,251)	\$ 281,779	\$ 6,924,579	\$ 6,694,006	\$ 6,607,544	\$ 6,599,811
<b>TOTAL EXPENDITURES BY PROGRAM</b>	<b>\$ 6,916,027</b>	<b>\$ 7,368,701</b>	<b>\$ 6,940,275</b>	<b>\$ 6,950,526</b>	<b>\$ 6,658,496</b>	<b>\$ (10,251)</b>	<b>\$ 281,779</b>	<b>\$ 6,924,579</b>	<b>\$ 6,694,006</b>	<b>\$ 6,607,544</b>	<b>\$ 6,599,811</b>
FUND BALANCE, DECEMBER 31	\$ 252,418	\$ 267	\$ 95,937	\$ 12,096	\$ 199,605			\$ 51,713	\$ 65,781	\$ 98,396	\$ 71,521
RESTRICTION-STR FEES	\$ 252,418	\$ 267	\$ 95,937	\$ 12,096	\$ 199,605			\$ 51,713	\$ 65,781	\$ 98,396	\$ 71,521
AVAILABLE FUND BALANCE, DECEMBER 31	\$ (0)	\$ -	\$ -	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -
FTE	2.92	2.92	2.92	2.92	1.60			1.60	1.60	1.60	1.60
Full Time Regular Staff	2.92	2.92	2.92	2.92	1.60			1.60	1.60	1.60	1.60



## Accommodation Unit Compliance Fees

Accommodation Unit Administrative Fee	2023*	2024*	2025*	2026*
Studio Unit	\$ 756.00	\$ 756.00	\$ 756.00	\$ 756.00
One-Bedroom Unit	756.00	756.00	756.00	756.00
Two-Bedroom Unit	1,512.00	1,512.00	1,512.00	1,512.00
Three-Bedroom Unit	2,268.00	2,268.00	2,268.00	2,268.00
Four Bedroom Unit	3,024.00	3,024.00	3,024.00	3,024.00
Five Bedroom Unit	3,780.00	3,780.00	3,780.00	3,780.00
Six Bedroom Unit	4,536.00	4,536.00	4,536.00	4,536.00
Seven Bedroom Unit	5,292.00	5,292.00	5,292.00	5,292.00

\* - The accommodation unit administrative fee was changed by ordinance in 2021 to an accommodation unit regulatory fee, \$400 per studio bedroom for 2022 and \$756 per studio/bedroom for 2023. The regulatory fee is charged per bedroom without a cap over a certain amount of bedrooms.



