



WORKSHOP ON FACILITIES OPERATIONS

Tuesday June 9, 2026, at 6:00 PM

Board of Trustees Regular Meeting

Tuesday, June 9, 2026 at 7:00 PM

Town Hall, 151 S. Banner Street

Conferencing Access Information: This is viewing-only access.

[Zoom link to view meeting](#)

Join via phone: 1 669 900 9128 **Meeting ID:** 841 0534 5130

Meeting Passcode: 238853

Call to Order

Roll Call

Pledge of Allegiance

Public Comment

This is a meeting of the Board of Trustees held in public. We welcome you here and thank you for your time and concerns. When you are recognized, please stand and state your name and address to the Board. Your comments will be limited to 5 minutes. If many speakers are anticipated, the Mayor may (a) shorten the time limit; (b) ask speakers to limit themselves to new information and points of view not already covered by previous speakers; and/or (c) limit the total time of public comment to allow the Board to proceed to consider items set on the regular meeting agenda. The Board of Trustees may not respond to your comments during this meeting, but rather take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up. Personal attacks against Board Members, Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the Mayor will direct Staff to have a response at the next regularly scheduled Board meeting.

Agenda Changes

Consent Agenda

1. Minutes of the Regular Meeting of May 26, 2026
2. Elbert County IOG/CMP Memorandum of Understanding

Action may be taken on any and all items listed on the agenda.

Accommodations for disabilities may be made upon request.

New Business

3. Discussion on Facilities Request for Proposal (RFP) – Chris Lowe
4. Discussion and possible action on Ordinance 26-10, an Ordinance amending Chapter 2 and 8 of the Elizabeth Municipal Code concerning court costs and the penalty for vehicle registration violations – Michelle Oeser
5. Gesin Lot discussion – Alexandra Cramer

Items for Consideration

6. Items for Consideration

Management Monitoring Reports

7. Management Monitoring Reports

Board of Trustees Report

8. Board Reports

Adjournment

Action may be taken on any and all items listed on the agenda.
Accommodations for disabilities may be made upon request.

Meeting Protocol and Standards of Conduct

Public Participation

Public comment is encouraged and will be listed as an agenda item at every regular Board meeting.

Each individual wishing to be heard during the public comment period will be given up to three (3) minutes to make a comment.

The public comment period will not be used to make political endorsements or for political campaign purposes.

Questions from the Board will be for clarification purposes only. Public comment will not be used as a time for problem solving or reacting to comments made but, rather, for listening to the comments of citizens without taking any formal action.

The Board may direct the Town Administrator to provide information requested by a speaker during the public comment period.

Speakers are not allowed to make belligerent, accusatory, impertinent, slanderous, threatening, abusive, or disparaging comments.

The Mayor may elect to defer public comment on a specific issue that appears on the regular agenda until that specific item is addressed.

The Mayor may call for order when sidebar conversations occur in the audience. Those conversations are distracting from the Board addressing the topics at hand.

Members of the public who do not follow proper conduct after a warning in a public meeting may be barred from further participation at that meeting or removed from the Board Chambers pursuant to the Elizabeth Municipal Code and Colorado Revised Statutes.

Action may be taken on any and all items listed on the agenda.
Accommodations for disabilities may be made upon request.



Board of Trustees

BOARD TRAINING

Tuesday, May 26, 2026, at 6:30 PM

BOARD OF TRUSTEES REGULAR MEETING - **UPDATED**

Tuesday, May 26, 2026 at 7:00 PM

Town Hall, 151 S. Banner Street

Conferencing Access Information: This is viewing-only access.

[Zoom link to view meeting](#)

Join via phone: 1 669 900 9128 **Meeting ID:** 825 0516 1180

Meeting Passcode: 599937

Call to Order

The Regular Meeting of the Board of Trustees for the Town of Elizabeth was called to order on Tuesday, May 26, 2026, at 7:07 pm by Mayor Angela Ternus.

Roll Call

Present:

Mayor Angela Ternus
Mayor Pro Tem Tracy Hutchins
Trustee Dave Conley
Trustee Michael Schroder
Trustee Steve Gaither
Trustee Tony Atencio

Absent:

Trustee Loren Einspahr

There was a quorum to do business.

Also in Attendance:

Interim Administrator Chris Lowe
Town Clerk Michelle Oeser
Public Works Director Mike DeVol
Assistant Public Works Director James McErnie
Police Chief Jeff Engel
Planner / Project Manager Alexandra Cramer
Finance Officer Hannah Bruce
Planning Technician Dianna Hiatt

Pledge of Allegiance

Mayor Ternus led the Board in the Pledge of Allegiance.

Presentations

1. Jerry Garland Memorial Presentation – Alexandra Cramer

Ms. Hiatt provided the Staff presentation.

Dale Garland and Sue (Garland) Ferguson accepted the dedication for their father.

Public Comment

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Paul Schwarzkopf- Town of Elizabeth Resident

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

- 2. Minutes of the Regular Meeting of May 12, 2026**
- 3. Resolution 26R15, Intergovernmental Agreement for School Resource Officers**
- 4. Resolution 26R16, Water Lease Agreement for 889**

Motion by Mayor Pro Tem Hutchins, seconded by Trustee Conley, to approve the Consent Agenda.

Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Conley, Trustee Schroder, Trustee Gaither, Trustee Atencio

Voting No: None

Motion Passed Unanimously (6-0)

Mayor Ternus closed the Regular Meeting and opened the Public Hearing at 7:22 pm.

Public Hearing

5. 228 S Banner Street Rezone Application – Alexandra Cramer

Ms. Cramer provided a Staff report.

Mayor Ternus opened the Public Hearing for public comment.
Paul Schwarzkopf - Town of Elizabeth Resident

Applicants Bill Blazier and Tedd Lipka spoke to the Board.

Mayor Ternus closed the Public Hearing and reopened the Regular Meeting at 8:23 pm.

New Business

- 6. Discussion and possible action on the approval of Ordinance 26-09, an Ordinance Rezoning the Property Located at 228 South banner from Single-Family Residence (R-1) District to Downtown (DT) District – Alexandra Cramer

Motion by Trustee Conley, seconded by Trustee Gaither, to approve Ordinance 26-09, an Ordinance Rezoning the Property located at 228 South Banner Street from Single-Family Residence (R-1) District to Downtown (DT) District.

Voting Yes: Mayor Pro Tem Hutchins, Trustee Conley, Trustee Schroder, Trustee Gaither, Trustee Atencio

Voting No: Mayor Ternus

Motion Passed (5-1)

- 7. Discussion and possible approval of Resolution 26R17, a Resolution repealing Resolution 23R16 the Town of Elizabeth Purchasing Policy, and adopting a revised and amended Purchasing Policy for the Town of Elizabeth – Chris Lowe

Mr. Lowe provided a Staff report.

Motion by Trustee Schroder, seconded by Trustee Gaither, to approve Resolution 26R17, a Resolution repealing Resolution 23R16, the Town of Elizabeth Purchasing Policy, and adopting a revised and amended Purchasing Policy for the Town of Elizabeth.

Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Conley, Trustee Schroder, Trustee Gaither, Trustee Atencio

Voting No: None

Motion Passed Unanimously (6-0)

- 8. Discussion on holding a swap meet on the Gesin Lot – Chris Lowe

Mr. Lowe provided a Staff report. Discussion followed.

Items For Consideration

- 9. Board Discussion

There were no new items discussed.

Management Monitoring Reports

- 10. Management Monitoring Reports

- Interim Town Administrator Chris Lowe:
 - Authorized the Town to provide \$4,000 to ECCOG to assist in continuing the Senior Program.
 - Informed an inquiring realtor that the Town's South 40 property is not for sale.

- Police Chief Jeff Engel:
 - Provided an update on Ebike complaints and that proactive strategies and solutions are being worked on.
 - The Student Academy is underway and is well attended.
 - A grant for ballistic vests has been received.
- Planner/Project Manager Alexandra Cramer:
 - Informed the Board that all 7 Planning Commission seats are filled.
 - Discussion on review of the Town's Comp Plan and Car Show.
- Public Works Director Michael DeVol:
 - Provided a paving project contract.
 - Mayor Ternus had questions about a sidewalk issue on Highway 86.
- Town Clerk Michelle Oeser:
 - Gave an update on the Meet Me On Main Street event.
 - Discussion on the Town Movie Night.

Board of Trustees Report

11. Board Reports

- Mayor Angela Ternus:
 - Attended the American Legion Memorial Day event.
 - Mayor Ternus asked the Staff if the DAR would be involved in the 250 / 150 Celebration.

Minutes

12. Minutes of the Historic Advisory Board Meeting of March 9, 2026

13. Minutes of the Planning Commission Meeting of April 7, 2026

Adjournment

Motion by Trustee Gaither, seconded by Mayor Pro Tem Hutchins, to adjourn the meeting at 9:21 pm.
 Voting Yes: Mayor Ternus, Mayor Pro Tem Hutchins, Trustee Conley, Trustee Schroder, Trustee Gaither, Trustee Atencio
 Voting No: None

Motion Passed Unanimously (6-0)

Town Clerk Michelle Oeser

Mayor Angela Ternus

RESOLUTION 26R18

A RESOLUTION APPROVING THE COLLABORATIVE MANAGEMENT MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWN AND VARIOUS AGENCIES REGARDING THE PROVISION OF SERVICES TO CHILDREN AND FAMILIES WHO WOULD BENEFIT FROM MULTI-AGENCY SERVICES

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ELIZABETH, COLORADO AS FOLLOWS:

Section 1. The Board of Trustees hereby approves **the** Collaborative Management Memorandum of Understanding between the Town and Various Agencies regarding the provision of services to children and families who would benefit from multi-agency services attached hereto as **Exhibit A** and authorizes the Mayor to execute the same on behalf of the Town.

PASSED, APPROVED, and ADOPTED this ____ day of _____, 2026, by the Board of Trustees of the Town of Elizabeth, Colorado, on first and final reading, by a vote of _____ for and _____ against.

Angela Ternus, Mayor

ATTEST

Michelle M. Oeser, Town Clerk

1
2

Elbert County IOG/CMP Memorandum of Understanding

State Fiscal Year 2026-2027

PattyAnn Fontenot
CONNECTIONS FOR FAMILIES

CONNECTIONS FOR FAMILIES

POLICY AND PROCEDURES
APPENDIX A



CONNECTIONS FOR FAMILIES COLLABORATIVE MANAGEMENT PROGRAM

POLICY AND PROCEDURES

CRS 24-1.9-102. Memorandum of understanding - local-level interagency oversight groups - individualized service and support teams - coordination of services for children and families - requirements – wavier. (d) Creation of an oversight group. The memorandum of understanding shall create a local-level interagency oversight group and identify the oversight group's membership requirements, procedures for selection of officers, procedures for resolving disputes by a majority vote of those members authorized to vote, and procedures for establishing any necessary subcommittees of the interagency oversight group. Each interagency oversight group shall include a local representative of each party to the memorandum of understanding specified in paragraphs (a) and (a.5) of subsection (1) of this section, each of whom shall be a voting member of the interagency oversight group. In addition, the interagency oversight group may include, but is not limited to, the following advisory nonvoting members: (I) Representatives of interested local private sector entities; and (II) Family members or caregivers of children who would benefit from integrated multi-agency services or current or previous consumers of integrated multi-agency services.

Mission Statement of Connections for Families:

We, the service providers of Elbert County Colorado, believe that community collaboration is the best way to provide comprehensive care for families living with children involved in more than one child-serving system. We believe in a family-driven process that bases recommendations and interventions on the unique needs of each family system and support supports the family in caring for their child in their own home whenever possible.

1 COLLABORATIVE MANAGEMENT PROCESSES

The IOG has established a collaborative management process to be utilized by individualized service and support teams and preventative programs described below. The collaborative management process addresses risk sharing, resource pooling, performance expectations, outcome monitoring, and staff training in order to do the following:

- Reduce duplication and eliminate fragmentation of services provided to children and families who would benefit from integrated multi-agency services.

- Increase the quality, appropriateness, and effectiveness of services delivered to children and families who would benefit from multi-agency services, to achieve better outcomes; and
- Encourage cost sharing among service providers.

1.1 RISK SHARING

The Partners agree to have a qualified fiscal agent oversee the business, financial, and human resource portion of Connections for Families (IOG). This agent provides protections against financial and practice liability in the following ways:

The IOG operates in an intergovernmental agreement and is not a legal entity that insurance can be obtained. The insurance coverage for programs that operate under the IOG and through funds of HB 1451 is covered by the fiscal agent, Trestle Programs, Inc.

1.2 RESOURCE POOLING

Mandated and non-mandated partners agree to, at a minimum, provide their time at monthly IOG meetings to discuss policy, procedure, best practices, protocol, and community needs in Elbert County. Additional in-kind sources, such as administrative costs and staff time at collaborative meetings, will be documented in the yearly MOU and/or annual report.

1.3 PERFORMANCE EXPECTATION

Connections for Families' mandated and non-mandated partners agree to uphold the organization's mission by fulfilling the collaboration's defined functions, tasks, and responsibilities. Each member is committed to advancing the collective goals outlined in the Memorandum of Understanding (MOU), adhering to all governing rules and by-laws, and aligning their work with the group's stated mission.

Through collaborative leadership, all partners will promote accountability and foster efficient, cost-effective, and coordinated systems that enhance the health and well-being of children, youth, and families in Elbert County. Connections for Families is dedicated to promoting and coordinating integrated, family-centered services across all age groups, with a particular focus on ensuring that youth are supported in achieving success in their treatment or action plans.

1.4 OUTCOME MONITORING

Outcome monitoring for all programs overseen or financially supported by Connections for Families will be reported to the Coordinator on both a quarterly and annual basis. Data will be collected from partner agencies and from relevant databases, including TRAILS, juvenile justice systems, and Infinite Campus. Aggregated data may be shared with any partner or community member upon request, provided that all identifying information has been removed to protect

confidentiality. In accordance with the MOU, IOG partners agree to collect and submit required data to Connections for Families upon request or, at minimum, as part of annual year-end reporting.

Connections for Families is committed to increasing the quality, appropriateness, and effectiveness of services delivered to children and families who benefit from multi-agency support. This commitment is upheld through several structured processes and continuous quality-improvement practices.

The implementation of the Quality Improvement Process within the Crossover Youth Practice Model has significantly strengthened the quality, appropriateness, and effectiveness of services outlined in families' integrated service plans. This process was established as an additional step in the practice model to ensure that all youth-serving systems consistently deliver high-quality, coordinated, and appropriate services to families identified as Crossover families.

Beyond the Crossover Youth Practice Model, all other prevention programs and ISST initiatives incorporate follow-up procedures with youth, families, or collaborating partners. These follow-up activities support ongoing program refinement and help ensure that services remain responsive to the needs of children and families.

Quality improvement is also a standing agenda item at Connections for Families meetings. Through these regular discussions, partners examine current processes and services, identify areas for enhancement, and make adjustments as necessary to better meet the needs of the community. This continuous review ensures that service delivery remains effective, efficient, and aligned with the mission of improving outcomes for children, youth, and families.

1.5 TRAINING

Elbert County conducts annual strategic planning during which the Collaborative:

- Orients new members to the mission, structure, and responsibilities of the IOG.
- Identifies community-wide training opportunities for local providers.
- Commits the funding required to accomplish identified training objectives.
- Allocates resources within the annual budget to support the training needs of all IOG partners and staff.

In addition, core members of the Individualized Support Service Team (ISST), Service Review Team (SRT), and Game Plan to Success (GPS) participate in annual training focused on integrated service planning, family-engagement best practices, mandatory reporting requirements, and cross-system collaboration. These training efforts are designed to reduce duplication of services, minimize fragmentation among providers, and enhance communication across agencies.

By engaging in shared learning and coordinated planning, these teams are better equipped to serve youth and families through a holistic, integrated approach. This process helps ensure that individuals receive the right services at the right time, ultimately improving outcomes and strengthening the efficiency and effectiveness of the county's multi-agency support system.

2 FISCAL MANAGEMENT

2.1 OPERATING RESERVES

Whenever the fiscal environment permits, the partners agree to mitigate the risk of financial insufficiency by maintaining an operating reserve equivalent to at least twelve months of partnership operating costs.