# TOWN FUND

# SUMMARY

**ALL FUNDS**  
**REVENUE AND EXPENDITURE SUMMARY**  
**INCLUDES TRANSFERS AND FULL APPROPRIATIONS OF FUND BALANCES**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2027 FORECAST	2028 FORECAST	2029 FORECAST	2030 FORECAST
<b>REVENUE SUMMARY</b>											
GENERAL GOVERNMENT (GF)	\$ 77,196	\$ 44,107	\$ 87,800	\$ 68,400	\$ 90,300	\$ (19,400)	\$ 2,500	\$ 90,300	\$ 90,300	\$ 90,300	\$ 90,300
EXECUTIVE & MANAGEMENT (GF)	\$ 1,289,533	\$ 1,484,770	\$ 1,394,000	\$ 1,400,144	\$ 1,219,975	\$ 6,144	\$ (174,025)	\$ 1,237,619	\$ 1,255,792	\$ 1,274,510	\$ 1,293,790
FINANCE (GF)	\$ 15,496	\$ 15,937	\$ 14,500	\$ 19,104	\$ 21,000	\$ 4,604	\$ 6,500	\$ 21,525	\$ 22,066	\$ 22,623	\$ 23,196
PUBLIC SAFETY (GF)	\$ 59,943	\$ 143,144	\$ 77,050	\$ 44,103	\$ 32,150	\$ (32,947)	\$ (44,900)	\$ 25,650	\$ 25,650	\$ 25,650	\$ 25,650
COMMUNITY DEVELOPMENT (GF)	\$ 1,275,258	\$ 1,547,850	\$ 1,307,830	\$ 1,584,410	\$ 981,625	\$ 276,580	\$ (326,205)	\$ 980,976	\$ 980,976	\$ 980,976	\$ 980,976
PUBLIC WORKS (GF)	\$ 1,143,215	\$ 969,113	\$ 926,484	\$ 995,923	\$ 720,497	\$ 69,439	\$ (205,987)	\$ 672,497	\$ 672,497	\$ 672,497	\$ 672,497
RECREATION (GF)	\$ 4,964,799	\$ 5,223,887	\$ 4,740,971	\$ 5,068,163	\$ 5,175,473	\$ 327,192	\$ 434,502	\$ 5,175,473	\$ 5,175,473	\$ 5,175,473	\$ 5,175,473
MISCELLANEOUS (GF)	\$ 23,100,501	\$ 26,152,464	\$ 28,953,739	\$ 29,494,753	\$ 20,700,084	\$ 541,014	\$ (8,253,655)	\$ 25,479,566	\$ 28,583,204	\$ 28,707,625	\$ 30,856,978
UTILITY FUND	\$ 7,047,367	\$ 12,376,802	\$ 13,883,167	\$ 15,441,586	\$ 12,059,415	\$ 1,558,419	\$ (1,823,752)	\$ 12,551,966	\$ 44,433,696	\$ 14,173,383	\$ 15,239,816
CAPITAL FUND	\$ 11,795,734	\$ 23,361,793	\$ 10,057,444	\$ 10,313,985	\$ 10,257,121	\$ 256,541	\$ 199,677	\$ 13,408,831	\$ 13,108,831	\$ 12,258,831	\$ 6,333,831
MARKETING FUND	\$ 6,192,373	\$ 6,801,988	\$ 5,340,272	\$ 5,557,789	\$ 5,464,093	\$ 217,517	\$ 123,821	\$ 5,421,854	\$ 5,411,854	\$ 5,401,854	\$ 5,391,854
GOLF FUND	\$ 2,124,689	\$ 5,068,845	\$ 4,698,395	\$ 5,122,545	\$ 4,953,823	\$ 424,150	\$ 255,428	\$ 4,919,156	\$ 4,939,241	\$ 4,959,929	\$ 4,981,277
EXCISE TAX FUND	\$ 51,958,518	\$ 56,621,267	\$ 50,012,053	\$ 50,193,237	\$ 47,186,201	\$ 181,184	\$ (2,825,852)	\$ 46,974,535	\$ 48,474,535	\$ 48,974,535	\$ 50,974,535
WORKFORCE HOUSING FUND	\$ 30,574,025	\$ 35,277,135	\$ 21,726,963	\$ 20,126,100	\$ 29,831,978	\$ (1,600,863)	\$ 8,105,016	\$ 16,701,909	\$ 15,380,857	\$ 15,303,172	\$ 15,300,236
OPEN SPACE FUND	\$ 5,212,271	\$ 5,941,179	\$ 3,990,210	\$ 4,892,061	\$ 4,624,719	\$ 901,851	\$ 634,509	\$ 4,527,352	\$ 6,529,179	\$ 4,531,062	\$ 4,533,000
CONSERVATION TRUST FUND	\$ 70,969	\$ 61,335	\$ 55,542	\$ 55,641	\$ 55,669	\$ 99	\$ (73)	\$ 55,381	\$ 55,381	\$ 55,381	\$ 55,381
GARAGE FUND	\$ 7,006,155	\$ 5,834,508	\$ 6,262,986	\$ 5,749,186	\$ 5,543,820	\$ (513,800)	\$ (719,166)	\$ 12,117,854	\$ 7,644,981	\$ 10,012,507	\$ 7,064,880
INFORMATION TECHNOLOGY FUND	\$ 1,699,302	\$ 2,065,535	\$ 2,228,384	\$ 2,250,418	\$ 2,275,839	\$ 22,034	\$ 47,455	\$ 2,321,662	\$ 2,390,568	\$ 2,461,542	\$ 2,534,644
FACILITIES FUND	\$ 1,266,825	\$ 1,688,737	\$ 3,698,254	\$ 3,749,750	\$ 917,491	\$ 51,496	\$ (2,780,763)	\$ 6,706,793	\$ 4,653,638	\$ 4,622,871	\$ 4,604,222
SPECIAL PROJECTS FUND	\$ 4,882,887	\$ 3,618,108	\$ 3,768,498	\$ 3,968,724	\$ 4,613,687	\$ 200,226	\$ 845,189	\$ 4,711,138	\$ 4,411,138	\$ 4,611,138	\$ 4,961,138
MARIJUANA FUND	\$ 544,520	\$ 811,005	\$ 420,521	\$ 384,839	\$ 326,506	\$ (35,682)	\$ (94,015)	\$ 325,704	\$ 325,704	\$ 325,704	\$ 325,704
CEMETERY FUND	\$ 36,300	\$ 49,770	\$ 26,029	\$ 29,409	\$ 29,409	\$ 3,380	\$ (416)	\$ 24,400	\$ 24,400	\$ 24,400	\$ 24,400
CHILD CARE FUND	\$ 2,299,580	\$ 1,938,863	\$ 479,226	\$ 502,353	\$ 454,376	\$ 23,127	\$ (24,850)	\$ 330,093	\$ 460,093	\$ 405,093	\$ 380,093
PARKING & TRANSPORTATION FUND	\$ 10,913,940	\$ 12,620,769	\$ 15,090,812	\$ 15,020,300	\$ 13,641,821	\$ (70,512)	\$ (1,448,991)	\$ 17,433,247	\$ 16,573,378	\$ 15,817,714	\$ 16,486,379
HEALTH BENEFITS FUND	\$ 5,401,825	\$ 5,848,964	\$ 5,509,273	\$ 5,549,201	\$ 5,470,186	\$ 39,928	\$ (39,087)	\$ 5,766,127	\$ 6,763,931	\$ 6,763,931	\$ 7,262,833
SUSTAINABILITY FUND	\$ 3,096,205	\$ 3,048,966	\$ 5,148,546	\$ 5,109,455	\$ 2,391,003	\$ (39,091)	\$ (2,757,543)	\$ 7,231,093	\$ 7,581,430	\$ 5,232,195	\$ 5,233,380
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,314,603	\$ 7,116,551	\$ 7,035,945	\$ 6,962,355	\$ 6,846,005	\$ (73,590)	\$ (189,940)	\$ 6,776,686	\$ 6,708,074	\$ 6,640,159	\$ 6,572,935
<b>TOTAL REVENUES</b>	\$ 191,363,928	\$ 225,733,391	\$ 196,934,894	\$ 199,653,934	\$ 185,880,270	\$ 2,719,040	\$ (11,054,624)	\$ 201,989,387	\$ 232,696,868	\$ 199,525,053	\$ 197,359,358
<b>EXPENDITURES</b>											
PERSONNEL	\$ 34,227,017	\$ 37,665,065	\$ 39,956,196	\$ 39,349,236	\$ 40,664,304	\$ 606,959	\$ (708,108)	\$ 42,317,961	\$ 45,050,732	\$ 46,865,322	\$ 49,262,096
MATERIALS & SUPPLIES	\$ 4,256,442	\$ 5,436,517	\$ 6,143,516	\$ 6,010,115	\$ 6,180,892	\$ 133,401	\$ (37,376)	\$ 6,366,281	\$ 6,557,269	\$ 6,753,987	\$ 6,956,607
CHARGES FOR SERVICES	\$ 33,080,443	\$ 41,732,417	\$ 36,449,290	\$ 33,564,423	\$ 41,027,515	\$ 2,884,868	\$ (4,578,225)	\$ 42,284,759	\$ 39,154,262	\$ 37,045,435	\$ 37,569,213
MINOR CAPITAL	\$ 39,242,368	\$ 30,913,196	\$ 56,750,656	\$ 46,274,346	\$ 43,392,112	\$ 10,476,310	\$ 13,358,544	\$ 50,399,579	\$ 49,294,066	\$ 36,032,546	\$ 16,543,860
FIXED CHARGES	\$ 7,670,974	\$ 6,577,270	\$ 1,137,879	\$ 1,243,438	\$ 1,212,852	\$ (105,559)	\$ (74,973)	\$ 1,288,214	\$ 1,285,250	\$ 1,323,087	\$ 1,362,060
DEBT SERVICES	\$ 6,809,844	\$ 7,452,898	\$ 7,077,554	\$ 6,834,618	\$ 6,794,182	\$ 242,396	\$ 283,372	\$ 6,745,905	\$ 7,618,153	\$ 7,562,888	\$ 7,484,620
GRANTS/CONTINGENCIES	\$ 4,245,733	\$ 4,209,319	\$ 4,792,755	\$ 5,312,010	\$ 4,198,314	\$ (519,255)	\$ 594,441	\$ 3,906,822	\$ 4,395,090	\$ 4,089,097	\$ 4,160,255
ALLOCATION	\$ 6,963,699	\$ 7,819,516	\$ 5,108,808	\$ 5,108,809	\$ 5,335,236	\$ (1)	\$ (228,428)	\$ 5,607,751	\$ 5,701,570	\$ 5,790,594	\$ 5,955,311
TRANSFERS	\$ 56,454,297	\$ 78,852,888	\$ 59,472,964	\$ 60,050,104	\$ 51,129,958	\$ (577,140)	\$ 8,343,006	\$ 70,169,186	\$ 66,669,855	\$ 64,215,544	\$ 62,591,254
<b>TOTAL EXPENDITURES</b>	\$ 192,950,828	\$ 220,659,086	\$ 216,889,618	\$ 203,747,099	\$ 199,935,365	\$ 13,142,519	\$ 16,954,252	\$ 229,046,458	\$ 225,726,249	\$ 209,678,500	\$ 191,885,277
<b>EXPENDITURES BY PROGRAM (GF=programs in the General Fund)</b>											
GENERAL GOVERNMENT (GF)	\$ 876,623	\$ 866,603	\$ 1,094,541	\$ 1,132,141	\$ 1,288,589	\$ (37,600)	\$ (194,048)	\$ 1,320,334	\$ 1,401,132	\$ 1,444,295	\$ 1,509,000
EXECUTIVE & MANAGEMENT (GF)	\$ 4,285,373	\$ 3,915,845	\$ 4,268,479	\$ 4,133,541	\$ 4,289,117	\$ 134,938	\$ (20,638)	\$ 4,291,989	\$ 4,526,649	\$ 4,661,137	\$ 4,854,087
FINANCE (GF)	\$ 1,386,380	\$ 1,402,483	\$ 1,425,755	\$ 1,442,201	\$ 1,461,614	\$ (16,446)	\$ (35,859)	\$ 1,816,135	\$ 1,903,116	\$ 1,962,077	\$ 2,038,721
PUBLIC SAFETY (GF)	\$ 4,730,125	\$ 5,413,197	\$ 5,941,562	\$ 5,776,368	\$ 5,801,816	\$ 165,194	\$ 139,747	\$ 6,006,716	\$ 6,350,105	\$ 6,584,183	\$ 6,887,558
COMMUNITY DEVELOPMENT (GF)	\$ 2,124,923	\$ 2,159,389	\$ 2,354,545	\$ 2,318,931	\$ 2,609,187	\$ 35,614	\$ (254,642)	\$ 2,365,486	\$ 2,500,330	\$ 2,591,914	\$ 2,710,901
PUBLIC WORKS (GF)	\$ 9,531,044	\$ 10,605,595	\$ 10,737,350	\$ 10,593,297	\$ 8,141,827	\$ 144,053	\$ 2,595,523	\$ 8,361,170	\$ 8,785,434	\$ 9,089,286	\$ 9,471,200
RECREATION (GF)	\$ 7,991,684	\$ 8,316,728	\$ 7,945,168	\$ 7,987,040	\$ 7,956,156	\$ (41,872)	\$ (10,988)	\$ 8,238,635	\$ 8,682,007	\$ 9,004,523	\$ 9,407,376
MISCELLANEOUS (GF)	\$ 920,719	\$ 1,724,485	\$ 1,053,401	\$ 1,222,543	\$ 965,989	\$ (169,142)	\$ 87,412	\$ 967,581	\$ 988,309	\$ 984,978	\$ 1,005,912
UTILITY FUND	\$ 8,906,943	\$ 8,396,134	\$ 16,389,927	\$ 13,889,885	\$ 17,389,014	\$ 2,500,042	\$ (999,087)	\$ 25,473,948	\$ 32,031,745	\$ 23,399,737	\$ 10,069,936
CAPITAL FUND	\$ 14,830,023	\$ 19,991,250	\$ 23,996,447	\$ 16,867,524	\$ 13,535,682	\$ 7,128,923	\$ 10,460,765	\$ 16,692,492	\$ 13,168,017	\$ 11,418,558	\$ 6,119,115
MARKETING FUND	\$ 4,626,024	\$ 5,721,159	\$ 6,265,075	\$ 6,256,629	\$ 6,684,087	\$ 8,446	\$ (419,012)	\$ 6,888,282	\$ 7,112,858	\$ 7,330,031	\$ 7,561,012
GOLF FUND	\$ 3,345,262	\$ 3,284,568	\$ 5,632,841	\$ 5,811,082	\$ 4,828,426	\$ (178,241)	\$ 804,416	\$ 3,899,079	\$ 6,989,767	\$ 4,229,013	\$ 6,010,075
EXCISE TAX FUND	\$ 43,203,954	\$ 65,588,019	\$ 51,072,325	\$ 51,373,325	\$ 42,291,605	\$ (301,000)	\$ 8,780,720	\$ 55,266,328	\$ 49,925,573	\$ 49,726,340	\$ 48,577,130
WORKFORCE HOUSING FUND	\$ 38,437,065	\$ 29,967,966	\$ 22,711,449	\$ 21,598,471	\$ 22,863,450	\$ 1,112,978	\$ (152,001)	\$ 22,930,470	\$ 19,256,654	\$ 15,034,477	\$ 15,239,063
OPEN SPACE FUND	\$ 5,471,471	\$ 5,889,076	\$ 6,107,040	\$ 5,777,159	\$ 6,054,577	\$ 329,881	\$ 52,462	\$ 5,465,352	\$ 5,566,210	\$ 5,649,013	\$ 5,745,375
CONSERVATION TRUST FUND	\$ 70,305	\$ 60,572	\$ 55,010	\$ 55,641	\$ 55,469	\$ (631)	\$ (459)	\$ 55,381	\$ 55,381	\$ 55,381	\$ 55,381
GARAGE FUND	\$ 3,874,462	\$ 4,122,984	\$ 7,460,884	\$ 6,976,638	\$ 7,177,900	\$ 484,246	\$ 282,984	\$ 8,130,037	\$ 7,615,985	\$ 10,226,726	\$ 7,042,175
INFORMATION TECHNOLOGY FUND	\$ 1,362,594	\$ 2,239,123	\$ 2,319,876	\$ 2,221,408	\$ 2,291,738	\$ 98,468	\$ 28,158	\$ 2,361,316	\$ 2,445,260	\$ 2,519,663	\$ 2,602,613
FACILITIES FUND	\$ 608,189	\$ 481,945	\$ 2,636,518	\$ 2,059,029	\$ 5,329,623	\$ 577,489	\$ (2,693,105)	\$ 5,220,160	\$ 4,579,823	\$ 4,028,053	\$ 4,528,002
SPECIAL PROJECTS FUND	\$ 4,871,143	\$ 3,708,140	\$ 4,397,000	\$ 4,580,041	\$ 4,563,918	\$ (183,041)	\$ (166,918)	\$ 4,329,730	\$ 4,666,121	\$ 4,239,095	\$ 4,580,089
MARIJUANA FUND	\$ 851,822	\$ 699,264	\$ 391,868	\$ 388,145	\$ 384,612	\$ 3,723	\$ 7,256	\$ 287,676	\$ 442,064	\$ 370,378	\$ 349,426
CEMETERY FUND	\$ 80	\$ 13,098	\$ 25,600	\$ 5,650	\$ 30,664	\$ 19,950	\$ (5,064)	\$ 5,728	\$ 5,790	\$ 5,855	\$ 5,923
CHILD CARE FUND	\$ 618,767	\$ 1,905,519	\$ 2,334,075	\$ 834,075	\$ 2,714,600	\$ 1,500,000	\$ (380,525)	\$ 1,066,538	\$ 68,534	\$ 70,590	\$ 72,708
PARKING & TRANSPORTATION FUND	\$ 14,619,370	\$ 15,294,387	\$ 14,311,416	\$ 14,384,862	\$ 14,639,517	\$ (73,446)	\$ (328,101)	\$ 18,102,838	\$ 15,957,580	\$ 16,500,139	\$ 16,434,278
HEALTH BENEFITS FUND	\$ 5,672,216	\$ 5,885,358	\$ 5,400,079	\$ 5,586,125	\$ 5,900,213	\$ (186,046)	\$ (500,134)	\$ 6,195,219	\$ 6,504,976	\$ 6,830,220	\$ 7,171,727
SUSTAINABILITY FUND	\$ 2,817,940	\$ 2,937,498	\$ 3,621,112	\$ 3,524,822	\$ 4,027,483	\$ 96,290	\$ (406,371)	\$ 6,383,259	\$		

**ALL FUNDS**  
**REVENUE AND EXPENDITURE SUMMARY**  
**NET OF TRANSFERS, EXCLUDING FULLY APPROPRIATED FUND BALANCES**

	2023 ACTUAL	2024 ACTUAL	2025 BUDGET	2025 PROJECTION	2026 PROPOSED	2025 vs BUDGET VARIANCE	2026 vs 2025 BUDGET VARIANCE	2026 FORECAST	2027 FORECAST	2028 FORECAST	2029 FORECAST
<b>REVENUE SUMMARY</b>											
GENERAL GOVERNMENT (GF)	\$ 77,196	\$ 44,107	\$ 87,800	\$ 68,400	\$ 90,300	\$ (19,400)	\$ 2,500	\$ 90,300	\$ 90,300	\$ 90,300	\$ 90,300
EXECUTIVE & MANAGEMENT (GF)	\$ 1,274,125	\$ 1,460,049	\$ 1,368,000	\$ 1,374,144	\$ 1,193,975	\$ 6,144	\$ (174,025)	\$ 1,211,619	\$ 1,229,792	\$ 1,248,510	\$ 1,267,790
FINANCE (GF)	\$ 15,496	\$ 15,937	\$ 14,500	\$ 19,104	\$ 21,000	\$ 4,604	\$ 6,500	\$ 21,525	\$ 22,066	\$ 22,623	\$ 23,196
PUBLIC SAFETY (GF)	\$ 59,943	\$ 143,144	\$ 77,050	\$ 44,103	\$ 32,150	\$ (32,947)	\$ (44,900)	\$ 25,650	\$ 25,650	\$ 25,650	\$ 25,650
COMMUNITY DEVELOPMENT (GF)	\$ 1,275,258	\$ 1,547,850	\$ 1,307,830	\$ 1,584,410	\$ 981,625	\$ 276,580	\$ (326,205)	\$ 980,976	\$ 980,976	\$ 980,976	\$ 980,976
PUBLIC WORKS (GF)	\$ 1,143,215	\$ 969,113	\$ 878,484	\$ 904,623	\$ 700,497	\$ 26,139	\$ (177,987)	\$ 652,497	\$ 652,497	\$ 652,497	\$ 652,497
RECREATION (GF)	\$ 4,964,799	\$ 5,223,887	\$ 4,740,971	\$ 5,068,163	\$ 5,175,473	\$ 327,192	\$ 434,502	\$ 5,175,473	\$ 5,175,473	\$ 5,175,473	\$ 5,175,473
MISCELLANEOUS (GF)	\$ 4,963,760	\$ 6,411,802	\$ 5,953,739	\$ 6,494,753	\$ 6,700,084	\$ 541,014	\$ 746,345	\$ 6,479,566	\$ 6,583,204	\$ 6,707,625	\$ 6,856,978
UTILITY FUND	\$ 5,597,419	\$ 9,971,889	\$ 13,237,441	\$ 14,795,860	\$ 12,037,755	\$ 1,558,419	\$ (1,199,686)	\$ 11,299,656	\$ 43,180,717	\$ 13,149,715	\$ 14,215,437
CAPITAL FUND	\$ 880,387	\$ 884,891	\$ 719,777	\$ 647,678	\$ 1,010,323	\$ (72,099)	\$ 290,546	\$ 378,455	\$ 378,455	\$ 378,455	\$ 378,455
MARKETING FUND	\$ 6,192,373	\$ 6,801,988	\$ 5,340,272	\$ 5,557,789	\$ 5,464,093	\$ 217,517	\$ 123,821	\$ 5,421,854	\$ 5,411,854	\$ 5,401,854	\$ 5,391,854
GOLF FUND	\$ 2,012,569	\$ 4,880,481	\$ 4,698,395	\$ 5,117,345	\$ 4,947,823	\$ 418,950	\$ 249,428	\$ 4,913,156	\$ 4,933,241	\$ 4,953,929	\$ 4,975,237
EXCISE TAX FUND	\$ 51,958,518	\$ 56,621,267	\$ 50,012,053	\$ 50,193,237	\$ 47,186,201	\$ 181,184	\$ (2,825,852)	\$ 46,974,535	\$ 46,974,535	\$ 46,974,535	\$ 46,974,535
WORKFORCE HOUSING FUND	\$ 14,009,383	\$ 10,748,753	\$ 12,094,448	\$ 10,493,585	\$ 10,531,978	\$ (1,600,863)	\$ (1,562,470)	\$ 10,151,909	\$ 9,080,857	\$ 9,103,172	\$ 9,125,236
OPEN SPACE FUND	\$ 5,212,271	\$ 5,941,179	\$ 3,990,210	\$ 4,892,061	\$ 4,624,719	\$ 901,851	\$ (634,509)	\$ 4,527,352	\$ 6,529,179	\$ 4,531,062	\$ 4,533,000
CONSERVATION TRUST FUND	\$ 70,969	\$ 61,335	\$ 55,542	\$ 55,641	\$ 55,469	\$ 99	\$ (73)	\$ 55,381	\$ 55,381	\$ 55,381	\$ 55,381
GARAGE FUND	\$ 7,006,155	\$ 5,834,508	\$ 4,262,986	\$ 3,749,186	\$ 5,543,820	\$ (513,800)	\$ 1,280,834	\$ 5,117,854	\$ 5,144,981	\$ 6,012,507	\$ 3,564,880
INFORMATION TECHNOLOGY FUND	\$ 1,699,302	\$ 2,065,535	\$ 2,228,384	\$ 2,250,418	\$ 2,275,839	\$ 22,034	\$ 47,455	\$ 2,321,662	\$ 2,390,568	\$ 2,461,542	\$ 2,534,644
FACILITIES FUND	\$ 1,266,825	\$ 1,321,794	\$ 565,198	\$ 616,694	\$ 832,991	\$ 51,496	\$ 267,793	\$ 622,293	\$ 569,138	\$ 538,371	\$ 519,722
SPECIAL PROJECTS FUND	\$ 41,624	\$ 26,108	\$ 18,498	\$ 18,724	\$ 13,687	\$ 226	\$ (4,811)	\$ 11,138	\$ 11,138	\$ 11,138	\$ 11,138
MARIJUANA FUND	\$ 544,520	\$ 461,005	\$ 420,521	\$ 384,839	\$ 326,506	\$ (35,682)	\$ (94,015)	\$ 325,704	\$ 325,704	\$ 325,704	\$ 325,704
CEMETERY FUND	\$ 36,300	\$ 49,770	\$ 26,029	\$ 29,409	\$ 25,613	\$ 3,380	\$ (416)	\$ 24,400	\$ 24,400	\$ 24,400	\$ 24,400
CHILD CARE FUND	\$ 349,580	\$ 238,863	\$ 179,226	\$ 202,353	\$ 154,376	\$ 23,127	\$ (24,850)	\$ 130,093	\$ 130,093	\$ 130,093	\$ 130,093
PARKING & TRANSPORTATION FUND	\$ 10,913,840	\$ 11,440,769	\$ 11,490,812	\$ 11,420,300	\$ 11,416,821	\$ (70,512)	\$ (73,991)	\$ 11,433,247	\$ 11,573,378	\$ 11,717,714	\$ 11,866,379
HEALTH BENEFITS FUND	\$ 5,401,825	\$ 5,848,964	\$ 5,509,273	\$ 5,549,201	\$ 5,470,186	\$ 39,928	\$ (39,087)	\$ 5,766,127	\$ 6,763,931	\$ 6,763,931	\$ 7,262,833
SUSTAINABILITY FUND	\$ 627,377	\$ 748,966	\$ 1,148,546	\$ 1,091,003	\$ 1,091,003	\$ (39,091)	\$ (57,543)	\$ 931,093	\$ 1,081,430	\$ 1,232,195	\$ 1,233,380
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 7,314,603	\$ 7,116,551	\$ 7,035,945	\$ 6,962,355	\$ 6,846,005	\$ (73,590)	\$ (189,940)	\$ 6,776,686	\$ 6,708,074	\$ 6,640,159	\$ 6,572,935
<b>TOTAL REVENUES</b>	<b>\$ 134,909,631</b>	<b>\$ 146,880,503</b>	<b>\$ 137,461,930</b>	<b>\$ 139,603,830</b>	<b>\$ 134,750,312</b>	<b>\$ 2,141,900</b>	<b>\$ (2,711,618)</b>	<b>\$ 131,820,201</b>	<b>\$ 166,027,013</b>	<b>\$ 135,309,508</b>	<b>\$ 134,768,104</b>
<b>EXPENDITURES</b>											
PERSONNEL	\$ 34,227,017	\$ 37,665,065	\$ 39,956,196	\$ 39,349,236	\$ 40,664,304	\$ 606,959	\$ (708,108)	\$ 42,317,961	\$ 45,050,732	\$ 46,865,322	\$ 49,262,096
MATERIALS & SUPPLIES	\$ 4,256,442	\$ 5,436,517	\$ 6,143,516	\$ 6,010,115	\$ 6,180,892	\$ 133,401	\$ (37,376)	\$ 6,366,281	\$ 6,557,269	\$ 6,753,987	\$ 6,956,607
CHARGES FOR SERVICES	\$ 33,080,443	\$ 41,732,417	\$ 36,449,290	\$ 33,564,423	\$ 41,027,515	\$ 2,884,868	\$ (4,578,225)	\$ 42,284,759	\$ 39,154,262	\$ 37,045,435	\$ 37,569,213
MINOR CAPITAL	\$ 39,242,368	\$ 30,913,196	\$ 56,750,656	\$ 46,274,346	\$ 43,392,112	\$ 10,476,310	\$ 13,358,544	\$ 50,399,279	\$ 49,294,066	\$ 36,032,546	\$ 16,543,860
FIXED CHARGES	\$ 7,670,974	\$ 6,577,270	\$ 1,137,879	\$ 1,243,438	\$ 1,212,852	\$ (105,559)	\$ (74,973)	\$ 1,248,514	\$ 1,285,250	\$ 1,323,087	\$ 1,362,060
DEBT SERVICES	\$ 6,809,844	\$ 7,452,898	\$ 7,077,554	\$ 6,834,618	\$ 6,794,182	\$ 242,936	\$ 283,372	\$ 6,745,905	\$ 7,618,153	\$ 7,562,888	\$ 7,484,620
GRANTS/CONTINGENCIES	\$ 4,245,743	\$ 4,209,319	\$ 4,792,755	\$ 5,312,010	\$ 4,198,314	\$ (519,255)	\$ 594,441	\$ 3,906,822	\$ 4,395,090	\$ 4,089,097	\$ 4,160,255
ALLOCATION	\$ 6,963,699	\$ 7,819,516	\$ 5,108,808	\$ 5,108,809	\$ 5,335,236	\$ (1)	\$ (226,428)	\$ 5,607,751	\$ 5,701,570	\$ 5,790,594	\$ 5,955,311
<b>TOTAL EXPENDITURES</b>	<b>\$ 136,496,531</b>	<b>\$ 141,806,198</b>	<b>\$ 157,416,654</b>	<b>\$ 143,696,995</b>	<b>\$ 148,805,407</b>	<b>\$ 13,719,659</b>	<b>\$ 8,611,246</b>	<b>\$ 158,877,272</b>	<b>\$ 159,056,394</b>	<b>\$ 145,462,956</b>	<b>\$ 129,294,023</b>
<b>EXPENDITURES BY PROGRAM (GF=programs in the General Fund)</b>											
GENERAL GOVERNMENT (GF)	\$ 876,623	\$ 866,603	\$ 1,094,541	\$ 1,132,141	\$ 1,288,589	\$ (37,600)	\$ (194,048)	\$ 1,320,334	\$ 1,401,132	\$ 1,444,295	\$ 1,509,000
EXECUTIVE & MANAGEMENT (GF)	\$ 4,285,373	\$ 3,915,845	\$ 4,220,479	\$ 4,085,541	\$ 4,241,117	\$ 134,938	\$ (20,638)	\$ 4,243,989	\$ 4,478,649	\$ 4,613,137	\$ 4,806,087
FINANCE (GF)	\$ 1,386,380	\$ 1,402,483	\$ 1,425,755	\$ 1,442,201	\$ 1,461,614	\$ (16,446)	\$ (35,859)	\$ 1,816,135	\$ 1,903,116	\$ 1,962,077	\$ 2,038,721
PUBLIC SAFETY (GF)	\$ 4,730,125	\$ 5,413,197	\$ 5,941,562	\$ 5,776,368	\$ 5,801,816	\$ 165,194	\$ 139,747	\$ 6,006,716	\$ 6,350,105	\$ 6,584,183	\$ 6,887,558
COMMUNITY DEVELOPMENT (GF)	\$ 2,124,923	\$ 2,159,389	\$ 2,354,545	\$ 2,318,931	\$ 2,609,187	\$ 35,614	\$ (10,941)	\$ 2,365,486	\$ 2,500,330	\$ 2,591,914	\$ 2,710,901
PUBLIC WORKS (GF)	\$ 9,531,044	\$ 10,605,595	\$ 10,737,350	\$ 10,593,297	\$ 8,141,827	\$ 144,053	\$ 2,595,523	\$ 8,361,170	\$ 8,785,434	\$ 9,089,286	\$ 9,471,200
RECREATION (GF)	\$ 7,887,199	\$ 8,316,728	\$ 7,945,168	\$ 7,987,040	\$ 7,956,156	\$ (41,872)	\$ (10,988)	\$ 8,238,635	\$ 8,682,007	\$ 9,004,523	\$ 9,407,376
MISCELLANEOUS (GF)	\$ 920,719	\$ 1,724,485	\$ 1,053,401	\$ 1,222,543	\$ 965,989	\$ (169,142)	\$ 87,412	\$ 967,581	\$ 988,309	\$ 984,978	\$ 1,005,912
UTILITY FUND	\$ 8,803,755	\$ 8,396,134	\$ 16,389,927	\$ 13,889,885	\$ 17,389,014	\$ 2,500,042	\$ (999,087)	\$ 25,473,945	\$ 32,031,745	\$ 23,399,737	\$ 10,069,936
CAPITAL FUND	\$ 14,830,023	\$ 19,624,307	\$ 23,996,447	\$ 16,867,524	\$ 13,535,682	\$ 7,128,923	\$ 10,460,765	\$ 16,692,492	\$ 13,168,017	\$ 11,418,558	\$ 6,119,115
MARKETING FUND	\$ 4,626,024	\$ 5,711,846	\$ 6,255,075	\$ 6,246,629	\$ 6,674,087	\$ 8,446	\$ (419,012)	\$ 6,878,282	\$ 7,102,858	\$ 7,320,031	\$ 7,551,012
GOLF FUND	\$ 3,311,709	\$ 3,243,906	\$ 5,632,841	\$ 5,811,082	\$ 4,828,426	\$ (178,241)	\$ 804,416	\$ 3,899,079	\$ 6,989,767	\$ 4,229,013	\$ 6,010,075
EXCISE TAX FUND	\$ 546,746	\$ 533,445	\$ 522,325	\$ 523,325	\$ 266,605	\$ (1,000)	\$ 255,720	\$ 266,328	\$ 25,573	\$ 26,340	\$ 27,130
WORKFORCE HOUSING FUND	\$ 35,924,347	\$ 27,733,558	\$ 22,070,449	\$ 20,957,471	\$ 22,847,450	\$ 1,112,978	\$ (777,001)	\$ 21,684,470	\$ 14,635,654	\$ 10,143,477	\$ 10,223,063
OPEN SPACE FUND	\$ 5,245,388	\$ 8,440,082	\$ 5,853,647	\$ 5,618,566	\$ 5,360,583	\$ 235,081	\$ 493,063	\$ 5,437,042	\$ 5,537,231	\$ 5,619,345	\$ 5,714,996
CONSERVATION TRUST FUND	\$ -	\$ 2	\$ 10	\$ 1	\$ -	\$ 9	\$ -	\$ 5	\$ 5	\$ 5	\$ 6
GARAGE FUND	\$ 3,874,462	\$ 4,122,984	\$ 7,460,884	\$ 6,976,638	\$ 7,177,900	\$ 484,246	\$ 282,984	\$ 8,130,037	\$ 7,615,985	\$ 10,226,726	\$ 7,042,175
INFORMATION TECHNOLOGY FUND	\$ 1,362,894	\$ 1,959,123	\$ 2,319,876	\$ 2,221,408	\$ 2,291,738	\$ 98,468	\$ 28,138	\$ 2,361,316	\$ 2,445,260	\$ 2,519,663	\$ 2,602,613
FACILITIES FUND	\$ 608,189	\$ 140,329	\$ 2,636,518	\$ 2,059,029	\$ 5,329,623	\$ 577,489	\$ (2,693,105)	\$ 5,220,160	\$ 4,579,823	\$ 4,028,053	\$ 4,528,002
SPECIAL PROJECTS FUND	\$ 4,871,143	\$ 3,708,140	\$ 4,397,000	\$ 4,580,041	\$ 4,563,918	\$ (183,041)	\$ (166,918)	\$ 4,329,730	\$ 4,666,121	\$ 4,239,095	\$ 4,580,089
MARIJUANA FUND	\$ 101,822	\$ 199,264	\$ 91,868	\$ 88,145	\$ 84,612	\$ 3,723	\$ 7,256	\$ 87,676	\$ 92,064	\$ 95,378	\$ 99,426
CEMETERY FUND	\$ 80	\$ 13,098	\$ 25,600	\$ 5,650	\$ 30,664	\$ 19,950	\$ (5,064)	\$ 5,726	\$ 5,790	\$ 5,855	\$ 5,923
CHILD CARE FUND	\$ 618,767	\$ 1,905,519	\$ 2,334,075	\$ 834,075	\$ 2,714,600	\$ 1,500,000	\$ (380,525)	\$ 1,066,538	\$ 68,534	\$ 70,590	\$ 72,708
PARKING & TRANSPORTATION FUND	\$ 12,670,942	\$ 13,594,387	\$ 13,261,416	\$ 12,963,562	\$ 13,258,017	\$ 297,854	\$ 3,399	\$ 13,621,338	\$ 14,151,080	\$ 14,543,639	\$ 15,027,778
HEALTH BENEFITS FUND	\$ 5,672,216	\$ 5,885,358	\$ 5,400,079	\$ 5,586,125	\$ 5,900,213	\$ (186,046)	\$ (500,134)	\$ 6,195,219	\$ 6,504,976	\$ 6,830,220	\$ 7,171,727
SUSTAINABILITY FUND	\$ 1,208,980	\$ 1,737,498	\$ 3,488,056	\$ 3,391,766	\$ 3,727,483	\$ 96,290	\$ (239,427)	\$ 3,833,259	\$ 3,952,824	\$ 4,065,295	\$ 4,186,687
ACCOMMODATION UNIT COMPLIANCE FUND	\$ 476,657	\$ 452,893	\$ 507,760	\$ 518,011	\$ 358,496	\$ (10,251)	\$ 149,264	\$ 374,579	\$ 394,006	\$ 407,544	\$ 424,811
<b>TOTAL EXPENDITURES</b>	<b>\$ 136,496,531</b>	<b>\$ 141,806,198</b>	<b>\$ 157,416,654&lt;/</b>								