2.2 COST SHARING

The partners agree to combine their human resources to conduct the business of the Individualized Service Support Team (ISST) and to identify and utilize existing services that support individualized, integrated service goals, thereby avoiding duplication of services. When possible, IOG-sponsored programs will be funded through contributions from each partner agency whose organizational goals align with both the program objectives and the goals of the collaborative.

Partner agencies provide in-kind support to the program in the form of office space, materials, and operational resources. In addition, all partners who serve on the IOG contribute in-kind support through their attendance, participation, and the time they devote to collaborative planning, decision-making, and case review activities.

The Coordinator for Collaborative Management is co-funded across two regional collaboratives and divides responsibilities between two counties. Efforts to meet collaborative goals may require agencies to request funding from the IOG. Any such financial awards will be documented in the end-of-year report submitted to the Colorado Department of Human Services. The funded agency will provide complete financial reports to the IOG for transparency and accountability.

2.3 FINANCIAL SAVINGS AND REINVESTMENT AUTHORITY

Any funds generated through federal waivers or state general fund savings resulting from the implementation of services for children, youth, and families who benefit from multi-agency collaboration will not be automatically reinvested by the partners of Connections for Families. Each Mandated and Non-Mandated Partner will independently determine whether any savings realized within their agency will be reinvested to support appropriate services for children, youth, and families who would benefit from integrated, multi-agency service delivery.

2.4 USE AND MANAGEMENT OF STATE-ALLOCATED FUNDS

All funds received by the Department of Human Services and allocated pursuant to C.R.S. 24-1.9-104 as a result of participation in the collaborative will be reinvested in the work of Connections for Families. These funds will be used to support services and programs that benefit families who would gain from multi-system collaboration, as well as to sustain necessary staffing. Funding requests will be accepted once per year, contingent upon available resources.

Funding may be requested to support positions and/or services or programs that directly benefit children, youth, and families, particularly when the absence of such a position, service, or program would lead to a fragmented system or create additional burdens across multiple agencies. All funding requests must follow the established application format and include a detailed explanation of:

- The target population and the specific unmet needs within the community.
- How the proposed position, service, or program will reduce duplication of services and eliminate fragmentation; increase the quality, appropriateness, and effectiveness of services for children and families who would benefit from integrated multi-agency support; improve outcomes; and encourage cost-sharing among service providers.
- Identified barriers to implementation and a sustainability plan for continuing the effort without ongoing collaborative funds.
- Defined goals, objectives, and measurable indicators demonstrating when goals or objectives have been met.
- Budgeted expenses, identification of the fiscal agent, and explanation of in-kind or matching contributions.

Funding requests that meet the established criteria may be approved in full, partially funded, or denied based on a majority vote once quorum has been reached. Requests will only be considered when sufficient funds are available to support the proposed programming.

2.5 AUTHORIZATION TO CONTRIBUTE RESOURCES AND FUNDING

The IOG Partner affirms that it has the authority to commit time, resources, and funding necessary to address identified challenges and to support the development of a seamless, collaborative system for delivering multi-agency services to children and families. The resources and financial contributions to be provided, including both in-kind support and cash pooling, are detailed each year in the Memorandum of Understanding (MOU).

2.6 COLLABORATIVE FUNDING SOURCES AND FISCAL PLANNING

Funding identified in the annual Memorandum of Understanding (MOU) may include carryover funds from state allocations or savings, as well as additional contributions provided to Connections for Families by partner agencies or through grant awards. IOG Partners agree to

participate in financial risk-sharing by committing earned funds and available carryover to support collaborative programs when resources permit. As a result, Connections for Families develops a conservative annual budget based on confirmed and available funding to ensure responsible fiscal planning and sustainability.

2.7 DISTRIBUTION OF STATE FUNDS UPON IOG DISSOLUTION DUE TO MANDATORY MEMBER RESIGNATION

In the event that Connections for Families is dissolved due to the departure of mandatory members, as defined by statute, the remaining IOG members will convene at the next scheduled meeting to determine how any remaining funds should be disbursed.

The distribution of remaining funds will be decided by a majority vote, requiring at least 51% approval from the remaining IOG members.

2.8 EMPLOYMENT GOVERNANCE AND SUPERVISION PROTOCOLS

2.8.1 Fiscal Agent Responsibilities

Trestle Programs, Inc. serves as the fiscal agent for Connections for Families and is responsible for providing all human-resources-related services for employees. Responsibilities include, but are not limited to:

Human Resources Services

- Payroll and benefits administration
- Compensation management
- Compliance with employment law and policies
- Onboarding and off-boarding
- Employee training and evaluations
- Maintenance of HR documentation and personnel files

Administrative and Contractual Responsibilities

- Managing contracts for services, including MOUs
- Overseeing quality assurance activities
- Assessing staff training needs annually

Training Coordination

- Ensuring all employees complete new employee orientation and HIPAA training
- Coordinating required annual trainings related to employee roles

Appendix A

- Providing access to individual supervisory and staff training through Employers Council and other providers
- Training topics may include communication, performance appraisals, coaching, conflict management, leadership, writing, team development, supervisory skills, time management, problem solving, personal development, and employment law

2.8.2 TIMEKEEPING AND PAYROLL SUPPORT

- Providing a web-based system for time management and leave reporting
- Ensuring each employee completes a monthly web-based timesheet documenting hours worked and paid/unpaid leave taken
- Ensuring timesheets appropriately capture overtime compliant with the Fair Labor Standards Act
- Processing timesheets submitted by employees and approved by supervisors, which form the basis for payroll

2.8.3 COORDINATOR SUPERVISION STRUCTURE

Supervision by Trestle Programs, Inc.

- Trestle Programs, Inc. supervises the CMP Coordinator and works with the IOGs to implement the annual plan.
- Supervision ensures tasks are completed effectively, accurately, and on time.
- Trestle conducts annual performance evaluations based on job description criteria and expectations established in the IOG Policy and Procedure Manual.

Performance Evaluation Process

- Trestle distributes a performance feedback document to select IOG partners for input.
- Feedback is compiled and reviewed with the Coordinator and relevant IOG Executive Team members.
- Goals for improvement and career development are documented by the Coordinator and incorporated into future evaluations.
- Evaluation documentation is retained in the Coordinator's personnel file.

Employment and HR Compliance

- As employer of record, Trestle Programs, Inc. requires all performance and employment issues be processed through its Human Resources Department in compliance with policy and law.

Supervision of Line Staff

Appendix A

- The Coordinator provides direct supervision of line staff.
- Trestle Programs, Inc. provides guidance and support on personnel and workplace issues.

2.8.4 ROLE OF TRESTLE PROGRAMS, INC. WITH IOG PARTNERS

Shared Governance of Staffing

- Trestle Programs, Inc. engages in a shared process with the IOG regarding the selection and supervision of the Coordinator and staff.
- The IOG defines job expectations for the Coordinator.
- Trestle, as employer of record, supervises the Coordinator while relying on formal and informal input from the IOG regarding performance.

Line Staff Roles

- The IOG defines personnel positions and core responsibilities during the plan development process.
- Trestle Programs, Inc. uses the plan to develop job descriptions for each approved position.
- Job descriptions serve as the criteria for supervising and overseeing employees assigned to IOG-related work throughout the plan year.

COORDINATOR RESPONSIBILITIES

A. Staff Management

- Provide direct supervision of line staff
- Review and approve timesheets
- Conduct quarterly performance evaluations
- Address personnel and workplace issues in consultation with Trestle Programs, Inc.

B. Community Engagement

- Promote and market the IOG within the community
- Serve as liaison between the IOG and community partners
- Build and strengthen working relationships to enhance resources for families
- Represent the IOG at community events to increase visibility and support

C. Program Development

- Identify community needs and service gaps in consultation with the IOG
- Meet regularly with community partners about identified needs
- Advise partners on community needs and appropriate response strategies

Appendix A

- Collaborate with partners and the Board to develop new programs
- Facilitate ISST meetings and maintain written ISST procedures
- Provide orientation to new ISST representatives
- Research innovative, evidence-based practices to support program development
- Maintain ongoing contact with ISST families and follow up on referrals
- Ensure service coordination, case management, and follow-up for ISST-involved families

D. Governance and Monitoring

- Complete State-required data monitoring and annual reporting
- Assist Trestle with development of HR, budgeting, and financial policies
- Maintain the ETO database per State CMP requirements
- Provide oversight to all fiscally sponsored programs
- Maintain regular communication with IOG Board Members and provide monthly updates
- Prepare and distribute monthly IOG Board packets
- Update the IOG Memorandum of Understanding annually
- Collaborate with the Chair and Executive Team to set meeting agendas
- Attend IOG meetings and subcommittee meetings as needed

E. Network Development

- Attend State IOG meetings and participate in subcommittee work
- Track and share potential funding opportunities for the IOG and partner agencies
- Assist subcommittees with developing provider and community training
- Participate in local committees, trainings, conferences, and workgroups
- Coordinate annual check-in meetings with schools and agencies
- Build alliances with agency partners
- Attend interagency committee meetings as appropriate
- Develop materials and presentations promoting the mission and services of the IOG
- Create, monitor, and update the IOG website

F. Funding and Financial Management

- Manage billing
- Collaborate with the fiscal agent to develop procedures for reviewing, monitoring, and paying program expenditures
- Collaborate with the fiscal agent to develop RFPs and contracts for services, including MOUs

3 GOVERNANCE OF POLICY UPDATES AND AMENDMENTS

- Executive Team Members review *Appendix A: Policies and Procedures* on an annual basis.
- **Most recent review date:** March 19, 2026

- The IOG Policies and Procedures may be amended by a majority vote of both Mandated and Non-Mandated Members, provided that all proposed amendments have been submitted in writing to the full membership prior to the vote.
- Any revisions approved by vote will not take effect until the start of the new fiscal year unless the updated Policies and Procedures are signed by required members, submitted to the State, and formally accepted.

4 IOG MEMBERSHIP STRUCTURE AND EXPECTATIONS

4.1 MANDATORY HB 1451 MEMBERS:

1. Elbert County Department of Human Services
2. 23rd Judicial District Probation
3. 23rd Judicial District
4. Elbert County Department of Public Health
5. Elizabeth School District
6. Kiowa School District
7. Comprehensive Behavioral Health Safety Net Provider, Centennial Mental Health Center
8. Behavioral Health Administrative Service Organization, Signal
9. Division of Youth Corrections
10. Managed Care Entity, Northeast Health Partners
11. Local Domestic Violence Provider, Ember Center

4.2 NON-MANDATORY ELBERT COUNTY MEMBERS:

12. Juvenile Assessment Center (JAC)
13. CASA, Advocates for Children
14. Colorado Youth Detention Continuum (CYDC)
15. Elbert County Sheriff's Office (ECSO)
16. Town of Elizabeth, Elizabeth Police Department (EPD)
17. Elbert County Board of Commissioners
18. Elbert County Coalition for Outreach (ECCO)
19. Elbert County Early Childhood Council
20. Baby Bear Hugs

4.3 IOG MEMBER RESPONSIBILITIES AND PARTICIPATION

1. All partners agree to the following and to meet a minimum of 3 of the 6 State Mandated Process Measures:
2. The ability and authority to represent an agency or organization that serves the needs of children and families living in Elbert County.

3. The authority to approve the contribution of time, resources, and/or funding to solve problems; 75% of the agencies contribute resources at the service level, either in-kind or actual monies. Evidence of cost-sharing among IOG partners will be reflected in the expenditures section of the annual report.
4. Agreement to serve as the single voting representative from your agency, organization or association if the agency is eligible to vote, if the signatory is not in attendance, it is required to have a signed proxy in place;
5. Agreement and ability to serve a 1-year term of office as an IOG officer, if eligible to hold office; Elections are held once during each fiscal year;
6. Ability and commitment to attend 75% of the **mandated** scheduled meetings; failure to fully engage in the process can result in removal by IOG vote.
7. Full and honest engagement in the process including a willingness to meet no less than quarterly to improve practices through continuous quality improvement.
8. A commitment to conflict resolution and decision making through a consensus model, realizing that voting is only resorted to under specific circumstances or where intractable conflict emerges;
9. The ability to represent the interests and needs of your agency, organization or association and the populations you serve, while simultaneously viewing services to families and children on a systems-level and understanding the mandates and needs of other partner agencies or organizations;
10. Agreement to:
 - a. Execute the Collaborative Management Program Memorandum of Understanding (MOU); if serving as a representative of a mandated Party, sign the MOU; if representing a voluntary Party, consider signing.
 - b. Provide Representation When Absent; If the designated signatory is unable to attend a meeting, a Proxy Letter identifying the authorized agency representative will be submitted.
 - c. Sign the Code of Ethics; Acknowledge and sign the Collaborative Management Program Code of Ethics document.
 - d. Fulfill Representative Responsibilities; Serve as an official representative and comply with the Memorandum of Understanding pursuant to House Bill 04-1451, along with all related documents, agreements, and obligations of the Collaborative Management Program.
 - e. Conduct Annual Review and Renewal; Review all referenced documents annually and participate in the renewal process, including efforts to resolve any conflicts or concerns that may impede renewal.
11. Agreement to engage in an ethical manner, follow all pertinent local, state and federal laws and to act in best faith.
12. Participate in staffing the Individual Service and Support Team (ISST). All integrated service plans will reflect two or more agencies in the plan.

13. Any records used or developed by the IOG or its members or by the Individual Service and Support Teams (ISST) that relate to a particular person are to be kept confidential and may not be released to any other person or agency, except as provided by law. A single release of information has been developed that covers the confidentiality needs of all Parties and will then only need to be signed by Recipients one time to better facilitate the exchange of information. Further, the content of discussions and documents pertinent to the work of the IOG even where it does not relate to a particular person is considered proprietary and shall be held confidential. Such information is not to be shared outside of IOG members without the express consent of the IOG.
14. Mandatory members agree to be present 75% of the time at the four required meetings in a fiscal year. Sign-in sheets and minutes will confirm attendance. The four annual mandatory IOG meetings are defined and scheduled as follows:
 - August/October: Financial and programming overview; address our strategic goals, our ongoing programming support, and review, revise and budget for all programmatic commitments.
 - February: MOU planning. The team will meet to draft, discuss and confirm the MOU for the new State Fiscal Year.
 - April: Annual officer elections will consist, Chairman, Co- Chair, Committee Chairs. A request for the nomination will be sent to the membership one month prior to the elections. The officers will be selected by a majority vote of all members.
 - June: Strategic Planning Session
 - Each member is required to attend, vote and provides any data from their member agency needed to evaluate MOU goals and complete the annual report for the State.
 - Review of data for the year-end report.
 - Discussion on the barriers and needs of the community
 - Review CMP programs, discuss success and barriers of programs to determine if the programming continues and if new programs need to be implemented.
15. Annual contract renewals and the MOU will also be discussed and signed at this meeting.
16. Willingness to strive for a family agency or member participation as evidenced by a voting family member/agency at 50% of all IOG meetings. Sign-in sheets and minutes will confirm attendance.
17. Strive to build evidence based/informed practice into the system of care by implementing at least one under the IOG, as reflected by the expenditures section of the annual report.

4.4 APPLICATION PROCESS FOR NEW NON- MANDATED MEMBERS

Applications to become a voting, Non-Mandated member to the IOG are requested to provide the following information:

Please provide a narrative that addresses the following questions.

- Please give a detailed description of your organization and how you see your organization supports the work of collaborative management in your community.
- Please provide the name, position, and current contact information for the person who would be designated to represent your agency at the IOG level
- Attach any supporting documents to the final application. Send the application electronically to the offices of Connections for Families.

4.5 PROXY REPRESENTATION GUIDELINES

- A member may designate a consistent alternate (known as the Proxy) to represent his or her agency's interest in matters that come before the IOG, by providing the IOG a Proxy letter (located under Appendix A FORMS).
- The Proxy assigned, sign the Code of Ethics.
- The Proxy assigned has voting rights.
- If a Proxy nor the MOU signature is not able to attend, the member will NOT be counted in attendance.
- A Proxy may resign at any time; however, the signature member must give the membership written notification of the resignation and provide a replacement before the next scheduled IOG meeting.

4.6 RESIGNATION AND VACANCIES

IOG Members may resign at any time by submitting written notice to the Chair. Upon a Member's resignation, the resulting vacancy shall be filled in accordance with the established Membership appointment procedures.