**TOWN OF BRECKENRIDGE  
2025-2030 CASH FLOW**

	Level 3 Projection					
	2025 L3 Projection	2026 L3	2027	2028	2029	2030
REVENUE (NET TRANSFERS)	139,603,830	134,750,312	131,820,202	166,027,013	135,309,508	134,768,104
CAPITAL EXPENSE (NET TRANSFERS)	(46,274,346)	(43,392,112)	(50,399,279)	(49,294,066)	(36,032,546)	(16,543,860)
OPERATING EXPENSE (NET TRANSFERS)	(97,422,649)	(105,413,295)	(108,477,993)	(109,762,327)	(109,430,410)	(112,750,163)
OPERATIONAL SAVINGS						
<b>NET</b>	<b>(4,093,165)</b>	<b>(14,055,096)</b>	<b>(27,057,070)</b>	<b>6,970,619</b>	<b>(10,153,448)</b>	<b>5,474,080</b>
<b>CASH OUT</b>						
EDAP (5 LOANS PER YEAR)	500,000	500,000	500,000	500,000	500,000	500,000
DEBT PRINCIPAL (WATER TREATMENT, GPTD #002)	2,454,376	2,821,160	2,864,810	2,909,449	2,931,148	2,952,344
DEBT REPAYMENT ON \$30M POTENTIAL				917,931	1,040,456	1,082,845
CAPITAL LEASES (GOLF CARTS GPS #005)	54,237	47,168	47,168	47,168	47,168	47,168
CAPITAL LEASES (2019 2 BUSES)	50,521	53,106	53,106	53,106	53,106	53,106
CAPITAL LEASES (2023 3 BUSES)	63,375	66,617	66,617	66,617	66,617	66,617
HOUSING PURCHASE		12,000,000				
<b>TOTAL CASH OUT</b>	<b>(3,122,509)</b>	<b>(15,488,051)</b>	<b>(3,531,701)</b>	<b>(4,494,271)</b>	<b>(4,638,495)</b>	<b>(4,702,080)</b>
<b>CASH IN</b>						
NORDIC LOAN	36,000	36,000	36,000	36,000	36,000	36,000
EDAP LOAN	50,000	75,000	105,000	130,000	155,000	180,000
HOUSING SALES			4,200,000	4,200,000		
<b>TOTAL CASH IN</b>	<b>86,000</b>	<b>111,000</b>	<b>4,341,000</b>	<b>4,366,000</b>	<b>191,000</b>	<b>216,000</b>
<b>CASH</b>	<b>(7,129,674)</b>	<b>(29,432,147)</b>	<b>(26,247,772)</b>	<b>6,842,348</b>	<b>(14,600,943)</b>	<b>988,000</b>
<b>CUMULATIVE</b>	<b>(7,129,674)</b>	<b>(36,561,821)</b>	<b>(62,809,592)</b>	<b>(55,967,244)</b>	<b>(70,568,187)</b>	<b>(69,580,187)</b>
<b>BEGINNING CASH BALANCE</b>	<b>177,170,572</b>	<b>170,040,898</b>	<b>140,608,751</b>	<b>114,360,980</b>	<b>121,203,328</b>	<b>106,602,385</b>
<b>YEAR END CASH BALANCE</b>	<b>170,040,898</b>	<b>140,608,751</b>	<b>114,360,980</b>	<b>121,203,328</b>	<b>106,602,385</b>	<b>107,590,385</b>
CHANDLER ASSET MANAGEMENT	85,480,849	85,480,849	85,480,849	85,480,849	85,480,849	85,480,849
COLOTTRUST	41,955,328	41,955,328	0	0	0	0
1ST BANK OPERATING	42,604,721	13,172,575	28,880,131	35,722,479	21,121,536	22,109,536
	170,040,898	140,608,751	114,360,980	121,203,328	106,602,385	107,590,385
<b>KPI: CASH TO OPEX = \$135M (BALANCED BUDGET)</b>	<b>135,000,000</b>	<b>135,000,000</b>	<b>135,000,000</b>	<b>135,000,000</b>	<b>135,000,000</b>	<b>135,000,000</b>
<b>SURPLUS/DEFICIT</b>	<b>35,040,898</b>	<b>5,608,751</b>	<b>(20,639,020)</b>	<b>(13,796,672)</b>	<b>(28,397,615)</b>	<b>(27,409,615)</b>
	126%	104%	85%	90%	79%	80%