4.7 MEETING LEADERSHIP, RECORDING, AND ATTENDANCE PROCEDURES

Both Mandated and Non-Mandated Members of the IOG shall have full voting authority. *Connections for Families* utilizes a consensus-based decision-making model, encouraging active participation and input from all members to promote collaborative, transparent, and inclusive governance.

Organization and Conduct of Membership Meetings.

The Chair, or in the Chair's absence the Co-Chair, shall preside over all Membership meetings. Meetings will be conducted in accordance with Robert's Rules of Order to ensure orderly and consistent governance.

All meetings will be recorded, and the Coordinator will review these recordings to verify and maintain the official attendance record.

Because the meeting recordings serve as the official record of proceedings, no written minutes are required. Therefore, the Executive Team Committee is not responsible for documenting minutes unless otherwise directed by the Membership.

Quorum at Meeting.

The presence of at least 51% of the Mandated and Non-Mandated Membership, in person, shall be necessary at any meeting of the Membership to constitute the quorum necessary for conducting business.

Voting Procedures.

Except where otherwise specified by these Policies/Procedures or by applicable statute, all matters brought before the Membership shall be determined by a simple majority vote (at least 51%) of the Mandated and Non-Mandated Members present and voting.

Decisions involving non-routine fiscal matters, administrative actions, or personnel policies shall require a two-thirds (2/3) majority of the Mandated and Non-Mandated Members present and voting.

Any voting Member may request a secret ballot on any motion that has been properly made and seconded. When a secret ballot is used, the presiding officer is permitted to vote. In all other cases, the presiding officer shall vote only when their vote would affect the outcome.

Members may cast a proxy vote on any agenda item for which at least five (5) days' written notice has been provided prior to the meeting. All proxy votes must be submitted to the presiding officer and will be announced during the meeting.

Actions requiring a vote may also be taken outside of a formal meeting if a majority of the elected Membership consents to waive the formal meeting requirement and submits a written or oral vote via email, telephone, or fax when necessary to avoid disruption of day-to-day business operations. Such actions require a motion, a second, and at least 51% participation of all Members eligible to vote. If approved by a simple majority of those voting, the action will carry the same force and effect as a unanimous vote, and the results may be recorded as unanimous in official documentation.

The Chair, or their designee, is responsible for initiating the vote and collecting all responses. A minimum of two business days from the time of the initial communication regarding the proposed action will be provided for Membership review, discussion, and voting.

The results of any vote conducted outside a formal meeting shall be ratified and entered into the official record at the next regular or special Membership meeting.

4.8 SUBCOMMITTEE STRUCTURE AND RESPONSIBILITIES

Mandated and Non-Mandated Members may establish ad hoc subcommittees as needed to complete specific, time-limited projects. The Membership shall maintain no standing subcommittees.

Members are encouraged to participate in one (1) subcommittee to support balanced engagement and workload distribution.

Each ad hoc subcommittee shall select a Chair, who is responsible for reporting back to the Interagency Oversight Group (IOG) regarding the subcommittee's findings, action plans, and recommendations.

4.9 DISPUTE RESOLUTION PROCEDURES

Procedures for addressing and resolving disputes among Members related to the mission and purpose of the Collaborative Management Program (CMP) shall be as follows:

- **Submission of Concerns:**
Any concern or dispute may be submitted in writing to the IOG Chair and/or the Executive Team for consideration by the CMP. The written submission must include a clear description of the issue or concern, as well as identification of the primary partners or individuals involved.
- **Facilitated Resolution Efforts:**
The IOG will make reasonable efforts to resolve the concern or dispute through a facilitated discussion with the primary parties involved prior to the next scheduled IOG meeting. As deemed appropriate by the Membership, a trained third-party facilitator or mediator may be engaged to assist with the resolution process.
- **Partner Agency Authority:**
Final authority shall rest with the leadership of each partner agency regarding matters involving their internal personnel management or fiscal issues related to their participation in the IOG or to their agency operations more broadly.

4.10 PUBLICATION OF RECORDS

All records of the IOG and its subcommittees shall be published on the IOG website following each meeting.

Exceptions may be made when the IOG determines that withholding a document serves a legitimate public purpose, including but not limited to matters involving legal, personnel, or proprietary information. Such determinations shall be consistent with the Colorado Open Meetings Law and the Colorado Open Records Act.

FORMS

Appointment of Proxy

I, _____, the signer for Elbert County

Name, Title and Agency

Collaborative Management Program known as Connections for Families do hereby appoint,

_____, to act as a proxy at all meetings if I am not able to

Name and Title

attend in person and said proxy is granted voting duties.

This appointment of proxy remains in effect for the State Fiscal Year 2026-2027.

Print Name of MOU Signer

Signature

Date

Print Name of Proxy

Signature

Date

Print Name of Proxy

Signature

Date

Elbert County Interagency Organizational Group



Member Code of Ethics:

As a Member of the IOG/RISE Group, I will...

- listen carefully to other Members, and those served by the Group.
- respect the opinion of other Members.
- respect and support the majority decisions of the Members.
- recognize that all authority is vested in the Group when it meets in session and not with individual Members.
- keep well-informed of developments that are relevant to issues that may come before the Group.
- participate actively in meetings and actions.
- call to the attention of the Members if any issues that I believe will have an adverse effect on the Group or those we serve.
- attempt to interpret the needs of constituents to the Group and interpret the action of the Group to its constituents.
- refer constituent or staff complaints to the proper level on the chain of command.
- recognize that the Member's job is to ensure that the IOG is well managed, not to manage the IOG.
- vote to hire the best possible person to manage the IOG.
- consider myself a "trustee" of the IOG and do my best to ensure that the IOG is well maintained, financially secure, growing and always operating in the best interests of constituents.
- always work to learn more about the Member's job and how to do it better.
- declare any conflict of interests and avoid voting on issues that appear to be a conflict of interests.

As a member of the IOG/RISE Group I will not...

- be critical, in or outside of the meeting, of other Members or their opinions.
- discuss the confidential proceedings of the Group outside the meeting with anyone without a need to know.
- commit prior to a meeting how I will vote on any issue in the meeting.
- interfere with duties of the program coordinator or undermine the program coordinator authority.

Print Name

Signature

Date

Connections for Families

INDIVIDUALIZED SERVICE AND SUPPORT POLICY AND
PROCEDURES
APPENDIX B



Individualized Service and Support Policy and Procedures

1 Individualized Service and Support Teams (ISST)

Pursuant to CRS 24-1.9-102(f), the Memorandum of Understanding shall include authorization for the Interagency Oversight Group to establish **Individualized Service and Support Teams (ISSTs)**. These teams are charged with developing coordinated service and support plans and delivering services to children and families who would benefit from integrated, multi-agency collaboration.

The primary purpose of an ISST meeting is to provide a structured, family-centered forum in which the complex needs of the child and family can be openly discussed, and a broad range of service options can be explored. Fundamentally, an ISST functions as a multidisciplinary assessment and planning team focused on needs identified by—and inclusive of—the family, with the objective of creating a unified, comprehensive service plan.

ISSTs may utilize established models such as **Wraparound** and **Family Group Decision Making**. These teams should be family-friendly and family-focused, bringing together the child (when age-appropriate), parents or guardians, extended family members, family support partners, community supports, and any service agencies actively involved with the family. ISST meetings are grounded in the principles of **Family Voice & Choice**, ensuring that family members can share their strengths, challenges, and support needs openly and without blame or judgment.

Connections for Families reserves the right by majority vote once a quorum is established to adopt any multi-system planning process that meets statutory Individualized Support and Service Team (ISST) requirements when such a process addresses an unmet need, reduces duplication of services, or improves the efficiency and effectiveness of service delivery.

The designated **Individualized Service and Support Teams (ISSTs)** for Elbert County are the **Connections for Families Service Review Team (SRT)** and **Game Plan to Success (GPS)**. Additionally, the **Elbert County Department of Health and Human Services Family Engagement Meeting (FEM)** may serve as an ISST when it meets the criteria established under HB 1451.

2 PURPOSE

2.1 SERVICE REVIEW TEAM (SRT)

The Services Review Team (SRT) is established following House Bill 1451 guidelines for the ISST. This meeting will review children and youth with dual involvement with probation and child welfare, known as Crossover Youth. Per CRS 24.1.9-102 Memorandum of Understanding, local-level interagency oversight groups individualized service and support teams – coordination of services for children and families' requirements waiver, Service Review Team (SRT) explicitly established to eliminate duplication and fragmentation of services offered
Updated 3/19/2026

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to families who would benefit from an integrated multi-agency service plan. The Service Review Team (SRT) process is to have the entire family unit engage in a facilitated conversation with professionals from child welfare, mental health, education, juvenile justice, and community organizations to discuss the needs of the child/youth and family. Through this discussion, the team can create an action plan that may consist of assistance in locating housing for the family, job search for parent(s)/youth, transportation issues (this may include helping the child/youth and parents get to appointments), mental health resources (changing to a provider that is in the proximity or a specialized provider), and/or funding that may include but not limited to help with monthly bills or fund specialized services. This strategy is intended to blend community resources in a flexible and tailored manner to meet each family's unique needs and increase the likelihood of a positive outcome.

2.2 GAME PLAN TO SUCCESS (GPS)

The CMP provides an ISST meeting, Game Plan to Success, that may serve youth from birth to 21 years of age. The program addresses early concerns related to truancy, behavioral issues at school or home, mental health, peer relationships, substance abuse, academic performance, and/or youth experiencing homelessness. Per CRS 24.1.9-102 Memorandum of understanding local level interagency oversight groups individualized service and support teams – coordination of services for children and families’ requirements waiver, Game Plan to Success (GPS) established specifically to eliminate duplication and fragmentation of services offered to families who would benefit from an integrated multi-agency service plan. It targets youth that is involved in the Education, Mental Health, Law Enforcement, Child Welfare, and Juvenile Justice system(s) by providing consultation and/or collaborated facilitated meeting, to provide connection to community and system resources and additional support services with or without system involvement. This program serves all members of the family and treats the youth and family with individual needs to best serve the family unit. This can include but not limited to assistance in locating housing for the family, job search for parents/youth, transportation issues, and/or funding that may help with families’ monthly bills. The child/youth and family are invited to attend the meetings.

2.3 FAMILY ENGAGEMENT MEETING (FEM)

The Elbert County Department of Human Services is the lead agency that holds Family Engagement Meetings (FEM) which serves children from birth to 21 years of age. Family Engagement Meetings (FEM) may count as an ISST when one other system in addition to Child Welfare is involved. Other systems will include education, mental health, and/or juvenile justice. Per CRS 24.1.9-102 Memorandum of understanding local level interagency oversight groups individualized service and support teams – coordination of services for children and families’ requirements waiver, Family Engagement Meeting (FEM) established specifically to eliminate duplication and fragmentation of services offered to families who would benefit from an integrated multi-agency service plan. The purpose of the meeting is to engage the family, child/youth (if appropriate), family supports, and professionals in a facilitated discussion. Through this discussion, the family and professionals are able to create a plan that may consist of assistance in locating housing for the family, job search for parents/youth, transportation issues, and/or funding that may help with family’s monthly bills as well as including a plan that will address safety planning, service coordination, and permanency planning. A FEM is held prior to opening a case, for consideration of a child/youth being removed from their home, any placement changes, regular monitoring to ensure the case is moving forward, or case closure. Through this discussion, an action plan will be put in place to address safety planning, service coordination, and permanency planning.

3 ISST PLANNING AND TEAM MEMBERS

The goal of an ISST meeting is to develop an action plan to address the complex issues and safety needs of the child(ren) and family. It is recommended that information in the plan include, but is not limited to, the following:

- tasks for which each individual/organization is responsible,
- financial responsibilities,
- the timeline for completion, and
- schedule for follow-up meetings.
- 2025 State of Colorado. Collaborative Management Program: Coordinators Handbook.

There are two types of ISST meeting attendees:

- 1- Core team members. They represent the IOG agency partners under MOU and attend every meeting. These team members should be people intimately involved with the array of services available through their agencies and capable of facilitating immediate referral to those services and providing funding resources to clients. Typically, they are clinical supervisors or highly experienced case management personnel.
- 2- Case specific attendees. Non-voting IOG members have the same responsibilities as case specific attendees. These are community providers that are involved with clients scheduled for SRT/GPS meetings who are invited to attend to discuss their current role in providing services or additional services they could offer to support the family. This includes non-voting IOG agency representatives. If the case specific attendee is not subject to the MOU, the referring agency must ensure that all attendees are added to the multi-system release of information prior to referral.

IOG mandatory partners appoint a representative from their agency to attend SRT/GPS meetings regularly. This member commits to maintain a family-focused perspective, attend regularly, stay current on policy and procedure governing the work of the Individual Service and Support Team as governed by the State and HB1451 and to participate in family engagement training provided annually by Connections for Families.

The current staff to the SRT by agency and position include:

1. 23rd Judicial District Pronation: Probation Supervisor/Officer
2. Department of Human Services - Child Welfare Administrator/Caseworker
3. Local School Districts- School Psychologist/Guidance Counselor /Principal/Assistant Principal
4. Community Mental Health Center-Centennial Mental Health Regional Operations Director/Clinical Supervisor/Case Manager
5. Colorado Youth Detention Continuum
6. Juvenile Assessment Center

5 GUIDELINES FOR PRESENTATION TO ISST MEETING

Referral sources will be responsible for the following:

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- Inviting parents, caretakers and service providers to the SRT/GPS meeting.
- Completing the referral form at least one week prior to the scheduled meeting. The packet is to be faxed/mailed to the Connections for Families Program Coordinator to schedule a meeting.
- Referral source will present a summary of client information in a clear, concise and strength-based manner.
- Questions concerning concerns and problems regarding scheduling can be directed to the Connections for Families Program Coordinator.

ISST meetings have a set schedule each month, however, if a family is unable to attend on a set date one will be scheduled to meet the family's need. The set meeting members will be notified one week prior to the client's date and time of appointment. Clients will be notified by either the referral party or the Program Coordinator with their scheduled time. Changes to the schedule including cancellations should be made within 24 hours prior to the scheduled meeting. The meeting is scheduled for 1 hour.

6 ISST MEETING PROCESS

- The team receives the information packets on the day of the ISST meeting. Time will be allowed prior to the first staffing for team members to review the material. **We do not discuss the case until the family is present.**
- If the "Colorado Authorized Consent to Release Form" has not been signed by the parents, it will be signed at this time. The original copy will be kept on file at CONNECTIONS FOR FAMILIES and a copy will be offered to the parent/guardian.
- During the meeting, agency staff, providers, and parents will participate in a respectful, focused discussion of the current family resources as well as service options available. The team and family will evaluate their potential usefulness in achieving the family goals.
- Based upon the information reviewed, the ISST will make recommendations for treatment and/or services.
- ISST meetings will recommend a time frame of 30, 60 or 90 days for a follow-up review of the case if needed.
- ISST meeting will complete an Action Plan Form and will keep it on file. A copy will be given to the family, to the referral source and to any provider who will be serving the family.
- The Action Plan will include basic client information, the current recommendations of the ISST meeting in life-domains discussed with the team. Subsequent team reviews will be summarized in a case addendum unless the circumstances require a new plan. The addendum will be kept on file and a copy will be given to the referral source.

7 REFERRAL PROCESS

You may request a referral form by contacting the Connections for Families Program Coordinator or visiting the Connections for Families website. Complete the referral [form](#) to the best of your ability and return it to Connections for Families Program Coordinator to be scheduled for a meeting. Thoroughly describe all issues that you want an ISST meeting to consider under "Reason for Referral". Please attach additional documents that are crucial to understanding your concerns about this child and family. You will be notified of the ISST meeting

schedule and assigned a 1-hour time slot. Changes or cancellations should be made 24 hours prior to the scheduled meeting.

As the referring party, your responsibilities include:

- Completing the referral form, Release of Authorization (ROI) form and submit all documents in the proper manner.
- Informing the family of the referral and that the Program Coordinator with Connections for Families will be in contact with them.
- Program Coordinator will inform other agencies currently involved with the child and family of the referral and invite them to attend the meeting.
- Confirming that the family will attend the meeting.
- After introductions and with the family present, present a five-minute overview of the client's situation. Include in your presentation your agency's efforts on the client's behalf, services that have been provided, the outcome and your thoughts about what services could be helpful.

A general discussion will follow, and all parties are encouraged to participate. ISST meeting members represent program resources and will create an action plan that the team and the family agree upon. Please remember that this is a family-inclusive process. Rules governing confidentiality will be respected. All materials and discussion will be shared with the family. **This is not an appropriate forum for in-depth discussion of specific therapeutic issues** and the discussion will be redirected to focus on addressing needs through the action plan. Following the meeting, you will receive a summary of team findings. You may distribute the summary to the Courts and other involved agencies as you deem appropriate to the circumstances of the client's case.

8 LIABILITY OF ISST MEMBERS

The ISST meetings are designed to be collaborative meeting to create a bridge to other resources, providers, and services. When partners participate in an ISST meeting, they are acting in the course and scope of their employment with the organization they work for. Therefore, the employer of each partner is responsible for the actions of their employee(s) as provided by Colorado law.

9 USE OF FLEXIBLE FUNDING

Process for Flexible Funding

1. To request flexible funding for families, the referring party will submit a Connections for Families Request for Funding Form to the HB1451/IOG Coordinator. The request for assistance must be tied to a specific goal in the service plan or performance measures. When required, requests will be put to the full HB1451 CMP/IOG for an approval by vote.
2. Requests to fund items that are under \$1000 and tied to a specific goal in the service plan do not need HB1451/IOG approval. These requests need to be submitted in accordance with the process described above for reimbursement. Incentive requests over the amount of \$1000 must be approved in advance by the voting membership of the IOG prior to being committed to a child/family.

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3. The ISST team members must have considered all other funding sources prior to making the request for assistance, with this information noted on the Connections for Families Request for Funding Form.
4. When a completed Connections for Families Request for Funding Form has been received by the IOG Coordinator, the Coordinator or her/his designee will notify the referral source for the family of whether the request has been approved or declined. If approved, the Coordinator and the Referring agency representative will determine the most appropriate method for delivery of check (via mail, hand delivery, or pick up).
5. If the request is declined, the IOG Coordinator and the referral source will discuss issues relevant to the request. Should there be disagreement, the voting membership of the IOG will review the request and make a final determination.
6. Checks cannot be issued directly to the client or the client's family.
7. The Coordinator will forward approved Request for Funding Forms to the fiscal agent for check disbursements or will facilitate the transaction using IOG funds.
8. Once a check has been received, the Referring Agency Representative is solely responsible for ensuring that the check is dispersed to the service provider within a timely manner or returned to the IOG Coordinator. A receipt for payment should be requested and returned to the IOG Coordinator for documentation. Checks should not be given directly to the client or the client's family.
9. If the check is not delivered to the service provider in accordance with this policy and stop payment is required, the Referring agency will be held responsible for reimbursing the fiscal agent the amount of the bank fee charged for stopping payment.
10. The Interagency Oversight Group of Elbert County is responsible for determining the allocation for flexible funding on an annual basis.
11. The IOG Coordinator is responsible for tracking expenditures and determining whether the line item is over or under budget and will provide a report to the Treasurer tracking these expenses monthly.



State of Colorado
Authorization —
Consent to Release Information



| Agency Requesting Information | | | |
|-------------------------------|--|--------------------|------|
| Agency Name | | Contact Name/Title | |
| Mailing Address | | | |
| City | | State | ZIP |
| Email | | Phone | Fax |
| | | | Date |

| Client Information | | |
|--|--|-------|
| Last Name | | MI |
| First Name | | |
| Physical Address | | |
| City | | ZIP |
| State | | |
| Permanent Address (if different than physical address) | | |
| City | | ZIP |
| State | | |
| Email | | DOB |
| Phone | | |
| Type of Identifier: <input type="checkbox"/> Other <input type="checkbox"/> School ID <input type="checkbox"/> DL <input type="checkbox"/> State ID <input type="checkbox"/> Child Welfare Case # <input type="checkbox"/> Case Report # <input type="checkbox"/> JD# <input type="checkbox"/> Passport | Identifier #: Use only last four digits of SSN if used. | Role: |

| Consenter/Person Authorizing Consent (if person above is a minor) | | |
|--|--|-------|
| Last Name | | MI |
| First Name | | |
| Physical Address | | |
| City | | ZIP |
| State | | |
| Permanent Address (if different than physical address) | | |
| City | | ZIP |
| State | | |
| Email | | DOB |
| Phone | | |
| Type of Identifier: <input type="checkbox"/> Other <input type="checkbox"/> School ID <input type="checkbox"/> DL <input type="checkbox"/> State ID <input type="checkbox"/> Child Welfare Case # <input type="checkbox"/> Case Report # <input type="checkbox"/> JD# <input type="checkbox"/> Passport | Identifier #: Use only last four digits of SSN if used. | Role: |

| Authorizes | | | |
|---|--|---|--|
| <input type="checkbox"/> DHS/ Office: _____ | <input type="checkbox"/> DHS/ Division of Youth Corrections | <input type="checkbox"/> LEA | <input type="checkbox"/> Probation (Juvenile, County, Municipal) |
| <input type="checkbox"/> DHS/ Office of Behavioral Health | <input type="checkbox"/> Court (Juvenile, County, Municipal) | <input type="checkbox"/> School (Private or District) | <input type="checkbox"/> Juvenile Assessment Ctr |
| <input type="checkbox"/> Other | <input type="checkbox"/> Service Provider | | <input type="checkbox"/> SB94 |
| | | | <input type="checkbox"/> DA |

| To Release Information to | | | |
|---|--|---|--|
| <input type="checkbox"/> DHS/ Office: _____ | <input type="checkbox"/> DHS/ Division of Youth Corrections | <input type="checkbox"/> LEA | <input type="checkbox"/> Probation (Juvenile, County, Municipal) |
| <input type="checkbox"/> DHS/ Office of Behavioral Health | <input type="checkbox"/> Court (Juvenile, County, Municipal) | <input type="checkbox"/> School (Private or District) | <input type="checkbox"/> Juvenile Assessment Ctr |
| <input type="checkbox"/> Other | <input type="checkbox"/> Service Provider | | <input type="checkbox"/> SB94 |
| | | | <input type="checkbox"/> DA |

| To Receive Information From | | | |
|---|--|---|--|
| <input type="checkbox"/> DHS/ Office: _____ | <input type="checkbox"/> DHS/ Division of Youth Corrections | <input type="checkbox"/> LEA | <input type="checkbox"/> Probation (Juvenile, County, Municipal) |
| <input type="checkbox"/> DHS/ Office of Behavioral Health | <input type="checkbox"/> Court (Juvenile, County, Municipal) | <input type="checkbox"/> School (Private or District) | <input type="checkbox"/> Juvenile Assessment Ctr |
| <input type="checkbox"/> Other | <input type="checkbox"/> Service Provider | | <input type="checkbox"/> SB94 |
| | | | <input type="checkbox"/> DA |

| For the Purpose of | | | | |
|---------------------------------------|---|--|------------------------------------|------------------------------------|
| <input type="checkbox"/> Adjudication | <input type="checkbox"/> Coordination of Services | <input type="checkbox"/> Insurance (Health/Life) | <input type="checkbox"/> Placement | <input type="checkbox"/> Treatment |
| <input type="checkbox"/> Assessment | <input type="checkbox"/> Intake | <input type="checkbox"/> Interdisciplinary Team Staffing | <input type="checkbox"/> Pretrial | |
| <input type="checkbox"/> Other _____ | | | | |

| Type of Information Requested | | | | | |
|--|--|--|---|---|--|
| <input type="checkbox"/> School Grades/Test Scores | <input type="checkbox"/> Treatment History | <input type="checkbox"/> Current Prescriptions | <input type="checkbox"/> MH Assessment | <input type="checkbox"/> Probation History | <input type="checkbox"/> Human Service Records |
| <input type="checkbox"/> School Attendance Records | <input type="checkbox"/> Evaluations | <input type="checkbox"/> Medical History | <input type="checkbox"/> MH Treatment History | <input type="checkbox"/> Probation Records | <input type="checkbox"/> Child Welfare History |
| <input type="checkbox"/> School Behavior Reports | | <input type="checkbox"/> Immunizations | <input type="checkbox"/> Diagnosis | <input type="checkbox"/> Police Reports/Records | |
| <input type="checkbox"/> IEP's/504 | | | | <input type="checkbox"/> Other Court Records | |
| Other (Please Specify) _____ | | | | | |

Preparer's Initials

Consenter's Initials

| | | |
|-------------------------------------|---|---|
| Date Range of Youth Records: | From: Month: Choose Mon Day: Choose Day Year: Choose Year | To: Month: Choose Mon Day: Choose Day Year: Choose Year |
|-------------------------------------|---|---|

| | | |
|---|---|---|
| Date Range of Authorization/Consent: | From: Month: Choose Mon Day: Choose Day Year: Choose Year | To: Month: Choose Mon Day: Choose Day Year: Choose Year |
|---|---|---|

How is this information being released? Fax Email Telephone In Person Other _____

| |
|---|
| Signature of person authorizing consent: _____ Date: (MM/DD/YYYY) |
| Type or print name: _____ |
| Signature of youth: _____ Date: (MM/DD/YYYY) |
| Type or print name: _____ |

- By my signature, I consent to the release of information contained on this form for use by the requesting agency(ies). I understand that my records are protected under Federal and State regulations governing confidentiality, 42 part 2, HIPAA, and FERPA and cannot be released without my written consent unless otherwise provided for by the regulations. I understand that any agency or individual using the confidential information or records obtained will take all necessary steps to protect the confidentiality of the above named juvenile/child's identity. I acknowledge that I have been informed of my rights to refuse to sign this form, and any conditions related to my consent or refusal, and that I am entitled to receive a copy of the signed form.
- Conserver declined release of information. _____ [staff initial] [Copy Provided to Client]
Date Declined: (MM/DD/YYYY) _____

General

Disclosure Notice to Receiving Agencies: This notice accompanies a disclosure of information concerning a client whose information is protected by HIPAA, 42 part 2, FERPA, or other Federal or State law. This information has been disclosed to you from records whose confidentiality is protected by Federal Law. 42 part 2 and FERPA prohibit you from making further disclosure of this information without the specific written consent of the person to whom it pertains or as otherwise permitted by 42 part 2 or FERPA. A general authorization for the the release of medical or other information is NOT sufficient for this purpose. The federal rules restrict any use of 42 part 2 information to criminally investigate or prosecute any alcohol or drug abuse patient.

HIPAA Redisclosures: Information released under a HIPAA authorization may be subject to redisclosures that do not fall under HIPAA.

Confidentiality Notice for Electronic Transmittal: This release, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential information. If you have received this communication in error, please immediately notify the sender. In addition, if you have received this in error, do not review, distribute, or copy the document or attachments.

Condition Statement: I understand that I might be denied services if I refuse to consent to a disclosure for purposes of treatment, payment, or health care operations, if permitted by law. I will not be denied services if I refuse to consent to a disclosure for other purposes.

Consent Expiration: This authorization - consent expires on/no later than (specific date), or one year from the date signed, at end of event, completion of treatment, or if included as part of a Court Order or condition of probation, upon the terms specified, whichever is less. Length of time consent is valid can be specific by program or provider, or set by length of program/ referral, period of time that records are utilized for specified consent purpose. See specific agency rules for agency specific time frames for record retention.

Copies of Authorization/Consent Valid: A copy, photocopy, or facsimile transmission of this release will have the same authority as the original.

Parent must be informed of consent rights and right to revoke consent in native language: Under Section 300.9 of Title 34 of the Code of Federal Regulations, parental consent means all of the following: (a) The parent or guardian has been fully informed of all information relevant to the activity for which consent is sought, in his or her native language, or other mode of communication. (b) The parent or guardian understands and agrees in writing to the carrying out of the activity for which his or her consent is sought; and the consent describes that activity and lists the records, if any, that will be released and to whom. (c) The parent or guardian understands that the granting of consent is voluntary on the part of the parent or guardian and may be revoked at any time. If a parent or guardian revokes consent, that revocation is not retroactive to negate an action that has occurred after the consent was given and before the consent was revoked. A public agency is not required to amend the education records of a child to remove any reference to the child's receipt of special education and services if the child's parent or guardian submits a written revocation of consent after the initial provision of special education and related services to the child.

Authorization/Consent Revocation Limitation/Period: This release/authorization may be revoked at any time by written notice to AGENCY, except to the extent that action has already been taken to comply with it. Without such revocation, this release/ authorization will expire as explained. Conserver may revoke consent in writing by contacting the releasing agency. This revocation will be re-corded in the AGENCY record. HIPAA requires written revocation of an authorization to release HIPAA information (45 CFR §164.508(b) (5)). Both Part 2 and HIPAA allow the program to make a disclosure for services already rendered in reliance on a signed consent or authorization form. See 42 CFR §2.31(a) (8) and 45 CFR §164.508. If consent is for Substance Abuse Treatment -verbal consent is acceptable. Verbal consent may also be accepted in specific emergency situations. See agency specific policies for more details.

Child Welfare and Medicaid Records: Federal law requires states to exchange information electronically through the state's automated child welfare and Medicaid systems to the extent it is feasible (45 C.F.R. § 1355.53(b) (2) (2009)) and encourages automated data exchange between child welfare and the courts. (45 C.F.R. § 1355.53(d) (2009)).

Questions: If you have questions concerning this release please call (PROVIDER AGENCY PHONE #) or Please Send Information to: (PROVIDER AGENCY NAME AND ADDRESS AND FAX) Under the State of Colorado and Federal Confidentiality Regulations, no information about a juvenile participation in treatment can be disclosed without written consent except in the case of medical emergency, child abuse or Court Order. If applicable, a minimum necessary determination has been applied to this release/ authorization.

Preparer's Initials _____

Conserver's Initials _____



Connections for Families Funding Request Policy & Procedure

Important Guidelines

These questions will help you to determine whether a potential request is valid:

- ✓ Will this money be used to benefit a child age 0-21 who is receiving or would benefit from multi-system services?
- ✓ Will this money be used in a way that helps the child/youth be successful in school?
- ✓ Will this money be used in a way that helps a child/youth free from substance use?
- ✓ Will this money be used in a way that helps a child/youth be in a stable and sustainable environment?
- ✓ Parent or youth agree to provide a U/A, if requested?
- ✓ Parent is currently working or in the process of employments?
- ✓ Have you considered other funding sources in our community that could pay for this?

*Any request for a **student** receiving a combined total of more than **\$1000.00** requires a majority vote by the Executive Committee.

1. Complete the C4F Funding Request and Agreement with the child/youth/family, including goals & signatures.
2. Attach a copy of the invoice or receipt for purchases or payments, if applicable.
3. Submit all documents (request form, invoice, and/or receipt, Alliance Program Application, Consent and Release of Information) to the Connections for Families office.
4. Coordinator is authorized to approve expenditures up to \$1000. Requests above \$1000 are submitted for approval to the Connections for Families Executive Committee.
5. Requests are approved on a case by case basis and are subject to available funding.
6. Elbert County IOG member who submits a request cannot review the request for approval.
7. The coordinator will process the request and ensure that the requestor knows if the request has been approved or not, and the date payment can be anticipated.
8. One copy of request and supporting receipt/invoice is kept for records.
9. Trestle Programs, Inc. is the Fiscal Agent for HB 1451/Connections for Families Funds, thus any payments disbursed follow Trestle Programs, Inc./C4F Guideline dates for payment.
10. When appropriate, all payments will be made to the vendor.

Funds may be used to support families who are served through Elbert IOG member agencies and Connections for Families ISST meetings, including but not limited to the following:

- Fees for classes, groups and programs
- Transportation (bus passes, gas cards, mileage reimbursement, C4F Uber Experience)
- Purchase of items to use to improve grades/attendance, i.e. organizational items, alarm clock
- School Supplies
- Housing assistance
- Incentive for positive achievement (passes, restaurant gift cards)

Today's Date:

| | |
|------------------------------|--------------------|
| Child/Youth Name: | Date of Birth: |
| Address: | Grade/School Name: |
| | Phone: |
| Parent/Guardian | Parent Phone: |
| Person Requesting Funding: | Phone: |
| Relationship to Child/Youth: | E-mail: |
| Agency Representing: | Agency Phone: |

| | |
|-------------------------|---|
| Total Amount Needed: \$ | Have you previously received C4F Funding? _____ Family _____ Child/Youth _____ |
| Purpose of Funds: | Preferred Form of Payment: |
| | <input type="checkbox"/> C4F Check payable to: _____ <input type="checkbox"/> C4F Voucher _____ Walmart _____ Gift Card(s) from _____ <input type="checkbox"/> Online Debit (name of website) _____ <input type="checkbox"/> C4F Coordinator should purchase & coordinate delivery with _____ <input type="checkbox"/> C4F Coordinator coordinators Alliance Program services |

Child/Youth & Family Pledge

I, _____, have a specific goal that this money from Connections for Families is going to help me achieve. This goal is:

My target date for achieving this goal is: _____

Child/Youth Signature _____ Date _____

Parent Signature _____ Date _____

I understand that Connections for Families will store basic family demographic information in a database managed by the State of Colorado for the purposes of overall program evaluation and program improvement. This information will be submitted to a secure, firewall protected online database. Connections for Families will not share my personal, identifying information with any other agency, group, program or individual. I consent to the release of this information.