**ALL FUNDS**  
**GOVERNMENTAL AND PROPRIETARY FUND BALANCE ROLL-FORWARD**

FUND	ESTIMATED BEGINNING BALANCE	2026 BUDGETED REVENUES	2026 BUDGETED EXPENDITURES	2026 RESTRICTED	ESTIMATED ENDING BALANCE	2027 FORECAST END BAL AFTER REST.	2028 FORECAST END BAL AFTER REST.	2029 FORECAST END BAL AFTER REST.	2030 FORECAST END BAL AFTER REST.
<b>GOVERNMENTAL FUNDS</b>									
<u>DISCRETIONARY</u>									
001 - GENERAL	\$ 22,754,494	\$ 28,941,104	\$ (32,514,293)	\$ 14,241,088	\$ 4,940,218	\$ 4,407,838	\$ 5,024,030	\$ 4,793,525	\$ 5,045,254
006 - EXCISE TAX	\$ 56,557,997	\$ 47,186,201	\$ (42,291,605)	\$ 57,760,339	\$ 3,692,254	\$ 17,941,961	\$ 21,059,762	\$ 20,307,957	\$ 22,705,361
013 - SPECIAL PROJECTS	\$ 84,064	\$ 4,613,687	\$ (4,563,918)	\$ -	\$ 133,833	\$ 515,240	\$ 260,257	\$ 632,300	\$ 1,013,348
014 - MARIJUANA	\$ 215,484	\$ 326,506	\$ (384,612)	\$ -	\$ 157,378	\$ 195,406	\$ 79,046	\$ 34,372	\$ 10,650
016 - CHILD CARE	\$ 6,292,186	\$ 454,376	\$ (2,714,600)	\$ 2,150,000	\$ 1,881,962	\$ 2,145,517	\$ 2,557,076	\$ 2,891,579	\$ 3,198,964
017 - PARKING & TRANSPORTATION	\$ 7,113,504	\$ 13,641,821	\$ (14,639,517)	\$ 4,635,600	\$ 1,480,208	\$ 811,367	\$ 1,428,415	\$ 742,990	\$ 773,341
019 - SUSTAINABILITY	\$ 1,830,848	\$ 2,391,003	\$ (4,027,483)	\$ -	\$ 194,368	\$ 1,042,201	\$ 1,120,807	\$ 1,237,707	\$ 1,234,400
003 - CAPITAL	\$ 8,958,721	\$ 10,257,121	\$ (13,535,682)	\$ -	\$ 5,680,160	\$ 2,396,499	\$ 2,337,313	\$ 3,177,586	\$ 3,392,302
<b>TOTAL DISCRETIONARY FUND BALANCE</b>	<b>\$ 103,807,298</b>	<b>\$ 107,811,819</b>	<b>\$ (114,671,710)</b>	<b>\$ 78,787,027</b>	<b>\$ 18,160,380</b>	<b>\$ 29,456,030</b>	<b>\$ 33,866,706</b>	<b>\$ 33,818,015</b>	<b>\$ 37,373,622</b>
<u>SPECIAL REVENUE</u>									
020 - ACCOMMODATION UNIT COMPLIANCE	\$ 12,096	\$ 6,846,005	\$ (6,658,496)	\$ 199,605	\$ -	\$ -	\$ -	\$ -	\$ -
007 - WORKFORCE HOUSING	\$ 29,474,661	\$ 29,831,978	\$ (22,863,450)	\$ 35,301,151	\$ 1,142,039	\$ 962,953	\$ 3,136,656	\$ 3,454,851	\$ 3,566,024
008 - OPEN SPACE	\$ 5,822,763	\$ 4,624,719	\$ (6,054,577)	\$ -	\$ 4,392,904	\$ 3,454,904	\$ 4,417,873	\$ 3,299,921	\$ 2,087,547
004 - MARKETING	\$ 8,095,334	\$ 5,464,093	\$ (6,684,087)	\$ -	\$ 6,875,340	\$ 5,408,912	\$ 3,707,908	\$ 1,779,731	\$ (389,427)
009 - CONSERVATION TRUST	\$ 23,804	\$ 55,469	\$ (55,469)	\$ -	\$ 23,804	\$ 23,804	\$ 23,804	\$ 23,804	\$ 23,804
<b>TOTAL SPECIAL REVENUE FUND BALANCE</b>	<b>\$ 43,428,658</b>	<b>\$ 46,822,264</b>	<b>\$ (42,316,079)</b>	<b>\$ 35,500,756</b>	<b>\$ 12,434,087</b>	<b>\$ 9,850,573</b>	<b>\$ 11,286,241</b>	<b>\$ 8,558,307</b>	<b>\$ 5,287,947</b>
<b>TOTAL GOVERNMENTAL FUND BALANCE</b>	<b>\$ 147,235,956</b>	<b>\$ 154,634,083</b>	<b>\$ (156,987,788)</b>	<b>\$ 114,287,783</b>	<b>\$ 30,594,467</b>	<b>\$ 39,306,602</b>	<b>\$ 45,152,947</b>	<b>\$ 42,376,322</b>	<b>\$ 42,661,569</b>
<b>PROPRIETARY FUNDS</b>									
<u>ENTERPRISE</u>									
002 - UTILITY	\$ 66,804,112	\$ 12,059,415	\$ (17,389,014)	\$ 46,900,792	\$ 14,573,721	\$ 1,649,938	\$ 9,562,870	\$ 337,256	\$ 5,509,396
005 - GOLF	\$ 14,087,057	\$ 4,953,823	\$ (4,828,426)	\$ 9,922,243	\$ 4,290,212	\$ 5,357,456	\$ 3,354,099	\$ 4,132,183	\$ 3,150,512
015 - CEMETERY	\$ 354,647	\$ 25,613	\$ (30,664)	\$ -	\$ 349,596	\$ 368,269	\$ 386,879	\$ 405,424	\$ 423,900
<b>TOTAL ENTERPRISE FUND BALANCE</b>	<b>\$ 81,245,816</b>	<b>\$ 17,038,851</b>	<b>\$ (22,248,104)</b>	<b>\$ 56,823,035</b>	<b>\$ 19,213,528</b>	<b>\$ 7,375,664</b>	<b>\$ 13,303,848</b>	<b>\$ 4,874,863</b>	<b>\$ 9,083,809</b>
<u>INTERNAL SERVICES</u>									
010 - GARAGE	\$ 16,315,828	\$ 5,543,820	\$ (7,177,900)	\$ 9,592,067	\$ 5,089,681	\$ 9,203,347	\$ 9,364,630	\$ 9,289,467	\$ 9,458,341
012 - FACILITIES	\$ 8,531,093	\$ 917,491	\$ (5,329,623)	\$ -	\$ 4,118,961	\$ 5,605,595	\$ 5,679,410	\$ 6,274,228	\$ 6,350,448
011 - IT	\$ 1,577,239	\$ 2,275,839	\$ (2,291,738)	\$ 111,903	\$ 1,449,437	\$ 1,409,784	\$ 1,355,092	\$ 1,296,971	\$ 1,229,002
018 - HEALTH BENEFITS	\$ 1,070,244	\$ 5,470,186	\$ (5,900,213)	\$ -	\$ 640,217	\$ 211,125	\$ 470,080	\$ 403,791	\$ 494,897
<b>TOTAL INTERNAL SERVICE FUND BALANCE</b>	<b>\$ 27,494,404</b>	<b>\$ 14,207,336</b>	<b>\$ (20,699,473)</b>	<b>\$ 9,703,970</b>	<b>\$ 11,298,297</b>	<b>\$ 16,429,850</b>	<b>\$ 16,869,211</b>	<b>\$ 17,264,456</b>	<b>\$ 17,532,688</b>
<b>TOTAL PROPRIETARY FUND BALANCE</b>	<b>\$ 108,740,220</b>	<b>\$ 31,246,187</b>	<b>\$ (42,947,577)</b>	<b>\$ 66,527,005</b>	<b>\$ 30,511,825</b>	<b>\$ 23,805,514</b>	<b>\$ 30,173,059</b>	<b>\$ 22,139,319</b>	<b>\$ 26,616,497</b>
<b>TOTAL FUND BALANCE</b>	<b>\$ 255,976,176</b>	<b>\$ 185,880,270</b>	<b>\$ (199,935,365)</b>	<b>\$ 180,814,788</b>	<b>\$ 61,106,292</b>	<b>\$ 63,112,116</b>	<b>\$ 75,326,007</b>	<b>\$ 64,515,841</b>	<b>\$ 69,278,066</b>



# TOWN OF BRECKENRIDGE

## KEY PERFORMANCE INDICATORS

CASH TO LIABILITIES RATIO (CLR) = DO WE HAVE ENOUGH CASH TO PAY CURRENT LIABILITIES?				
FORMULA:	UNRESTRICTED CASH & INVESTMENTS/CURRENT LIABILITIES			
BENCHMARK:	GREATER THAN 1			
	2021	2022	2023	2024
UNRESTRICTED CASH	109,342,835	128,717,085	182,647,713	184,759,017
CURRENT LIABILITIES	14,854,557	12,291,476	19,999,167	18,269,665
	7.4	10.5	9.1	10.1

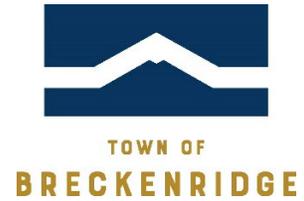
UNRESTRICTED FUND BALANCE (UFB) = HOW LONG WILL RESERVES LAST TO PAY FUTURE EXPENDITURES?				
FORMULA:	GENERAL FUND UNRESTRICTED FUND BALANCE/GENERAL FUND TOTAL EXPENDITURES (NET OF TRANSFERS)			
BENCHMARK:	NO LESS THAN 2 MONTHS OR .167			
	2023	2024	2025	2026
GENERAL/EXCISE FUND UNRESTRICTED	26,961,493	16,957,283	36,959,928	8,632,472
GENERAL/EXCISE FUND EXPENDITURES	32,289,133	34,937,771	35,081,387	32,732,898
	0.8	0.49	1.05	0.26

DEBT BURDEN RATIO (DBR) = DO ANNUAL REVENUES COVER DEBT SERVICE PAYMENTS?				
FORMULA:	TOTAL REVENUE OF FUND PAYING DEBT SERVICE/TOTAL DEBT PAYMENTS			
BENCHMARK:	GREATER THAN 1			
	2023	2024	2025	2026
REVENUE OF FUNDS	134,909,631	146,880,503	139,603,830	134,750,312
DEBT PAYMENTS	9,811,724	9,812,610	9,221,302	9,550,538
	13.7	14.97	15.14	14.11

OPERATING MARGIN RATIO (OMR) = HOW MUCH IS ADDED TO FUND BALANCE FOR EVERY DOLLAR GENERATED IN REVENUES?				
FORMULA:	ALL GOVERNMENTAL FUNDS REVENUE (NET OF TRANSFERS)- TOTAL EXPENDITURES (NET OF TRANSFERS)/TOTAL REVENUE (NET OF TRANSFERS)			
BENCHMARK:	GREATER THAN 0			
	2023	2024	2025	2026
ALL GOVERNMENTAL FUNDS REVENUE - EXPENDITURES	(973,990)	(1,137,704)	348,539	(1,174,052)
ALL GOVERNMENTAL FUNDS TOTAL REVENUE	111,889,236	116,907,562	107,495,717	103,616,285
	(0.01)	(0.01)	0.00	(0.01)

ENTERPRISE FUNDS NET POSITION (EFNP) = IS NET POSITION IN THE ENTERPRISE FUNDS INCREASING OR DECREASING?				
FORMULA:	CURRENT YEAR NET POSITION OF ENTERPRISE FUND/PRIOR YEAR NET POSITION OF ENTERPRISE FUND (ENTERPRISE FUNDS: UTILITY, GOLF, CEMETERY)			
BENCHMARK:	STEADY OR CONSTANT EFNP OVER TIME			
	2021	2022	2023	2024
CURRENT YEAR NET POSITION	65,859,175	72,326,277	74,557,276	80,548,549
PRIOR YEAR NET POSITION	62,829,251	65,859,175	72,326,277	74,557,276
	1.05	1.10	1.03	1.08