1451 COLLABORATIVE MANAGEMENT PROGRAM INITIAL INTAKE FORM

DATE:

NAME: Home Phone:

(LAST) (FIRST) (MID INIT.)

Cell Phone:

ADDRESS:

(STREET) (APT #) (CITY)

Elbert County: Lincoln County: Apt Complex:

(ZIP)

MAILING ADDRESS:

(IF DIFFERENT TO ABOVE)

How long have you lived at this address? Less than 1 yr 1-3 yrs 3-5 yrs 5-10 yrs 10+ yrs

Do you Rent? Own? Date Lease Expires? Monthly Payments:

If You Own: Mkt. Value: \$ Mtg. Balance: \$ 2nd Mtg. Balance: \$

I AM: Single Married I HAVE: (# of dependents) Over 62 years of age?

COMPLETE ALL AREAS THAT APPLY. ARE YOU:

Handicapped? Nature of Handicap:

Female Head of Household? Victim of Domestic Violence?

| FAMILY MEMBER NAMES <i>(Beginning with yourself. Please use CAPITAL letters)</i> | AGE | Gender (M/F) | Date of Birth | Working? (Y/N) | Highest Level of Education |
|---|-----|-----------------|------------------|-------------------|-------------------------------|
| 1. | | | | | |
| 2. | | | | | |
| 3. | | | | | |
| 4. | | | | | |
| 5. | | | | | |
| 6. | | | | | |
| 7. | | | | | |
| 8. | | | | | |
| 9. | | | | | |
| 10. | | | | | |

| | | | | |
|---|------|-----|-------------------------------|------------------------------|
| ARE THERE OTHERS LIVING IN YOUR HOUSEHOLD BESIDES THE FAMILY MEMBERS LISTED ABOVE? | | | YES: <input type="checkbox"/> | NO: <input type="checkbox"/> |
| - If Yes, are they clients? | YES: | NO: | Last Name(s): | |
| - Do they pay rent? | YES: | NO: | If so, how much: | \$ _____ |

| | | |
|------------------------------------|------|------------------------------|
| Do you have transportation? | YES: | NO: <input type="checkbox"/> |
|------------------------------------|------|------------------------------|

| | | |
|--|------|-----|
| If you have children, have you applied for School Free Lunch? | YES: | NO: |
|--|------|-----|

MONTHLY GROSS INCOME

| | |
|---------------------------|--|
| Your Employer: | |
| How Long Employed: | |

| | |
|---------------------------|--|
| Spouse Employer: | |
| How Long Employed: | |

NET INCOME (Take Home)

Self: _____
 Spouse: _____
 Child Support: _____
 Medicare/ Medicaid: _____
 Food Stamps: _____
 Unemployment: _____
 Social Sec. Pension: _____
 Other: _____

EXPENSES

Rent/ Mortgage: _____
 2nd Mortgage: _____
 Child Support: _____
 Utilities: Gas: _____
 Electricity: _____
 Water: _____
 Phone: _____
 Cable: _____
 Internet: _____
 Auto: _____
 Insurance: _____
 Food: _____
 Other: _____
 Total: _____

SOURCES:

ADDITIONAL INFORMATION:

| | | | |
|--|----------------|-----------------|----------------|
| Who referred you to us? | | | |
| What are your needs? (Please be specific) | | | |
| What other agencies are providing support? (e.g. Human Services, ECCO) | | | |
| What services are you receiving? (Please make a complete list and note the date you applied/date received or denied/expiration date if applicable. Some examples would be LEAP; TANF; Food Stamps; WIC; Medicaid etc. Use extra space as required.) | | | |
| Program: _____ | Applied: _____ | Received: _____ | Expires: _____ |
| Program: _____ | Applied: _____ | Received: _____ | Expires: _____ |
| Program: _____ | Applied: _____ | Received: _____ | Expires: _____ |
| If you are receiving unemployment when will it run out? | | | |

Release of Information for Service Coordination

I authorize **1451 Collaborative Management Program** to obtain, share, and exchange relevant information with other service providers, agencies, and professionals involved in supporting me and/or my family. This information will be used **solely for coordinating services**, assisting with referrals, and ensuring continuity of care.

I understand that:

- Only information necessary for coordinating services will be shared.
- My information will be kept confidential as required by law.
- This authorization is voluntary and may be revoked by me in writing at any time, except for information already released before the revocation is received.
- Unless otherwise specified, this authorization will remain valid for **one year from the date signed**.

Signature: _____ Date: _____

Printed Name: _____

Connections for Families

PROGRAMS

APPENDIX C



Connections for Families Programs

PROGRAMS

Per CRS 24.1.9-102 Memorandum of understanding local level interagency oversight groups individualized service and support teams – coordination of services for children and families’ requirements waiver, Identification of Services of Funding Sources. When applicable, the Elbert County IOG provides funding and/or staffing collaboration with other IOG partners such as but not limited to Centennial Mental Health, CASA, Advocates for Children, 23rd Judicial District Colorado Youth Detention Continuum (CYDC), Juvenile Assessment Center (JAC), local schools, and Connections for Families. Connections for Families, in conjunction with collaborative relationships, implementations of, and the joint efforts with Connections for Families, will consistently and frequently discuss the barriers and success of the program. Connections for Families prevention programs consist of evidence-based principle and evidence-based practices that aim to serve children and youth who meet the criteria of “at-risk” and have been identified through the ISST meeting or a referral process. Participating organizations will offer funding and/or staff for the program.

1.1 SECOND CHANCE TOBACCO PROGRAM

The Second Chance Tobacco Program is an educational initiative aimed at helping students reflect on the role of tobacco in their lives and encouraging them to quit. This program is administered by Connections for Families, which oversees a web-based tobacco education curriculum for middle and high school students who have violated tobacco policies at school or have received tickets within the community from law enforcement.

When reviewing data, the municipal court found a high number of tobacco-related tickets. The court’s primary options were to impose fines and assign community service. After further discussions, the court agreed to provide oversight and administration for the Second Chance Tobacco Program, which was developed through the RMC Health program.

This program gives schools and law enforcement an alternative approach: educating students rather than simply punishing them, while also encouraging community participation. Although the program is primarily web-based, the Coordinator is tasked with conducting follow-up visits to discuss what the students have learned and to identify any additional resources they may need.

Referrals to the program come from school administration or law enforcement. The success of the program is measured by whether participants avoid receiving a Municipal Court summons for a second offense.

1.2 SCHOOL-BASED GROUPS

Kiowa School administrators have reached out to the CMP seeking a program that provides lessons and activities focusing on social-emotional support for youth aged ten to 13. They have noticed a decline in the school climate for middle school students, citing concerns related to mental health, bullying, and a lack of empathy among peers.

During a detailed discussion between the IOG and Kiowa School District, all partners agreed to fund and oversee a behavioral specialist who will lead a monthly group focused on evidence-informed practices for social and emotional learning. This behavioral therapist will work alongside the Kiowa Health Teacher to design and deliver these monthly lessons. Given that social and emotional learning is essential to education and personal development, the curriculum aims to help students acquire and apply important knowledge. The lessons will teach skills and attitudes that contribute to developing healthy identities.

The group will participate in activities centered around managing emotions, achieving personal and collective goals, and demonstrating empathy for others. Students will also learn how to establish and maintain supportive relationships and make responsible, caring decisions.

Additionally, the behavioral specialist will facilitate discussions on topics such as self-esteem, character, values, resilience, protective factors, diversity awareness, violence prevention, substance abuse, gang involvement, self-defeating behaviors, anger management, peer pressure, problem-solving, and stress management. The aim is to foster a more positive school climate, ultimately leading to a reduction in behavioral or classroom disruptions. At both the first and last group sessions, the facilitator will collect pre- and post-assessments and continuously gather feedback from school administrators regarding students' behavior.

1.3 FOSTER CARE/KINSHIP MEDICAL AND BEHAVIORAL HEALTH CARE COORDINATION

The target population for this prevention program is children and youth in custody who are transitioning to adoption or kinship care through the Elbert County Department of Human Services (ECDHS). ECDHS will collaborate with the Behavioral Health Administrative Service Organization (BHASO) and Northeast Health Partners to establish and coordinate preventive medical and behavioral health care for these children.

Additionally, this intervention may involve the local school district, Signal Behavioral Health, and the Division of Youth Services as necessary. The program is managed by ECDHS, which provides oversight and referrals. Once ECDHS closes a case, it will be transferred to the Elbert County Interagency Oversight Group (IOG). The IOG will continue to oversee the referred family by conducting follow-ups at one month, six months, and one year.

The primary goal of this program is to prevent further involvement with the child welfare system and to promote positive mental health for children and youth who have experienced the trauma of being removed from their homes. It will also support guardians by connecting them with additional services to assist the family. This intervention aims to improve health and safety outcomes, reduce service duplication, and enhance communication among various systems to better assist this vulnerable population.

1.4 MUNICIPAL COURT SUPPORT

The Municipal Court Model utilizes evidence-based practices for youth who violate municipal ordinances. This program specifically targets young individuals who have received citations from the Elizabeth Police or School Resource Officers. Its aim is to serve the best interests of youth and their families by providing opportunities for positive outcomes, allowing youth to learn from their mistakes.

This program was developed through discussions with the Community Youth Development Coalition (CYDC), the Juvenile Assessment Center, and the Elizabeth Police Department. The goal is to adopt a more proactive approach to prevent further involvement of children and youth in the juvenile justice and child welfare systems.

Depending on the nature of the citation, cases may proceed in one of two ways. For lower offenses such as curfew violations, property damage, or petty theft, youth will attend a class (which may be offered through Connections for Families if appropriate), write a 300-word essay, and complete community service. However, for more serious offenses such as substance use, running away, theft, or assault, youth must undergo an assessment through the Community Assessment Program and/or attend a Game Plan Success Meeting (GPS).

Connections for Families oversees the program and provides supervision. The Connections for Families Coordinator meets with both the youth and their family, gathers relevant information, participates in the Community Assessment Program through the Juvenile Assessment Center, offers recommendations, administers urinalysis (U/A) tests upon request, and follows up with youth and families as needed. Written reports are also provided to the courts.

Case supervision typically lasts for 30 days unless the court requests an extension.

1.5 COLLABORATION CONSULTATION

This process enables members of the Elbert County Collaborative Management Group—including representatives from schools, special education services, the juvenile system, child welfare, family resource providers, and other beneficial organizations—to convene in scheduled meetings. The primary goal of the Collaboration Consultation meeting is for professionals to engage in open discussions about children and youth, ranging in age from birth to 21 years, and their families. The aim is to identify community services and resources that can be implemented to reduce the risk of these children and youth becoming further entangled in multiple systems.

Connections for Families plays a key role in this process by discussing cost-sharing opportunities and assisting in the coordination of services among agencies to best support the youth and their family.

1.6 MCKINNEY-VENTO SERVICES/STREET OUTREACH PROGRAM

The McKinney-Vento Services/Street Outreach Program initiative aims to connect, support, and uplift noncustodial youth who are experiencing homelessness or are at risk of it. By providing essential services, we focus on building meaningful relationships and linking individuals with vital resources. Youth homelessness, particularly in rural areas, presents significant challenges, including limited access to critical services. Our agency is deeply committed to addressing these barriers and offering comprehensive support to ensure that every young person has the opportunity to thrive and succeed.

Collaborative management partners can refer eligible individuals to Connections for Families for assistance. In previous years, demand for this program was minimal, and Connections for Families successfully addressed needs with CMP funding in close collaboration with the Centennial BOCES Homelessness Liaison. However, discussions with Elbert County school districts revealed that the number of youths in need of assistance was increasing, and existing funding would not be sufficient to meet the rising demand due to changing county demographics.

This program guarantees that any youth meeting specific criteria receives the necessary support. When a school or agency that works with youth and their families identifies a student who meets these criteria, they will refer the student to Connections for Families. Staff at Connections for Families will then engage with the family to assess their needs and determine the required services, which may include organizing an ISST meeting with other relevant agencies.

The Connections for Families coordinator will conduct follow-up check-ins and maintain all relevant data. They will also provide updates at each IOG/CMP meeting, reporting on the number of enrolled youth and outlining the program's successes and any challenges encountered.



TOWN OF ELIZABETH

CHRIS LOWE/INTERIM TOWN ADMINISTRATOR

MEMORANDUM

To: Mayor and Board of Trustees

From: Chris Lowe, Interim Town Administrator

Cc:

Date: June 4, 2026

Re: Memo on RFP for City Facilities Master Plan

As you all are aware, the 2026 budget approved up to \$50,000 to fund a Facilities Master Plan Study. This is included in the approved Capital Improvements Budget (Fund 31) for this FY. As demonstrated in our workshop, there are some significant deficiencies in the current facilities from which all of our departments operate. It is my intention to include those facilities as well as a couple of vacant parcels owned by the Town along with the park properties to be studied by the successful bidder. I am in the process of writing that RFP but wanted to make sure that the Board remained committed to this project. If so, I will finish up that RFP and move forward with posting it on Bidnet when I have it finished. I would not anticipate the contract needing to come to the Board as long as the successful bidder is within the \$50,000 authority allowed to the Town Administrator in our purchasing policy.

If the Board is agreeable, I will take direction to move forward with this project. I will of course keep the Board apprised status of the project and notify you of the successful bidder when we receive that information. I will of course update you on the timeline once we have met with the chosen firm.

Staff Recommendation: Staff recommends approval of the Board of a motion to approve the Town Administrator's authority to begin the RFP process for selection of a firm to provide a Facilities Master Plan study for the Town of Elizabeth.



TOWN OF ELIZABETH

MICHELLE M. OESER TOWN CLERK / ADMINISTRATIVE SERVICES DIRECTOR

TO: Honorable Mayor and Board of Trustees
FROM: Michelle Oeser Town Clerk
DATE: June 9, 2026
SUBJECT: Ordinance 26-10

SUMMARY

The Board of Trustees shall consider an ordinance amending Chapters 2 and 8 of the Elizabeth Municipal Code.

The proposed ordinance amends Section 2-4-110 regarding court costs assessed upon the entry of a plea of guilty or no contest, or upon a finding of guilty after trial in Municipal Court. Court costs would be set at forty-eight dollars (\$48.00).

The ordinance also amends Section 8-1-90, redesignating the existing section as Section 8-1-90(a). This amendment changes the violation from a criminal offense to a civil offense, making it subject to a civil fine only and no longer a jailable offense.

Finally, the ordinance amends Section 8-2-30 to establish an administrative cost of forty-eight dollars (\$48.00) for a plea-by-mail bargain.

If adopted, the ordinance will take effect thirty (30) days after publication

STAFF RECOMMENDATION

Staff recommends the Board of Trustees approve Ordinance 26-10.

ATTACHMENTS(S)

Ordinance

ORDINANCE 26-10

AN ORDINANCE AMENDING CHAPTERS 2 AND 8 OF THE ELIZABETH MUNICIPAL CODE CONCERNING COURT COSTS AND THE PENALTY FOR VEHICLE REGISTRATION VIOLATIONS

BE IT ORDAINED BY THE BOARD OF TRUSTEES FOR THE TOWN OF ELIZABETH, COLORADO, THAT:

Section 1. Section 2-4-110 of the Town of Elizabeth Municipal Code is hereby amended in part to read as follows:

Sec. 2-4-110. – Court costs.

(a) Whenever the Municipal Judge imposes any fine for any violation of a Town ordinance, in addition to such fine or any other sentence, the Municipal Judge may also assess the following costs:

(1) Forty-eight dollars (\$48.00) upon the entry of a plea of guilty or no contest, or upon a finding of guilty after a trial to the Court;

* * *

Section 2. Section 8-1-90 of the Town of Elizabeth Municipal Code is hereby amended in part to read as follows:

Sec. 8-1-90. – Penalties.

The following penalties, herewith set forth in full, shall apply to this Article:

* * *

(3) The penalty for violations of Section 8-1-80(a) shall be limited to a civil fine not to exceed the maximum fine that may be imposed under state law for the same violation of Article 3, Title 42 of the Colorado Revised Statutes.

Section 3. Section 8-2-30 of the Town of Elizabeth Municipal Code is hereby amended to read as follows:

Sec. 8-2-30. – Administrative costs.

Whenever a plea bargain by mail is accepted, in addition to any fine imposed pursuant to that plea bargain, an administrative cost of forty-eight dollars (\$48.00) shall be imposed.

Section 4. Severability. If any section, paragraph, clause, or provision of this Ordinance shall for any reason be held to be invalid or unenforceable, the invalidity or enforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 5. The Board of Trustees hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Board of Trustees further determines that the Ordinance bears a rational relation to the proper legislative object sought to be attained.

Section 6. This Ordinance shall become effective 30 days after publication.

Read and approved at a meeting of the Board of Trustees of the Town of Elizabeth, Colorado, this _____ day of _____, 2026.

Passed by a vote of _____ for and _____ against and ordered published.

Angela Ternus, Mayor

ATTEST:

Michelle M. Oeser, Town Clerk



TO: Honorable Mayor Ternus, Members of the Board of Trustees
FROM: Chris Lowe, Interim Town Administrator
Alexandra Cramer, AICP, Community Development Director
DATED: June 9, 2026
SUBJECT: Gesin Lot – Board Discussion Item

PURPOSE

At the Board's request, the Gesin Lot is on the agenda for discussion. This memo provides background so the Board can have a productive conversation about the future of the property. No action is requested.

BACKGROUND

The Town owns the vacant lot at the corner of Highway 86 and Main Street, at the eastern entrance to downtown. It is assessed at around \$650,000 and right now it does not generate any tax revenue.

The Town has looked at the possible sale or development of this property before; however, a brief discussion should be helpful to some of the newer members of the Board. The 2019 Comprehensive Plan identified this lot as a priority site, and in 2024 the Town put out an RFP to sell and develop it but received no responses to the RFP. In 2025 Ayres Associates put together a Redevelopment Roadmap for the site through the Main Street Program at no cost to the Town, and staff brought those findings to the Board for discussion at that time. That report is attached again here for reference, along with the market data and other materials that go with it.

DISCUSSION

The policy question here is for the Board to determine what may be best for the community in the use of this property. In planning terms, evaluating land use is often to find the “highest and best use” for the property. This may not just mean whatever brings in the most money at closing, it means what actually makes sense for this particular lot given its location and what the Town vision may be for this lot and the surrounding downtown properties.

There are several points to consider when evaluating the future of this property.

First, this is the entrance to downtown, so anyone coming into town from the east on Highway 86 passes this lot before anything else, which means whatever ends up there is going to set the tone for the rest of Main Street whether we intend it to or not. Both the Comprehensive Plan and the Main Street program have pointed to this corner for years as one that should help anchor a downtown that people actually want to spend time in.

The second is that it is a busy intersection, and Highway 86 and Main is the main route through town so it carries a lot of traffic and a fair amount of noise with it, and that has a real effect on what works there. A park or some other quiet public space sounds nice in the abstract, but it would be sitting right on top of a heavily traveled intersection with very little room to work with on a lot this size. So, although a park has been discussed for that location, it certainly has its drawbacks for that type of use. On the other hand, the traffic and the visibility of that locations are actually a benefit for a business or a development that wants to be seen.

A final consideration is that building anything here is expensive for the size of the lot, and that is really the main reason the 2024 RFP received no responses. It is not that there is no interest in Elizabeth, it is that the cost to build against what a small project can realistically earn back is tight, and a project like this usually needs some kind of help to make the numbers work.

From a staff perspective, this comes down to three options for the Board to consider. The Town can sell it, keep it for a to be determined public use, or partner with a developer to encourage commercial development of the lot. A market-based sale is the simplest path and gets the corner back in use the fastest, but the Town would be giving up control of the land use of the lot. It has already been demonstrated by the previous RFP process that the market is not going to pay full market price if the lot comes with conditions for its redevelopment. In other words, it is unlikely that a buyer can be found to pay market value while being limited with conditions of the lot's use other than current zoning regulations.

A public use like a pocket park or other type of community space is the option that retains Town control of the property, but it brings in no tax revenue, it will cost money to create and maintain that public space, and as previously noted, it does not really fit the location given the traffic and the noise. The need for public facilities could also be a usage to consider for the lot.

A development partnership is the most involved path and takes the most work on our end, but it lines up best with what the Town has already said it wants for downtown, and it keeps the Town's ability to guide this space toward usage that the community tends to care about, like design, quality and type of business. If this is the desire or direction of the Board, it is important to be very specific in the direction given to staff as to what kind of development or use the Board feels is appropriate for that location. Moreover, the Board must understand that this option will require that the Town reduce its expectations with respect to compensation for the lot. It is likely that the Town will have to incentivize this parcel to make the lot attractive to private development.

Each of these options comes with their own set of pros and cons. From a downtown development standpoint, the options that retain public use or private use with a public/private partnership that fit with strategic objectives contained in various studies and plans for the Downtown District are the most preferable. The fact that the development of this property has remained stagnant since when the Town purchased it in 2009 demonstrates the lack of a consensus from many past iterations of the Board as to the direction to take on this lot. If this Board were to reach

consensus, this would allow us an opportunity to document the policy considerations underlying the direction of the Board and to move forward in developing one of these three options.

One final point to consider would be to include the analysis of this lot as part of your upcoming Facilities Master Plan before finalizing a decision on the direction given to staff.

STAFF RECOMMENDATION

None. Staff is happy to develop further information or research at the direction of the Board.

ATTACHMENTS

1. Gesin Lot Redevelopment Roadmap — Ayres Associates (April 2025)
2. Staff Board Memo — Gesin Lot Analysis (June 18, 2025)
3. Original Request for Proposals (October 2024)
4. Market Data Package (Esri, 2024)
5. Site Context – Traffic County Map, Business Locator, Elizabeth Retail Overview



ELIZABETH Main Street

REDEVELOPMENT ROADMAP



COLORADO
Department of Local Affairs
Division of Local Government



Prepared for Elizabeth Main Street with support from the Colorado Main Street Program, a division of the Colorado Department of Local Affairs.



Completed by Ayres Associates
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Statement of Purpose

The **Redevelopment Roadmap** is a **strategic plan** designed to guide the revitalization of a Main Street property. It serves as a **framework for decision-making** by the Main Street board about public investment, and community engagement, aligning short-term actions with long-term goals for economic vitality, placemaking, and preservation.

At the core of this report is **Colorado Main Street's** commitment to helping partner communities build local capacity to take on complex rehabilitation projects. The **Redevelopment Roadmap** includes a real estate analysis and preliminary cost estimates to support decision-making and identify potential financing strategies and grant opportunities. Ultimately, the work is intended to support Elizabeth's broader goals of activating Main Street, preserving key historic assets, and encouraging development that contributes to a vibrant and economically resilient downtown.

Background

This Redevelopment Roadmap focuses on the Gesin Lot, located at the corner of Highway 86 (Kiowa Avenue) and Broadway Street, the gateway to Elizabeth's historic district. To support the goal, a financial analysis is provided in an Excel spreadsheet, offering a clear breakdown of cost estimates and anticipated funding gaps. Additionally, we've included a glossary of common financial terms, along with detailed recommendations to help guide the next steps and inform decision-making.

To encourage redevelopment, the town issued a Request for Proposals (RFP) seeking a private developer to partner on a real estate project that aligns with the district's historic character while adding new retail, commercial, and housing options. No proposals were received and the project stalled. The RFP listed the minimum asking price at \$645,000. The value was based on comparable land sales.

In coordination with Main Street staff, we conducted a site walk to visually assess the Lot and its surroundings. This first-hand observation provided insight into the layout, constraints, and redevelopment potential, offering valuable context for shaping future development scenarios.

Project Summary – Gesin Lot – Development Project

The following provides a quick overview of the information:

| | |
|----------------------------|---|
| SITE | Gesin Lot, 28,314 SF at the gateway to downtown Elizabeth; town-owned; currently used for events and overflow parking. |
| VISION | Mixed-use with retail and restaurant on ground floor; residential units above; destination-style development. |
| ZONING | Downtown (DT) zoning allows mixed uses, and zero front setbacks; it requires flexibility in height and parking. |
| PARKING | Code requires 2 res. spaces/unit + 1/200 SF commercial; only ~28 spaces feasible onsite; recommends reductions. The Town also offers a fee-in-lieu of \$5,000 per required parking space for non-residential uses |
| BUILDING HEIGHT | The height limit is 30'; allows only tight 2 stories; recommends up to 45' with setbacks for 3-story development. |
| MARKET POTENTIAL | Strong 5-, 10-, and 15-min drive time demographics; MPI of 115 for premium dining; strong potential for retail & fitness. |
| DEVELOPMENT PROGRAM | 6 commercial units (~12,000 SF); 8-16 residential units (~8,500–10,000 SF); 18–20 parking spaces. |
| COST ESTIMATE | Estimated TDC: \$7.5M; hard costs at \$170/SF; soft costs ~23%; includes 15% contingency. |
| REVENUE ESTIMATE | Commercial rent at \$21.88/SF NNN; residential units at \$1,975–\$2,228/mo; NOI: ~\$556,063; residual: ~\$111,213. |
| FINANCING | Supports ~\$5.1M debt (7% interest); Town contributes land and fee waivers; developer contributes 10% equity. |
| GAP | An estimated funding gap of ~\$700,000 remains after contributions and incentives. |
| KEY RECOMMENDATIONS | Engage developers directly, ease code limits, create General Improvement District for parking, define a clear vision, and refine the financial model. |

Community Vision

Town and Main Street staff expressed strong interest in a development that adds vibrancy and nightlife to downtown Elizabeth. Ideally, the project would be mixed-use, featuring residential units above ground-floor retail and commercial spaces. Both the town and the Main Street district seek a family-friendly destination in Elbert County that complements the area’s historic character and catalyzes future investment.

Existing Conditions

The Gesin Lot is a 28,314-square-foot parcel owned by the Town of Elizabeth, located at the northern entrance to the Main Street District. The town is currently making substantial infrastructure investments along the Main Street streetscape to support and encourage future private development. Improvements include new sidewalks, curb and gutter, lighting, landscaping, ADA improvements and pedestrian crossings. Overall, the site is largely flat, though there is a slight elevation in the southwestern corner of the lot.

A significant mixed-use project — including both retail and residential components — is planned just a few blocks south, further signaling momentum in the district. There is also another large project planned west of the district along Kiowa Avenue. These developments are significant and will greatly influence development interest and bank financing opportunities should they go forward.

The Gesin Lot was previously the site of a grocery store and gas station, both of which have been removed. Environmental clearances for the site are available through the town. Today, the lot serves as overflow parking and a venue for community events such as the summer farmers market.



Jac's Restaurant is located immediately adjacent to the property along Kiowa Avenue. The neighboring parcel to the east, along Broadway Street, is mostly vacant aside from a few small structures and a trailer. While this adjacent property could potentially be incorporated into a larger development footprint, town staff noted that the property owner has not expressed interest in discussions at this time. Redevelopment Analysis

ZONING ANALYSIS

As outlined in the RFP, the proposed development project is consistent with the standards outlined in the town's Comprehensive Plan and is located in the Downtown Zone (DT) district. The DT district allows for a range of uses, from retail to residential to promote pedestrian activity and encourage a "live-work-play lifestyle." There is no maximum lot coverage requirements, no setback requirements for the front of the building and a 5 foot setback requirement for the rear of the building.

While the district provides greater flexibility in use, the parking and height restrictions are discussed in more detail and should be reviewed as part of the developer recruitment process.

Parking Requirements

The parking requirements for the DT district are as follows:

- **Residential:** Two parking spaces for every residential dwelling.
- **Retail:** One space for every 200 square feet of usable floor area.
- **Office/Commercial:** Once space for every 200 square feet of usable floor area.
- **Restaurants/Bars:** One space for every four seats, or one space for every 500 square feet of usable floor area, whichever is greater.

The town offers a 20% reduction for any project in the Downtown Zone for non-residential land use with a \$5,000 per space fee. The revenue is then dedicated to shared parking facilities in the downtown area.

Assuming a Floor Area Ratio (FAR) of 70% and a requirement to dedicate 5% of the site to vegetation, approximately 7,078 square feet ($28,314 \times 0.25$) remain available for on-site parking. Based on a standard layout with a 20-foot two-way drive aisle and 90-degree parking, this would accommodate roughly 28 parking stalls.

At a maximum 70% FAR, the building **footprint** could be up to 19,819 square feet. Assuming an 85% efficiency rate, that translates to about 16,846 square feet of usable space for retail or commercial purposes on the first floor. This amount of commercial area would require approximately 56 to 84 parking spaces, depending on use type and local code requirements.

If the building includes a second-floor residential component, as envisioned by the community, an additional 15 to 16 housing units could be added. This would further increase the total parking demand to between 86 and 116 stalls—well beyond what can be accommodated on-site under current constraints.

The town should consider reducing parking requirements to encourage more efficient use of developable space. In most downtown core areas, typical standards range from 0.75 to 1 space per bedroom for residential use and 1 to 3 spaces per 1,000 square feet for commercial uses. For commercial spaces, requirements can often be reduced or waived when on-street parking is available or through fee-in-lieu arrangements.

Staff has noted that there is flexibility within the existing parking standards, and the town is also exploring the possibility of expanding public parking.

Building Height

Under current code, building height is limited to 30 feet, measured from the average finished grade to the highest point on the roof surface. This restriction effectively limits development on the site to two-story buildings.

For a two-story mixed-use building, typical ground floor commercial space requires 12 to 15 feet of vertical clearance, depending on the specific use. In particular, restaurants require a minimum of 12 feet, with 14 to 18 feet being standard to accommodate ductwork, acoustics, and lighting. Upper-floor residential units typically require 9 to 12 feet, depending on unit quality and design.

While it's theoretically possible to fit three stories within the 30-foot height limit, the resulting space would be cramped and unlikely to support the type of destination-quality development the community envisioned.

Floor to Floor Height v. Clear Ceiling:

Floor to Floor height refers to the total height from the top of one finished floor to the top of the next floor above it. This includes the structure, ductwork, drop ceilings and all the space that you don't see. This is more commonly used by architects and builders when stacking floors.

Clear Ceiling refers to the height from the floor to the bottom of the ceiling. This is more important for the tenants and users because it impacts how spacious the room feels, lighting and acoustics.

| USE | FLOOR TO FLOOR HEIGHT | NOTES |
|----------------------|-----------------------|---|
| RETAIL – GENERAL | 12 – 14 FEET | Allows for better lighting, transom windows, signage, ductwork, and storage. Higher ceilings help create an open, inviting atmosphere for customers. |
| RETAIL – RESTAURANTS | 14 – 18 FEET | Accommodates extensive ductwork, lighting, and acoustic needs. While casual restaurants may use lower ceilings, most developers prefer a minimum of 14 feet for leasing flexibility. |
| COMMERCIAL – OFFICE | 12 – 14 FEET | Older buildings often have 10-foot ceilings, but modern office construction typically ranges from 12 feet, with Class A office space reaching 13–15 feet for enhanced daylighting and duct routing. |
| RESIDENTIAL | 9 – 12 FEET | Market-rate residential units generally target 10 feet or more. Affordable housing may be below 10 feet to increase unit density and reduce construction costs. |

To support vibrant, pedestrian-oriented development, the town should consider height allowances for buildings with upper-floor stepbacks. This approach allows for additional building height while preserving the street-level character and walkability that define successful historic downtowns. Such allowances are commonly used in other communities to maintain local charm while giving developers the flexibility needed to deliver high-quality mixed-use projects.