Town of Breckenridge Staffing Summary				
All Funds	2024	2025	2025	2026
	ACTUAL	BUDGET	PROJECTED	PROPOSED
(2026 FINAL FTE for Budget Book)	FTE	FTE	FTE (Yr End)	FTE
<b>TOTAL FTE</b>	311.22	319.05	319.05	320.80
Full Time Regular Staff	217.08	225.25	225.25	226.00
Part-Time/Seasonal Staff	77.14	74.80	74.80	74.80
Appointed & Elected Positions	5.00	7.00	7.00	7.00
Retirees	12.00	12.00	12.00	13.00
<b>General Government FTE</b>	4.10	4.10	4.10	4.85
Full Time Regular Staff	2.35	2.35	2.35	3.10
Appointed & Elected Positions	1.75	1.75	1.75	1.75
<b>Executive Management FTE</b>	24.98	27.40	27.40	28.40
Full Time Regular Staff	12.98	13.40	13.40	13.40
Appointed & Elected Positions	0.00	2.00	2.00	2.00
Retirees	12.00	12.00	12.00	13.00
<b>Finance FTE</b>	7.60	7.60	7.60	7.60
Full Time Regular Staff	7.60	7.60	7.60	7.60
<b>Public Safety FTE</b>	27.68	28.38	28.38	29.70
Full Time Regular Staff	27.68	28.38	28.38	29.70
<b>Community Development FTE</b>	13.97	13.82	13.82	13.82
Full Time Regular Staff	11.90	11.75	11.75	11.75
Part-Time/Seasonal Staff	0.32	0.32	0.32	0.32
Appointed & Elected Positions	1.75	1.75	1.75	1.75
<b>Public Works FTE</b>	46.73	50.73	50.73	40.53
Full Time Regular Staff	40.00	44.00	44.00	33.80
Part-Time/Seasonal Staff	6.73	6.73	6.73	6.73
<b>Recreation Division FTE</b>	62.97	64.45	64.45	64.45
Full Time Regular Staff	28.60	31.10	31.10	31.10
Part-Time/Seasonal Staff	34.37	33.35	33.35	33.35
<b>Utility Fund FTE</b>	14.00	13.60	13.60	12.80
Full Time Regular Staff	12.80	12.80	12.80	12.00
Part-Time/Seasonal Staff	1.20	0.80	0.80	0.80
<b>Marketing Fund FTE</b>	3.50	3.50	3.50	3.50
Full Time Regular Staff	3.50	3.50	3.50	3.50
<b>Golf Fund FTE</b>	24.98	24.26	24.26	24.26
Full Time Regular Staff	4.90	4.90	4.90	4.90
Part-Time/Seasonal Staff	20.08	19.36	19.36	19.36
<b>Workforce Housing Fund FTE</b>	7.00	7.00	7.00	7.00
Full Time Regular Staff	7.00	7.00	7.00	7.00
<b>Open Space FTE</b>	10.10	10.25	10.25	10.25
Full Time Regular Staff	4.10	4.25	4.25	4.25
Part-Time/Seasonal Staff	4.50	4.50	4.50	4.50
Appointed & Elected Positions	1.50	1.50	1.50	1.50
<b>Garage Fund FTE</b>	7.00	8.00	8.00	8.00
Full Time Regular Staff	7.00	8.00	8.00	8.00
Part-Time/Seasonal Staff	0.00	0.36	0.36	0.36
<b>Information Technology Fund FTE</b>	3.00	3.00	3.00	3.00
Full Time Regular Staff	3.00	3.00	3.00	3.00
<b>Facilities Maintenance Fund FTE</b>	0.00	0.00	0.00	11.00
Full Time Regular Staff	0.00	0.00	0.00	11.00
<b>Marijuana Fund FTE</b>	1.00	0.30	0.30	0.30
Full Time Regular Staff	1.00	0.30	0.30	0.30
<b>Child Care Fund FTE</b>	0.00	0.00	0.00	0.00
Full Time Regular Staff	0.00	0.00	0.00	0.00
<b>Parking &amp; Transportation FTE</b>	47.04	46.35	46.35	46.35
Full Time Regular Staff	37.10	37.35	37.35	37.35
Part-Time/Seasonal Staff	9.94	9.00	9.00	9.00
<b>Sustainability FTE</b>	2.65	2.65	2.65	3.03
Full Time Regular Staff	2.65	2.65	2.65	2.65
Part-Time/Seasonal Staff	0.00	0.38	0.38	0.38
<b>Accommodation Unit Compliance FTE</b>	2.92	2.92	2.92	1.60
Full Time Regular Staff	2.92	2.92	2.92	1.60



# Memo

**To:** Breckenridge Town Council  
**From:** Mark Truckey, Director of Community Development  
**Date:** October 8, 2025  
**Subject:** Planning Commission Decisions of the October 7, 2025 Meeting

---

***DECISIONS FROM THE PLANNING COMMISSION MEETING, October 7, 2025:***

**CLASS A APPLICATIONS:** None.

**CLASS B APPLICATIONS:** None.

**CLASS C APPLICATIONS:** None.

**TOWN PROJECT HEARINGS:** None.

**OTHER:** None.

## PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:30 pm by Vice Chair Propper.

### ROLL CALL

Mike Giller	Mark Leas	Allen Frechter <b>absent</b>	Matt Smith <b>remote</b>
Ethan Guerra <b>remote</b>	Elaine Gort	Susan Propper	

### APPROVAL OF MINUTES

With no changes, the September 16, 2025 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the October 7, 2025 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

### WORK SESSIONS:

1. Structure Hardening and Site Requirements Work Session Pt. 2 – Policy 5R and Potential Positive Point Opportunities (CC)

Mr. Cross presented a work session to discuss the alignment of Policy 5R (Architectural Compatibility – Exterior Building Materials) with the Colorado Wildfire Resiliency Code (CWRC) and identify gaps where the Town’s development code does not yet reflect current best practices in wildfire structure hardening and site defensible space. The following specific questions were asked of the Commission:

1. Does the Commission believe Policy 5R should be amended to remove penalties for CWRC-compliant noncombustible materials (e.g. metal, fiber cement, masonry)?
2. Does the Commission agree new positive points should be created for CWRC-compliant construction, or should penalties simply be removed?
3. Should incentives be provided for historic structures where structure hardening materials are allowed while maintaining conformance with the Secretary of Interior Standards? How should exemptions for historic properties be structured to balance preservation and fire safety?
4. Does the Commission agree positive points should be awarded for the voluntary implementation of CWRC standards (i.e., for buildings and situations not required to conform with the CWRC)?
5. Does the Commission agree a phased approach for positive points to incentivize retroactive implementations is a good stepping-stone for CWRC compliance?
6. Does the Commission agree that positive points should be awarded for interior fire sprinkler systems that are installed in residences below the required square footage threshold of the Building Code?
7. Does the Commission have any additional comments?

### *Commissioner Questions/Comments:*

Mr. Smith: Could there be a scenario where there would be some positive and some negative points that would cancel each other out? (Mr. Cross: If we continue to have negative points for some materials and then award new positive points for projects that meet the new combustible materials requirements then yes you could get positive and negative points under the code for the same thing that cancel each other. One question is whether we want to remove negative points to avoid this situation?) (Mr. Truckey: New construction may not be eligible for positive points for structure hardening as it would be required.) (Mr. Cross: There is also an issue with the materials being required for structure hardening under

the future building code but assigned negative points under the development code; a conflict that staff would recommend we avoid by removing negative points for some structure hardening materials.)

Mr. Leas: To best understand why we have some of the regulations and points we have we should set aside the historic district and those properties and discuss properties outside the Conservation District first. (Mr. Kulick: The state mandate does allow for historic properties to be exempt from the structure hardening requirements.) That would make it cleaner to look at historic properties separately.

Mr. Guerra: On new construction, will everyone need to comply with the new structure hardening mandate? Shouldn't we just get rid of the negative points for the materials that are required for structure hardening? (Mr. Cross: Yes, new construction would have to comply with the State mandates. Staff would recommend removing the negative points for those materials.) (Mr. Kulick: Generally, with the products we're looking at today, staff is comfortable with not having negative points on these materials, i.e. cementitious and composite wood.) (Mr. Cross: We should also look at reducing points for some materials, such as metal siding, or understand if the Commission is willing to eliminate points for going above the percentage thresholds allowed today.)

Mr. Leas: We don't want to be in a situation where we encourage covering an entire building with a single material. The use of multiple materials is more pleasing. We should formulate the code to encourage the specific look of Breckenridge through the point system.

Ms. Gort: Sounds like we would not be removing points for the metal siding but maybe changing the points for those materials. I think this is important to maintain the balance of use of metal like we have traditionally seen in Town and on the examples from the site visits tonight. (Mr. Cross: Staff would like to hear Commissioner's comments on this portion of the existing code to guide what the point table changes should be.) (Mr. Kulick: We have been doing this somewhat already with larger hotel buildings where the floors above the fourth floor must be hardened materials and we have not assigned negative points for this previously as it was required by Building code.) Why are the suggested points so low for the structure hardening on historic? (Mr. Cross: We don't at this time want to have historic properties cover up historic materials but a certain level of structure hardening is possible such site management for defensible space, roof materials, and venting but staff feels this would be worthy of only a smaller number of points. If the Commission feels we should give more points we can adjust.) Was there consideration that this should just be required and no points given? (Mr. Cross: Some things would be required.) Red, White, and Blue (RWB), said roofing was most critical for fire. (Mr. Cross: Yes, roofing, defensible space, and vents would be most important for fire mitigation. It is a mixture of all of these things that RWB thinks is important.) What about HOAs that mandate certain materials? (Mr. Cross: HOAs are going to have to change their requirements which can't be lower standards than the State CWRC.)

Mr. Giller: Have you looked at the Secretary's Standards Preservation Brief 16 regarding substitute materials on historic structures? (Mr. Cross: Staff will review this document.) It discusses suitable substitute materials. They did just retire the preservation brief on vinyl and metal siding. If we are going to allow this on historic structures, we must be specific regarding the material details.

Mr. Leas: Are you going to touch on fire sprinklers which are typically for the interior? (Mr. Cross: The requirement for sprinklers is likely reducing and will be required for residences of 4,500 sq. ft. and above, when the current requirement is 6,000 sq. ft. residences and above. Interior sprinklers can be helpful to stop fire spread. Exterior sprinklers don't make sense for our climate. Sprinklers are not necessarily within the Development Code purview, as the requirement falls under the Building Code, but we are considering positive points when sprinklers are added when they are not required. From RWB perspective this could help

with stopping fire spread and prevent structure to structure fires.) From my experience, interior sprinklers don't really save a structure but can allow time for people to escape a fire. I was quoted to sprinker my [Breckenridge] home a cost of \$75,000. That could be a huge difference in the cost of a home. If we're going to do this we should look at the cost benefit.

Mr. Guerra: The IBC requires sprinklers in all residential structures. This was revised to 6,000 square feet locally in Summit County after input from RWB and given the proximity to fire departments. Lowering the requirement to 4,500 square feet would not affect affordable or deed restricted housing. I don't think that point matters for this discussion. The cost is high but it would only affect the high-end homes which are already expensive. (Mr. Truckey: We're considering points for voluntarily installing sprinklers on residences where it is not required (i.e., below 4,500 square feet.)

Mr. Giller: This would be voluntary and a good way to add positive points. There is a public good to sprinkling a home and stopping fire from spreading.

Ms. Propper: How could we incentivize retroactive implementation of these standards? (Mr. Cross: If a property were to have an addition that is smaller and does not meet the requirement threshold we could incentivize voluntary structure hardening through positive points.) Absent an addition, is there a way to incentivize this? (Mr. Cross: The positive points would apply when the structure hardening is not required by code. This may not apply to many projects.) How does this intersect with the Firewise program? (Mr. Cross: This pairs well with Firewise which is more focused on site management and defensible space. This works in conjunction with Firewise standards to harden the structure.)