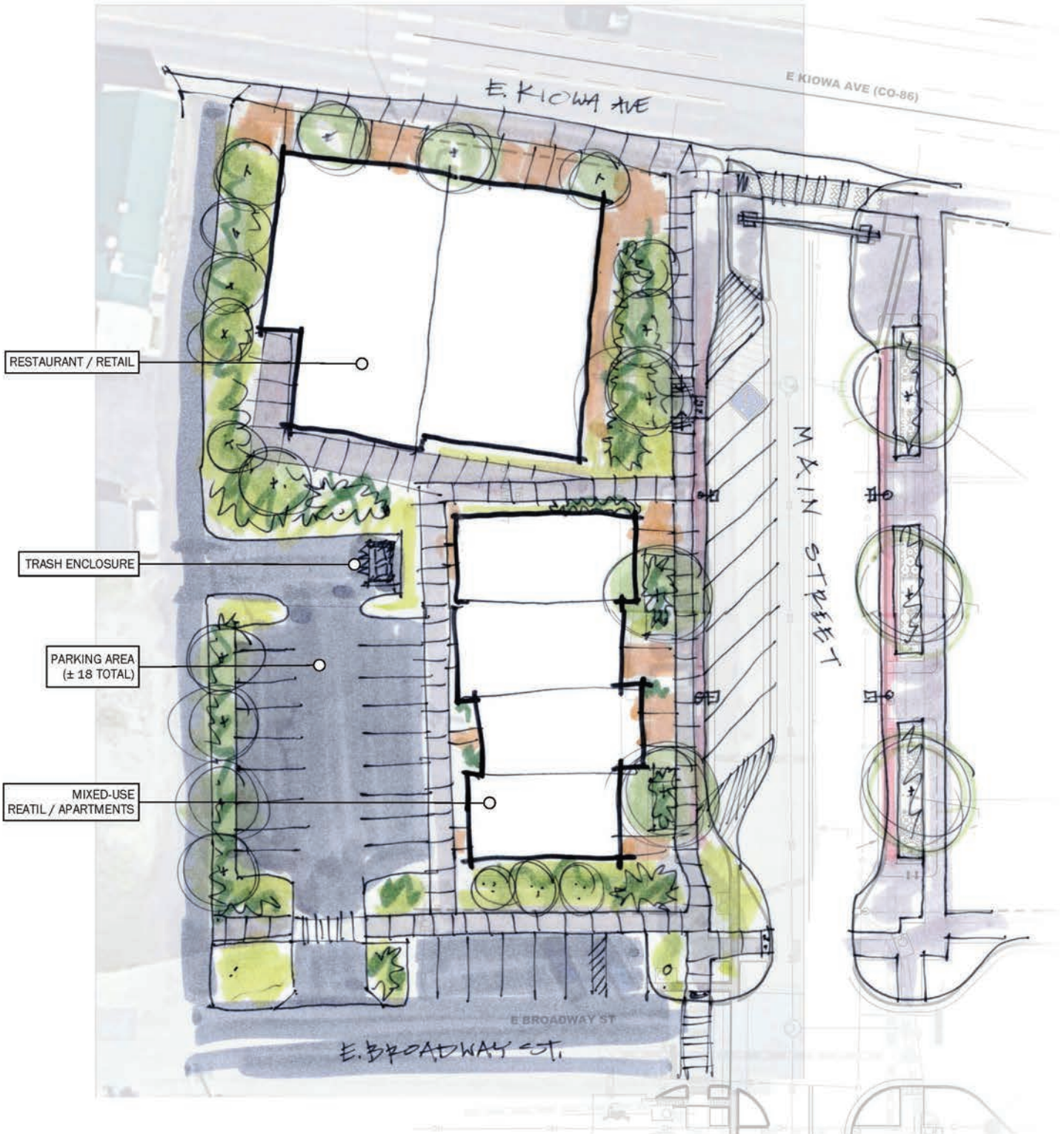
Redevelopment Analysis

The site offers a significant opportunity to transform the Town of Elizabeth. However, a ground-up development of this scale requires a long-term, patient approach.

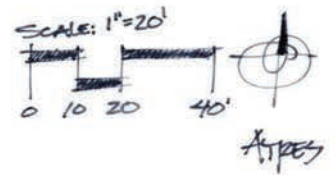
Projects of this size and complexity typically take at least two years to plan and to approve a development agreement. Permitting and construction can add another year, and potential delays or shifts in market conditions could further extend the timeline. As such, the town should conservatively plan for a five-year horizon to accommodate marketing, visioning, negotiation, permitting, and construction.

To support the redevelopment analysis, we have prepared a concept plan that aligns with the town's overall goals while addressing the site's opportunities and constraints. The plan proposes retail frontage along Kiowa Avenue (HWY 86), including two commercial units, one of which is intended for a restaurant.





CONCEPT SITE PLAN 165 MAIN STREET
ELIZABETH, CO



The rough program is outlined here:

| USE | UNITS | ~SQ/FT | NOTES |
|-------------|-------------|----------------|---|
| COMMERCIAL | 6 | ~12,000 | Units fronting Kiowa Avenue provide the highest visibility and exposure. These would be the intended for restaurant space. |
| RESIDENTIAL | 8 – 16 | 8,500 – 10,000 | The concept includes a second floor with residential units in the building fronting Main Street. A partial second floor is also envisioned for the building along Kiowa Avenue. |
| PARKING | 18 – 20 | 5,775 | The concept plan envisions a small parking lot with access through the alley. The parking lot also contemplates a trash enclosure for tenant use. |
| LANDSCAPING | 15% OF SITE | 5,665 | Landscaping is included to meet requirements. |

The commercial units along Main Street are intentionally designed at a smaller scale to create a smooth transition into the historic commercial core. Their size makes them well-suited for boutique retail, coffee shops or an ice cream store, a small bar, or professional office space.

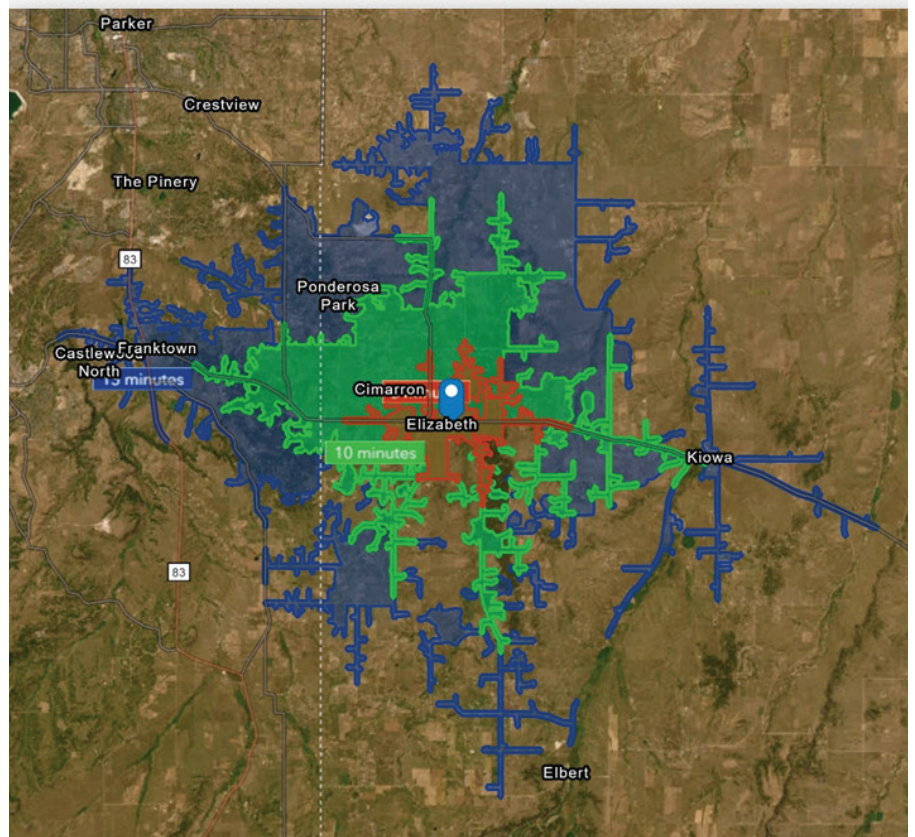
To accommodate a functional restaurant layout, the building is designed with an 80-foot depth. This provides adequate space for back-of-house operations, cold storage, trash removal, and rear customer access. Prominent visibility along Kiowa Avenue will also be an important factor in supporting the restaurant’s success.



Market Analysis

For the market analysis, the report explores the potential within 5–10–15-minute drive time of the Gesin Lot. Drive times provide a much better analysis of the market conditions and is more likely to be used by private developers to assess market potential.

Elizabeth presents a strong local market, supported by strong population growth projected over the next five years. Additionally, median household income exceeds the state average, signaling significant potential for discretionary spending.



| DRIVE TIME | 2024 POPULATION | 2029 POPULATION | GROWTH (2024–2029) | 2024 HOUSEHOLDS | 2029 HOUSEHOLDS | MEDIAN HH INCOME (2024) |
|------------|-----------------|-----------------|--------------------|-----------------|-----------------|-------------------------|
| 5 Minutes | 2,807 | 2,994 | +6.7% | 1,019 | 1,111 | \$119,850 |
| 10 Minutes | 7,543 | 7,727 | +2.4% | 2,744 | 2,866 | \$126,376 |
| 15 Minutes | 16,630 | 17,676 | +6.3% | 6,061 | 6,526 | \$130,402 |

According to ESRI data, 24% of the population dines out at least four times per month, indicating a strong dining culture and a preference for premium experiences. This is further supported by an ESRI Market Potential Index (MPI) of 115 for individuals spending \$201 or more per restaurant visit.

Based on this data, the site is well-suited for a **mid-scale or high-end sit-down restaurant**. Given the market's preference for quality over convenience, coffee shops or boutique eateries are also an opportunity. This demonstrates a strong possibility for attracting an anchor restaurant tenant for the space facing Kiowa Avenue.

The outlook for non-restaurant retail is more nuanced. While overall consumer spending is high, online retailers currently capture a large share of the market. That said, there are clear opportunities for brick-and-mortar growth in women's apparel, home goods and furnishings, and pet care. In addition, the area shows a strong demand for fitness and recreation services, suggesting potential for a yoga studio, boutique fitness center, or small gym, which could fill out the smaller commercial units along Main Street.

LIMITING FACTORS

While Elizabeth is considered an attractive community for investment, a mixed-use project of this nature has not yet been

completed. As a result, developers, investors, and lenders may be cautious about whether the market can support both the residential and commercial components.

In many cases, developers prefer to follow proven models rather than be the first to test a market. The success of the nearby development further along Main Street will likely serve as a key reference point. Stakeholders will closely watch how quickly the units lease and at what rates, using that information to gauge future feasibility.

It's also important to note that the Town of Elizabeth has limited experience managing a project of this scale and complexity. A capable developer will evaluate the town's political will and its ability to navigate challenges that may arise during the development process. Given the project's multi-year timeline, building a strong, trust-based relationship with a private sector partner will be essential to its success.

CONTRIBUTING FACTORS

In addition to strong market conditions, the town's control of the property and ongoing infrastructure improvements demonstrate a clear commitment to the project. These investments send a strong signal to developers that the town is serious about supporting downtown redevelopment.

Market Potential Index (MPI):

ESRI calculates the MPI by comparing the local consumption rate (the expected number of consumers for a product or service in a given area divided by the total population of that area) to the national consumption rate for that same product or service.

An MPI of 100 represents the national average, while values greater than 100 indicate higher demand and values less than 100 indicate lower demand in that specific area.

MPI is used by developers to identify areas with higher demand for a new location.

Financial Analysis

Please note that the concept plan and financial analysis are intended to support decision-making, guide developer negotiations, and help identify potential funding gaps. This information is not intended to serve as financial advice regarding debt issuance, bonds, or any other form of public securities. As in any construction project, cost estimates need to be refined through the design development phase and with the assistance of licensed architects and engineers.

The following information is provided:

- Preliminary financial analysis and operating statement
- Preliminary estimate of development cost and project revenue
- Opportunities and approach to redeveloping the building

The concept encompasses two buildings of roughly 12,000 square feet and 10,000 square feet along with additional site improvements for landscaping, parking and stormwater utilities.

PRELIMINARY ESTIMATE OF COST

The town listed the property for sale at \$650,000, or approximately \$22.96 per square foot. Given its unique location and access to existing infrastructure, the price is considered reasonable for the market. The town may also choose to leverage this equity to support a development project that aligns with its goals.

Given the recent rise in construction costs, the estimates for the total development cost range from **\$5.9 million** at \$125 sq/ft to **\$10.2 million** at \$250 sq/ft. For this exercise, the analysis uses \$170 sq/ft which is a reasonable starting point for a low-rise mixed-use building in the middle range of quality and finish.

Please note that this estimate is based on basic construction to a **vanilla core and shell** standard. Additional investment will be required by commercial tenants to complete interior buildouts tailored to their specific use. Tenant finish costs are expected to range from **\$50 to \$400 per square foot**, depending on the type and quality of the retail space.

Vanilla Shell: A vanilla shell, sometimes referred to as a white box, refers to a commercial space that has been partially finished to a basic condition that allows the tenant to finish for their specific use. Generally, this includes:


- Finished walls painted white.
- Basic lighting
- Concrete floor
- HVAC system
- Electrical and plumbing connections
- Restrooms may or may not be completed.

As an example, a yoga studio or a clothing store with simple flooring, modest lighting and a reception area would likely cost around \$50 to \$100 per square foot. Conversely, a restaurant with a full commercial kitchen with specialty plumbing, and higher end flooring and lighting, would likely range from \$300 to \$400 per square foot.

As a courtesy, the formatted spreadsheet will be provided to the town staff. The spreadsheet can be used as a tool to track any ongoing project costs and assist with developer negotiations.

Hard Costs

In recent years, inflation has caused the price of construction materials and equipment to increase substantially. For that reason, the hard cost is estimated at \$170 sq/ft, covering each of the two buildings. Additional allowances are added to cover the cost of the shared parking, landscaping, utilities and drainage.

|  Space Use/Square Foot Hard Costs Worksheet | | | | |
|---|--|--------|------------|---------------------|
| | | Sq/Ft | Cost/Sq Ft | Extension |
| Acquisition Cost | | 28,314 | \$ 22.96 | \$ 650,000 |
| Site Work - Allowances | | | | |
| Utilities | | 28,314 | \$ 6.00 | \$ 169,884 |
| Drainage | | 28,314 | \$ 5.00 | \$ 141,570 |
| Parking | | 5,773 | \$ 15.00 | \$ 86,595 |
| Landscaping | | 5,665 | \$ 25.00 | \$ 141,625 |
| Other | | - | \$ - | \$ - |
| Building Construction | | | | |
| Building #1 (Kiowa Avenue) | | 12,000 | \$ 170.00 | \$ 2,040,000 |
| Building #2 (Main Street) | | 10,000 | \$ 170.00 | \$ 1,700,000 |
| | | | | \$ - |
| TOTAL | | | | \$ 4,279,674 |
| Total | | | | \$ 4,929,674 |

Soft Costs:

Soft costs typically range from 15% to 30% of a project's total cost. In this estimate, soft costs include contractor fees, permits, insurance, and general overhead and profit. A developer fee of 7% has been included, which may also be used to meet local match requirements for state housing grants—should the town and Developer choose to designate the residential units as affordable.

A 15% contingency has been applied, which is higher than usual but appropriate given the project's extended timeline. Since construction may not begin for another 2 to 3 years, the larger contingency serves as a buffer against potential cost escalations. With further design details from licensed professionals, this contingency could be reduced to around 5%.

Overall, soft costs represent approximately 23.2% of the total project cost, which falls within industry norms. Including the contingency, the Total Development Cost is estimated at approximately \$7.5 million.

What is a “developer fee” and how can it be used as a local match: A developer fee is compensation paid to the developer for the time and risk involved in a real estate development project. This includes cost of project management, securing financing, and pre-development costs. Developer fee can range from 5% to 15% depending on the nature of the project and is included as a project cost when obtaining financing or securing investments.

In public projects, or affordable housing projects, typically the funders set a cap on the developer fee and allow a portion to be credited back. In the financial analysis, the developer is taking a 7.5% developer fee, or \$320,9706. (see *Total Development Cost Worksheet – Soft Costs*)

50% of the fee is credited back to the project, or \$160,488 by the developer. (see *Sources and Uses Worksheet – Equity Contributions*)

The \$160,488 is considered a “local match” for grant and funding purposes.