#### *Commissioner Question Responses*

Mr. Guerra: 1. Yes. 2. Penalties removed. 3. Still discussing. 4. Yes. 5. Yes. 6. Yes. 7. No additional comments.

Mr. Smith: 1. Yes, penalties should be removed 2. Yes and penalties removed. 3. Yes. 4. Yes, positive points should be awarded. 5. Yes, phased approach. 6. Yes. 7. No additional comments.

Ms. Gort: 1. Yes remove penalties on lower percentages but not on higher materials. 2. Yes. 3. Yes. 4. Yes. 5. Yes. 6. Yes. 7. No comments.

Mr. Giller: 1. Yes. 2. Yes 3. Not until we have more analysis and protections. Otherwise, it would be an excuse to remove historic siding and materials and to replace with cheaper products. 4. Yes. 5. Yes. 6. Yes. 7. See secretary brief mentioned earlier.

Mr. Leas: 1. Yes. 2. Yes. 3. We should be careful with the historic properties. 4. Yes. 5. Yes. 6. Yes. 7. Require a diversity of materials. Look at incentivizing this.

Ms. Propper: 1. Yes. 2. Yes. 3. Mr. Giller raises a good point for historic properties. 4. Yes. 5. Yes. 6. Yes. 7. No additional comments.

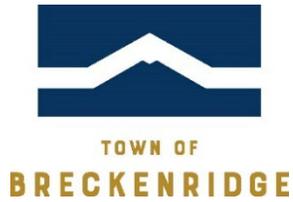
#### **OTHER MATTERS:**

1. Town Council Summary
2. Class D Majors Q3 2025 (Memo Only)
3. Class C Subdivisions Q3 2025 (Memo Only)

#### **ADJOURNMENT:**

The meeting was adjourned at 6:42 pm.

Susan Propper, Vice Chair



# Memo

**To:** Town Council  
**From:** Mae Watson, Town Clerk; and Keely Ambrose, Town Attorney  
**Date:** 10/7/2025 (for 10/14/2025)  
**Subject:** Council Bill for Liquor Code Amendments (Second Reading)

---

**Town Council Goals** (Check all that apply)

- |                                     |                                       |                          |                                     |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/>            | More Boots & Bikes, Less Cars         | <input type="checkbox"/> | Leading Environmental Stewardship   |
| <input type="checkbox"/>            | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need                   |                          |                                     |

**Summary**

This proposed ordinance would amend Title 4, Chapter 3 of the Breckenridge Town Code to remove references to Liquor-Licensed Drugstores (LLDS). The State of Colorado recently passed Senate Bill 25-033 which prohibits the issuance of new licenses for Liquor-Licensed Drugstores. The Town of Breckenridge does not currently license any such establishments, therefore staff proposed to eliminate any references to liquor LLDS in the Town Code. These updates would then align the Town Code with current state law.

**Background**

Senate Bill 25-033 prohibits state and local licensing authorities from issuing any new liquor-licensed drugstore (LLDS) licenses. The Town of Breckenridge does not currently have any LLDS licensees and, under SB25-033, will be unable to issue new LLDS licenses going forward. As a result, references to liquor-licensed drugstores in Title 4, Chapter 3 of the Breckenridge Town Code should be removed to ensure compliance with state law.

**Public outreach/engagement**

Public input was not specifically sought during the development of the Council Bill. The need for the Town Code amendment and update was primarily informed by internal staff analysis and legal review.

**Financial Implications**

The proposed ordinance may result in a minimal decrease in potential local revenue by prohibiting the issuance of new liquor-licensed drugstore (LLDS) licenses. However, staff believe this impact is negligible, as the Town has not recently received any LLDS license applications nor are there any active LLDS licenses.

**Equity Lens**

This ordinance has minimal impact on equity, as the Town of Breckenridge does not have any liquor-licensed drugstores (LLDS), and state law now prohibits the issuance of new LLDS licenses.

**Staff Recommendation**

Staff recommend Council consider this ordinance for approval on second reading.

**Mission:** The Town of Breckenridge protects, maintains, and enhances our sense of community, historical heritage, and alpine environment. We provide leadership and encourage community involvement.

**AN ORDINANCE AMENDING TITLE 4, CHAPTER 3 OF THE BRECKENRIDGE TOWN CODE REGARDING ALCOHOLIC BEVERAGES LICENSING REGULATIONS TO REMOVE REFERENCES TO DRUGSTORE LIQUOR LICENSES AND MAKE OTHER MINOR AMENDMENTS**

WHEREAS, Title 4, Chapter 3 of the Breckenridge Town Code governs the Town of Breckenridge liquor licensing regulations; and

WHEREAS, the legislature of the State of Colorado passed Senate Bill 25-033, which prohibits local jurisdictions from issuing new liquor licenses to drugstores; and

WHEREAS, there are currently no existing drugstore liquor licenses within the Town of Breckenridge; and

WHEREAS, in order to be in compliance with state law, the Town desires to remove all references to drugstore liquor licenses in the Town Code, and make other minor amendments as necessary.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

**Section 1.** That Section 4-3-1: Definitions is hereby amended by deleting the language stricken to read as follows:

**4-3-1: DEFINITIONS:**

TASTING: The sampling of malt, vinous, or spirituous liquors on the premises of a retail liquor store. ~~or liquor licensed drugstore.~~

**Section 2.** That Section 4-3-2: Application is hereby amended by adding the language underlined to read as follows:

**4-3-2: APPLICATION:**

The application for every license required by and issued under the authority of this chapter shall be made to the Town Clerk. Applications shall be deemed incomplete and will not be accepted if they do not contain the information required for the particular license sought, as specified in this Code and any regulations promulgated thereto, and any other relevant information required by the Town Clerk. References to clerk in this Chapter 3 shall mean the Town Clerk.

1           **Section 3.** Sections 4-3-18, 4-3-19, 4-3-21, 4-3-23, 4-3-24, and 4-3-25 are hereby  
2 amended by deleting the stricken language to read as follows:

3           **4-3-18: ALCOHOLIC BEVERAGE TASTINGS LICENSE:**

4           A retail liquor store ~~or liquor licensed drugstore~~ licensee may conduct tastings only pursuant to a  
5 valid tastings license.

6           **4-3-19: TASTINGS LICENSE APPLICATION:**

7           A retail liquor store ~~or liquor licensed drugstore~~ licensee who wishes to conduct tastings shall  
8 submit an application to the liquor and marijuana licensing authority on forms supplied by the  
9 liquor and marijuana licensing authority. Such application shall be accompanied by a  
10 nonrefundable annual fee of twenty five dollars (\$25.00).

11           **4-3-21: ANNUAL LICENSE:**

12           A tastings license shall be valid for one (1) year, and shall run concurrently with the retail liquor  
13 store or liquor licensed drugstore license of the holder of the tastings license; provided,  
14 however, that the first tastings license issued to a retail liquor store ~~or liquor licensed drugstore~~  
15 licensee shall be valid only until the expiration of the then current retail liquor store ~~or liquor~~  
16 ~~licensed drugstore~~ license.

17           **4-3-23: LICENSEE RESPONSIBLE:**

18           A violation of the provisions of this chapter by a retail liquor store ~~or liquor licensed drugstore~~  
19 licensee, whether by his or her employees, agents, or otherwise, shall be the responsibility of  
20 the retail liquor store ~~or liquor licensed drugstore~~ licensee who is conducting the tasting.

21           **4-3-24: SUSPENSION OR REVOCATION OF TASTINGS LICENSE:**

22           Any violation of the terms and conditions of a tastings license may result in the suspension or  
23 revocation of the tastings license, as well as the licensee's retail liquor store ~~or liquor licensed~~  
24 ~~drugstore~~ license. The suspension or revocation of the retail liquor store ~~or liquor licensed~~  
25 ~~drugstore~~ license of the holder of a tastings license shall automatically operate to suspend or  
26 revoke such tastings license.

27           **4-3-25: PROOF OF QUALIFICATIONS OF PERSONS CONDUCTING TASTINGS:**

1 Upon the request of any peace officer, the holder of a tastings license shall provide proof that  
2 tastings are to be conducted only by a person who has completed a server training program that  
3 meets the standards established by the liquor enforcement division in the department of  
4 revenue of the state of Colorado, and who is either the retail liquor store licensee ~~or a liquor~~  
5 ~~licensed drugstore licensee~~, or an employee of such licensee.

6 **Section 4.** Except as specifically amended hereby, the Breckenridge Town Code, and  
7 the various secondary codes adopted by reference therein, shall continue in full force and effect.

8  
9 **Section 5.** The Town Council hereby finds, determines and declares that this ordinance  
10 is necessary and proper to provide for the safety, preserve the health, promote the prosperity,  
11 and improve the order, comfort and convenience of the Town of Breckenridge and the  
12 inhabitants thereof.

13  
14 **Section 6.** This ordinance shall be published and become effective as provided by  
15 Section 5.9 of the Breckenridge Town Charter.

16  
17 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
18 PUBLISHED IN FULL this 23rd day of September, 2025. A Public Hearing shall be held at the  
19 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 14<sup>th</sup> day of  
20 October, 2025, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the  
21 Town.

22  
23 TOWN OF BRECKENRIDGE

24  
25  
26  
27 By: \_\_\_\_\_  
28 Kelly Owens, Mayor

29  
30 ATTEST:  
31  
32  
33

1 \_\_\_\_\_  
2 Mae Watson, Town Clerk

3

4

5 APPROVED:

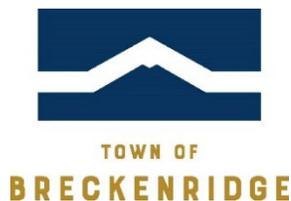
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7

8 \_\_\_\_\_

9 Town Attorney

DRAFT



# Memo

**To:** Town Council  
**From:** Keely Ambrose, Town Attorney  
**Date:** 10/7/2025 (for 10/14/2025)  
**Subject:** Municipal Court Restitution Ordinance – Second Reading

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## Town Council Goals (Check all that apply)

- |                                     |                                       |                          |                                     |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/>            | More Boots & Bikes, Less Cars         | <input type="checkbox"/> | Leading Environmental Stewardship   |
| <input type="checkbox"/>            | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need                   |                          |                                     |

## Summary

Staff is presenting for Second Reading a proposed ordinance revising the timelines by which restitution must be determined by the Municipal Court judge and prosecutor.

## Background

The Town Code aligns with state law in the area of restitution granted in municipal court cases. State law recently changed as a result of HB25-1304 to allow for a different calculation of the timelines related to when the presiding judge has to order restitution. The proposed ordinance will change the timelines in the Town Code to match the new state statutory timelines.

## Public outreach/engagement

None. This is driven by changes in state law that necessitate changes in the Town Code.

## Financial Implications

There should be no financial implications to this change.

## Equity Lens

The changes to the restitution timelines will likely result in victims of crime receiving restitution sooner than they had previously.

## Staff Recommendation

Staff recommends that Town Council hold a public hearing and approve the proposed ordinance on Second Reading.

1  
2 COUNCIL BILL NO. 16

3  
4 Series 2025

5  
6 **AN ORDINANCE AMENDING THE BRECKENRIDGE TOWN CODE CONCERNING**  
7 **RESTITUTION TO BE AWARDED TO VICTIMS OF CRIMES**  
8

9 WHEREAS, the Breckenridge Town Code aligns with the State of Colorado statutory  
10 requirements regarding the award and payment of restitution to the victims of those found guilty  
11 of petty or misdemeanor offenses in the Breckenridge Municipal Court; and  
12

13 WHEREAS, the legislature of the State of Colorado recently passed HB25-1304, which changed  
14 how the calculation of the length of time in which a court must determine the amount of  
15 restitution owed; and  
16

17 WHEREAS, the Breckenridge Town Council wishes to amend the Town Code to match the new  
18 requirements in state law.  
19

20 NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF  
21 BRECKENRIDGE, COLORADO:  
22

23 Section 1. That Section 1-4-3(D)(2) of the Breckenridge Town Code is hereby amended  
24 by deleting the language stricken and adding the language underlined to read in its entirety as  
25 follows:  
26

27 1-4-3.D.2:  
28

29 An order that the defendant is obligated to pay restitution, but that the specific amount of  
30 restitution ~~is shall be determined within the ninety one (91) sixty-three~~ days following the  
31 prosecuting attorney's submission of restitution information presented to the court as required  
32 by subsection F below or within sixty three days immediately following the order of conviction,  
33 whichever is later, unless good cause is shown for extending the time period by which the  
34 restitution ~~shall be~~ is determined.  
35

36  
37 Section 2. That Section 1-4-3(F) of the Breckenridge Town Code is hereby amended by  
38 deleting the language stricken and adding the language underlined to read in its entirety as  
39 follows:  
40

41 1-4-3(F):  
42

43 The municipal court shall base its order for restitution upon information presented to the court by  
44 the prosecuting attorney, who shall compile such information through victim impact statements  
45 or other means to determine the amount of restitution and the identities of the victims. Further  
46 the prosecuting attorney shall present this information to the court prior to the order of conviction  
47 or within ~~ninety one~~ sixty-three days, if it is not available prior to the order of conviction. The

1 court may extend this date if it finds that there are extenuating circumstances affecting the  
2 prosecuting attorney's ability to determine restitution.

3 Section 5. Except as specifically amended hereby, the Breckenridge Town Code, and  
4 the various secondary codes adopted by reference therein, shall continue in full force and effect.  
5

6 Section 6. The Town Council hereby finds, determines and declares that this ordinance  
7 is necessary and proper to provide for the safety, preserve the health, promote the prosperity,  
8 and improve the order, comfort and convenience of the Town of Breckenridge and the  
9 inhabitants thereof.

10  
11 Section 7. The Town Council hereby finds, determines and declares that it has the  
12 power to adopt this ordinance pursuant to the authority granted to home rule municipalities by  
13 Article XX of the Colorado Constitution and the powers contained in the Breckenridge Town  
14 Charter.

15  
16 Section 8. This ordinance shall be published and become effective as provided by  
17 Section 5.9 of the Breckenridge Town Charter; provided, however, that the restitution deadlines  
18 set forth herein shall only be applicable to defendants sentenced after the effective date of this  
19 ordinance.  
20

21 INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED  
22 PUBLISHED IN FULL this 23rd day of September, 2025. A Public Hearing shall be held at the  
23 regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 14th day of  
24 October, 2025, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the  
25 Town.

26  
27 TOWN OF BRECKENRIDGE, a Colorado  
28 municipal corporation  
29

30  
31  
32 By \_\_\_\_\_  
33 Kelly Owens, Mayor  
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ATTEST:

\_\_\_\_\_  
Town Clerk

APPROVED

\_\_\_\_\_  
Town Attorney



# Memo

**To:** Town Council  
**From:** Tracey Lambert, Senior Accountant  
**Date:** October 8, 2025 (for October 14, 2025)  
**Subject:** US Bank Lease Renewal Agreement (Second Reading)

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**Town Council Goals** (Check all that apply)

- |                                     |                                       |                          |                                     |
|-------------------------------------|---------------------------------------|--------------------------|-------------------------------------|
| <input type="checkbox"/>            | More Boots & Bikes, Less Cars         | <input type="checkbox"/> | Leading Environmental Stewardship   |
| <input type="checkbox"/>            | Deliver a Balanced Year-Round Economy | <input type="checkbox"/> | Hometown Feel & Authentic Character |
| <input checked="" type="checkbox"/> | Organizational Need                   |                          |                                     |

## Summary

US Bank currently leases Suite 100A at the Breckenridge Professional Building located at 130 Ski Hill Road, Breckenridge CO 80424. US Bank has been a tenant in the Professional Building since September 2006. The tenant is requesting three options to extend for a period of three years of their current lease, which will extend the lease term to May 31, 2036.

## Background

Town Ordinance 3 Series 2020 requires Town Council approval for any lease beyond three years at the Breckenridge Professional Building. The three, three-year extensions require approval from the Town Council.

## Public outreach/engagement

Outside of the work session review on October 14th, there will be an ordinance to be voted on during the regular meeting on October 14th, 2025. No other public outreach is planned.

## Financial Implications

There is no impact on the current budget for this lease amendment. The three three-year renewals will provide secure rental income for future years. The attached lease amendment provides the monthly rental income by year.

## Equity Lens

US Bank expresses a strong commitment to Accessible banking for everyone.

This lease assures US Bank of nine more years of a lease in the Breckenridge Professional Building, providing continuity of banking access for our community members.

## Staff Recommendation

Staff recommends approval of the 5th amendment of the lease.

COUNCIL BILL NO. 17

Series 2025

**AN ORDINANCE APPROVING AN AMENDMENT TO A LEASE OF THE BRECKENRIDGE PROFESSIONAL BUILDING.**

WHEREAS, the Town owns the real property commonly known as the Breckenridge Professional Building (“Professional Building”) located at 130 Ski Hill Road, Breckenridge, Colorado;

WHEREAS, the Town has leased the Professional Building to U.S. Bank National Association (“U.S. Bank”) in a Lease Agreement dated May 7, 1997, which has been amended as follows: First Amendment to Lease dated November 28, 2006, Second Amendment to Lease dated April 19, 2013, Third Amendment to Lease dated November 25, 2020, and Fourth Amendment to Lease dated January 25, 2024 (collectively, the “Lease”);

WHEREAS, the Town Council desires to approve a fifth amendment to the Lease with U.S. Bank for a term of twenty-nine months with three (3) options to extend the term of the lease for three (3) years each;

WHEREAS, Section 1-11-4 of the Breckenridge Town Code requires that leases of Town real property longer than one year must be approved and authorized by ordinance;

WHEREAS, in the event U.S. Bank exercises its option to renew the lease for any of the three (3), three (3) year extensions, the Town Manager is authorized to execute an amendment upon the terms and conditions set forth in the Fourth Amendment to the lease.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. Town Council hereby approves the Fifth Amendment to the lease between the Town of Breckenridge and U.S. Bank National Association, a copy of which is attached hereto as **Exhibit A**.

Section 2. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 23rd day of September 2025. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 14 day of October 2025, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

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TOWN OF BRECKENRIDGE, a Colorado  
municipal corporation

By: \_\_\_\_\_  
Kelly Owens, Mayor

ATTEST:

\_\_\_\_\_  
Mae Watson  
Town Clerk

APPROVED:

\_\_\_\_\_  
Town Attorney

**Exhibit A**  
**FIFTH AMENDMENT OF LEASE**

This Fifth Amendment of Lease (the "Amendment") is made as of \_\_\_\_\_, 2025, between **Town of Breckenridge**, a Colorado municipal corporation ("Landlord") successor in interest to Breckenridge Professional Building, LLC, and **U.S. Bank National Association**, a national banking association ("Tenant").

WITNESSETH:

WHEREAS, pursuant to the Lease Agreement dated as of May 7, 1997, First Amendment to Lease dated November 28, 2006, Second Amendment to Lease dated April 19, 2013, Third Amendment to Lease dated November 25, 2020, and Fourth Amendment to Lease dated January 25, 2024 (collectively, the "Lease"), Landlord leased to Tenant approximately 1,892 square feet of space, known as Unit #100A, in the Breckenridge Professional Building located at 130 Ski Hill Road, Breckenridge, Colorado, 80424, as more particularly described in the Lease (the "Premises"); and

WHEREAS, Landlord and Tenant desire to amend and modify the Lease;

NOW, THEREFORE, in consideration of the premises and of the mutual covenants set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the parties hereto do hereby agree as follows:

1. **Lease Term.** The Lease Term is hereby amended for a period of twenty-nine (29) months commencing on January 1, 2025, and expiring on May 31, 2027 (the "Fifth Amendment Term"). All terms and conditions shall remain the same during the extension term, with the exception of Monthly Rent, which shall be as set forth as follows:

<b><u>PERIOD</u></b>	<b><u>MONTHLY RENT AMOUNT</u></b>
January 1, 2025 – May 31, 2025	\$7,214.22 per month / \$86,570.64 per year
June 1, 2025 – May 31, 2026	\$7,430.65 per month / \$89,167.76 per year
June 1, 2026 – May 31, 2027	\$7,653.57 per month / \$91,842.83 per year

Tenant shall have three (3) options to extend the Lease Term for a period of three (3) years each. To exercise the option, Tenant shall give Landlord written notice not less than six (6) months prior to the end of the then current term. All terms and conditions shall remain the same during the extension term, with the exception of Monthly Rent, which shall increase by three percent (3%) over the Monthly Rent of the immediately previous lease year (with the lease year running from June 1 – May 31).

2. **Gross Lease.** Notwithstanding anything to the contrary in the Lease, Tenant shall pay to Landlord a fixed Monthly Rent, which shall be inclusive of all amounts previously designated as Minimum Rent and Additional Rent (including, but not limited to Operating Costs, common area maintenance charges, property taxes, and insurance). This Amendment is reflective of the change to a Fixed Gross Rate, eliminating any future billings for Additional Rent. For clarification, Tenant shall not be responsible for any Additional Rent, pass through expenses, or reimbursements related to Operating Costs, common area maintenance, property taxes, or insurance. Landlord

shall be responsible for all such costs.

The Monthly Rent shall not be subject to adjustment or reconciliation based on variations in the Operating Costs, common area maintenance, property taxes, or insurance.

- 3. **Counterparts.** This Amendment may be executed in two or more identical counterparts and delivered by facsimile or by .pdf or other comparable electronic format, with the same force and effect as if all required signatures were contained in a single, original instrument.
- 4. **Ratification.** All of the terms of the Lease, as amended hereby, are hereby ratified and confirmed.
- 5. **Defined Terms.** Unless otherwise stated, all capitalized words in this Amendment that are not normally capitalized shall have the meaning ascribed in the Lease.
- 6. **Mortgages; SNDA.** Landlord represents and warrants to Tenant that there is currently no mortgage, deed of trust or ground lease on the Land or the Premises that has not been brought to Tenant’s attention by Landlord in writing. Upon execution of a subordination, nondisturbance and attornment agreement reasonably satisfactory to Tenant, this Lease, and all rights of Tenant hereunder, are and shall be subject and subordinate to any mortgage, trust deed, ground lease or other financing and security instrument.
- 7. **Authority.** Landlord and Tenant each represents and warrants that it has all the necessary approvals and authority to enter into this Amendment, including the consent of any lender, and shall indemnify and hold each other harmless for any breach of this representation and warranty.
- 8. **No Existing Defaults.** Landlord and Tenant represent that there are currently no defaults by either party under the Lease.

IN WITNESS WHEREOF, Landlord and Tenant have executed this agreement as of the date first above written.

**LANDLORD:**

**TENANT:**

TOWN OF BRECKENRIDGE,  
a Colorado municipal corporation

U.S. BANK NATIONAL ASSOCIATION,  
a national banking association

By: \_\_\_\_\_  
Shannon Haynes  
Town Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Attest: \_\_\_\_\_  
Mae Watson  
Town Clerk