Total Development Cost Budget Worksheet

| | | | |
|---------------------------------------|--|--------------|---------------------|
| Acquisition | | | \$ 650,000 |
| | Land | \$ - | |
| | Building | \$ - | |
| | Title Insurance | \$ - | |
| | Closing & Recording Costs | \$ - | |
| Hard Costs | | | \$ 5,071,414 |
| | Hard Costs (Cost Worksheet) | \$ 4,279,674 | |
| | Subcontractor's Costs | | |
| 8.0% | General Contractor - General Conditions | \$ 342,374 | |
| 10.0% | General Contractor - Overhead and Profit | \$ 427,967 | |
| 0.5% | Local Permitting | \$ 21,398 | |
| Soft Costs | | | \$ 1,732,005 |
| | Professional Fees | \$ 432,247 | |
| 7.0% | Architectural & Engineering Fees | \$ 299,577 | |
| 0.5% | Surveyor | \$ 21,398 | |
| 0.0% | Environmental Consultant | \$ - | |
| 1.0% | Attorney | \$ 42,797 | |
| 0.5% | Accountant | \$ 21,398 | |
| 0.1% | Appraiser | \$ 4,280 | |
| 1.0% | Marketing Research | \$ 42,797 | |
| | Developer Fees | \$ 320,976 | |
| 7.5% | Developer Fee | \$ 320,976 | |
| 0.0% | Owner's Representative/Project Manager | \$ - | |
| | Financing Fees | \$ 65,928 | |
| 0.1% | Title Insurance | \$ 5,071 | |
| 0.1% | Loan Origination & Bank Fees | \$ 5,071 | |
| 0.1% | Closing & Recording Fees | \$ 5,071 | |
| 0.5% | Real Estate Taxes | \$ 25,357 | |
| 0.5% | Interest Expense | \$ 25,357 | |
| | Other Fees (Enter Direct Cost) | \$ 152,142 | |
| 1.0% | Broker | \$ 50,714 | |
| 1.0% | Lease-Up | \$ 50,714 | |
| 1.0% | Marketing | \$ 50,714 | |
| | Contingency | \$ 760,712 | |
| 15.0% | Contingency | \$ 760,712 | |
| Total Development Costs (TDCs) | | | \$ 7,453,419 |

OPERATING STATEMENT:

The Operating Statement summarizes the revenues and expenses for the three commercial units. It is used to assess the property's financial performance and profitability.

Commercial units are projected to lease at **\$21.88 per square foot** (NNN). Residential rents are estimated at **\$1,975 per month** for one-bedroom units and **\$2,228 per month** for two-bedroom units.

The commercial rent estimate is based on market data from CoStar (www.costar.com), a leading source for current commercial real estate information. Residential lease rates are derived from publicly available data on Zillow, Trulia, and similar platforms. If the residential units are designated as affordable, lease rates would be adjusted downward based on the targeted income levels.

Using the lease rates above, the project yields a Net Operating (NOI) of \$556,063 and a residual income of \$111,213. The NOI is used for debt service and the residual income is used to pay equity investors or secondary debt.

In real estate, "NNN" stands for Triple Net Lease. For this type of lease agreement, the tenant not only pays the base rent but three additional expenses:

- Property Tax
- Insurance
- Maintenance

The "Nets" as they are sometimes referred to can add an additional \$7 - \$20 per sq/ft to the base rent.



Proforma Operating Statement

Income/Lease Revenue

| Gross Rents - Commercial | Square Feet | Rent - Square Foot | Extension |
|--------------------------|-------------|--------------------|-----------|
| Unit #1 (KIOWA) | 3,600 | \$ 21.88 | 78,768 |
| Unit #2 (KIOWA) | 3,600 | \$ 21.88 | 78,768 |
| Unit #3 (Main) | 1,250 | \$ 21.88 | 27,350 |
| Unit #4 (Main) | 1,250 | \$ 21.88 | 27,350 |
| Unit #5 (Main) | 1,250 | \$ 21.88 | 27,350 |
| Unit #6 (Main) | 1,250 | \$ 21.88 | 27,350 |

| Gross Rents - Residential | # of Units | Monthly Rent | Extension |
|---------------------------|------------|--------------|-----------|
| Kiowa (1-bed) | 4 | \$ 1,975 | 94,800 |
| Kiowa (2-bed) | 2 | \$ 2,228 | 53,472 |
| Main (1-bed) | 6 | \$ 1,975 | 142,200 |
| Main (2-bed) | 4 | \$ 2,228 | 106,944 |

| | | |
|-----------------------------|----|-------------|
| Gross Rents - Annual | | \$ 664,352 |
| Vacancy Loss | 7% | \$ (46,505) |

Effective Grosse Income (EGI - Net Rents) \$ 617,847

Operating Expenses

| | | |
|---------------------------------|------------|------------------|
| Fixed Expenses | 2% | \$ 12,357 |
| Variable Expenses | 3% | \$ 18,535 |
| Operating Reserves | 5% | \$ 30,892 |
| Total Operating Expenses | 10% | \$ 61,785 |

Net Operating Income \$ 556,063

| | |
|---|------------|
| Debt Coverage Ratio (DCR) | \$ 1.25 |
| Revenue Available for Debt Service | \$ 444,850 |

Total Debt Service \$ 444,850

| | |
|-----------------------------|---------|
| Debt Service (1st Mortgage) | 444,850 |
| Debt Service (2nd) | 0 |
| Debt Service (3rd) | 0 |

Residual Income (Developer Profit) \$ 111,213

Sources and Uses Statement

The Sources and Uses Statement outlines how the project will be financed (sources) and how those funds will be allocated (uses). This statement is a critical tool for evaluating the project's financial structure and overall feasibility.

Based on projected income, the development is expected to support approximately \$5.1 million in debt at a 7% interest rate. This estimate assumes the town contributes the land as equity, the developer credits a portion of their fee back into the project and also contributes at least 10% in equity.

When evaluating a development partner, it is important to verify their financial commitment. A qualified developer should have meaningful "skin in the game", typically no less than 10% of total project costs.

While the town may be hesitant to contribute the land upfront, there are alternative structures that preserve long-term value. For example, the town could enter into a development agreement that defers compensation until a future sale, allowing the town to receive a share of sale proceeds under defined terms and conditions in exchange for the land contribution. For the purposes of this analysis, the value of the land is credited back as equity to the project.

Even with the land contribution and approximately \$21,298 in fee waivers, the project currently shows a **funding gap of about \$700,000**. For a project of this size, an experienced developer should be able to identify additional cost savings. However, tenant improvements (TI) for the commercial spaces will still need to be addressed. In some cases, these costs can be amortized into lease agreements; in others, developers may need to cover TI costs out of pocket to attract high-quality tenants.



Sources & Uses of Funds Worksheet

Costs - Uses of Funds

| | | | |
|----------------------------|--|-----------|------------------|
| Acquisition | | \$ | 650,000 |
| Hard Costs | | \$ | 5,071,414 |
| Soft Costs | | \$ | 1,732,005 |
| Total Uses of Funds | | \$ | 7,453,419 |

Financing - Sources of Funds

Equity Contributions

| | | | | | |
|-----------------------------------|-----|-----------|------------------|-----------|------------------|
| State Housing Grant | | \$ | - | \$ | - |
| Land/Building Equity | | \$ | 650,000 | \$ | 650,000 |
| Developer Fee | 50% | \$ | 160,488 | \$ | 160,488 |
| Developer Equity | 10% | \$ | 745,342 | \$ | 745,342 |
| Fee Waiver | | \$ | 21,398 | \$ | 21,398 |
| Other | | \$ | - | \$ | - |
| Other | | \$ | - | \$ | - |
| Other | | \$ | - | \$ | - |
| Total Equity Contributions | | \$ | 1,577,228 | \$ | 1,577,228 |

Debt Financing

| | | | | | |
|-----------------------|--------------------------------------|------|----------------------|-----------|------------------|
| First Mortgage | Bank Loan | | | \$ | 5,184,098 |
| | Interest Rate | Term | Constant Annual Pymt | | |
| | 7.00% | 25 | 0.0858 | \$ | 444,850 |
| | Total Debt Service & Debt | | | \$ | 444,850 |
| | | | | \$ | 5,184,098 |

Total Sources of Funds **\$** **6,761,326**

Project Financial Gap **\$** **692,093**

PROJECT FUNDING GAP (RED)

PROJECT FINANCIAL VIABILITY (GREEN)

Recommendations and Next Steps

The following recommendations are intended to guide the Town of Elizabeth and Elizabeth Main Street in taking the next steps to support the successful infill development project. The recommendations outline key actions to address existing challenges, strengthen partnerships, and position the project for a development partner. Together, these steps will help advance a shared vision for a vibrant, economically resilient Main Street.

1. INCORPORATE FLEXIBILITY INTO BUILDING HEIGHT AND PARKING REGULATIONS.

Why: As noted in the analysis, the current height and parking requirements significantly restrict the site's development potential. Ideally, the code would allow building heights up to 45 feet to accommodate three stories, but even an increase to 36 feet would enable well-designed two-story buildings. Additionally, residential parking requirements should be reduced to reflect the site's urban setting, and the code should clearly state that on-street parking is permitted as part of the requirement. The town should also continue to pursue additional public parking options to support the commercial users.

Action: Engage the community in a discussion about allowing **reasonable height variances** for the Gesin Lot. While building heights may be a sensitive issue, the town should present the facts objectively using **construction standards and development constraints** to explain why greater flexibility is needed.

Action: Explore the creation of a **General Improvement District (GID)** in the downtown area to support shared parking solutions. A GID can generate dedicated revenue for acquiring parking spaces and covering ongoing maintenance costs such as snow removal. This initiative could be paired with a reduction in on-site parking requirements for downtown properties, offering a balanced trade-off in exchange for the additional mill levy.

2. EXPLORE ALTERNATIVE APPROACHES TO MARKETING THE PROPERTY BEYOND THE TRADITIONAL MUNICIPAL REQUEST FOR PROPOSALS (RFP) PROCESS.

Why: High-quality developers rarely respond to standard municipal RFPs. These developers are typically in demand, have active project pipelines, and are unlikely to engage in lengthy, **bureaucratic selection processes**. While RFPs have a place—particularly when required by statute—they are often counterproductive in the context of a large-scale public-private partnership, where flexibility, negotiation, and relationship-building are essential to success.

Action: Before issuing an RFP, research comparable development projects along the Front Range—especially those that reflect the quality and character the community envisions for the Gesin Lot. Identify the developers behind those projects and reach out to schedule in-person meetings at their offices. Use these meetings to introduce your project, gather feedback, and gauge interest. Come prepared with **reliable market data** and a clear vision of what the town is seeking, including what you are willing to contribute to make the project feasible. **Let the developer share their vision**. In many cases, allowing space for open dialogue can lead them to self-identify as a strong partner for the project.

Action: After holding initial conversations and confirming mutual interest with potential developers, consider issuing a streamlined **Request for Qualifications (RFQ)**. This can be as simple as requesting a letter of interest rather than a full proposal. Keep the process **focused and efficient**. Remember, developers will also be evaluating the town's responsiveness. If they're expected to take on the risk of a project like this, they'll want to know they can count on a consistent and reliable municipal partner.



3. DEFINE A CLEAR VISION, OUTLINE A TRANSPARENT PROCESS FOR EVALUATING DEVELOPERS, AND SPECIFY WHAT THE TOWN IS PREPARED TO CONTRIBUTE TO THE PROJECT

Why: A **clear vision** is essential, remember - investment follows vision. Developers can't respond effectively if the community doesn't know what it wants. They also need to trust that the town will be a reliable partner, especially as they take on the risk of navigating local political dynamics. Being decisive, transparent, and prepared to articulate what the town is willing to contribute—and what it expects in return—is key to building that trust. Uncertainty and delays are costly, and nothing frustrates a developer more than indecision.

Action: Develop a **clear vision** for the project that considers future tenants and residential needs. At this stage, the vision should remain broad, focusing on how the project will meet overall community needs and contribute to the vitality of the downtown district. Avoid getting bogged down in minor design details, such as façade colors, and allow for flexibility that offer room for **developer creativity** and market realities.

Action: Prior to engaging in negotiations, agree to an **“Exclusive Right to Negotiate”** (ERN) with the developer. The ERN should include clear timelines with the expectation that it will result in a long-term development agreement.

4. REFINE THE FINANCIAL MODEL WITH MULTIPLE SCENARIOS

Why: The current financial analysis serves as a baseline, offering a single estimate based on current conditions and assumptions. As more detailed design and site information becomes available, the model should be updated to reflect changing variables. A flexible model allows the board to evaluate multiple options and make more informed decisions.

Action: Use the provided Excel model as a dynamic tool—updating it regularly as new data is gathered. Explore phased development options and test different design scenarios. The model should support negotiations with developers by clearly identifying project gaps, financial feasibility, and the justification for any additional public investment.

Glossary of Terms

As-Built Plans: As-built plans provide a precise record of the building as it was constructed, including any modifications made during construction. This is crucial for future reference, maintenance, renovations, and repairs.

Cash Flow: The net balance of cash moving into and out of a business at a specific point in time.

Debt Coverage Ratio: A measurement of a firm's available cash flow to pay current debt obligations.

Effective Gross Income: The potential gross rental income plus other income minus vacancy and credit costs of an investment property.

Fixed Expenses: Cost that do not vary based on occupancy. This may include insurance and property taxes.

Hard costs are generally defined as those items associated with construction, including materials, labor, and equipment. Hard cost also includes contractor overhead and profit.

Net Operation Income: All revenue from the property, minus all responsibility necessary operating expenses

Operating Reserves: Cash reserve set aside for planned replacement not covered under insurance. This may include roof replacement, HVAC systems or other mechanical system.

Soft Costs refer to costs associated with the architecture and design fees, sales commissions, legal fees, and other expenses not directly related to building materials and labor.

Total Operating Expenses: Total expenses that are incurred over a given period of time as a result of normal business activities.

Variable Expenses: Costs that vary with occupancy. This can include repairs, trash removal, utilities, and property management fees.



TOWN OF ELIZABETH

PATRICK G. DAVIDSON, TOWN ADMINISTRATOR

TO: Honorable Mayor Ternus, Members of the Board of Trustees
FROM: Alex Cramer, Planner/Project Manager
Patrick Davidson, Town Administrator
DATED: June 18, 2025
SUBJECT: Gesin Lot Analysis by Ayres Associates

BACKGROUND

As part of Elizabeth being named Colorado Main Street Community of the Year in 2024, DOLA Main Street Program provided professional development analysis by Ayres Associates at no cost to the Town. The Gesin Lot was selected given its strategic location and development potential.

Prior to this analysis, the Town's October 2024 RFP for the property received **zero responses**, indicating significant development barriers. The consultant's findings validate the challenges that prevented developer interest. Those findings are detailed below for ready reference.

REPORT SUMMARY

Current Status: The Town owns a \$650,000 asset generating zero tax revenue while requiring ongoing maintenance costs.

Development Proposal: Mixed-use project with ground floor commercial (~12,000 sq ft) and residential units above (8-16 units). (Pages 2, 9)

Market Support: Strong demographics within 15-minute drive—17,000+ residents with \$130,000+ median income. Market Potential Index of 115 for premium dining. (Page 10)

Financial Reality:

- Total development cost: \$7.5 million (Page 15)
- Projected annual income: \$617,000 (Page 17)
- Available financing: \$6.8 million (Page 19)
- Funding gap: \$700,000 AFTER donating land for free
- Total municipal investment required: \$1.35 million
-

Regulatory Barriers: Current 30-foot height limit and parking requirements prevent viable development. Consultant recommends 45-foot height allowance and reduced parking standards. (Pages 4-6)

POLICY DECISIONS REQUIRED

1. Financial Commitment for Development. The project has a \$700,000 funding gap after accounting for private financing and developer equity. Combined with the required land contribution, total municipal investment needed is \$1.35 million structured as:

- Land transfer: \$650,000 (transferring Town property to developer)
- Fee waivers: \$21,000 (waiving permits and impact fees)
- Gap funding: \$679,000 (structured financing, not direct cash)

The gap funding could be addressed through forgivable loans, infrastructure contributions, or revenue-sharing agreements rather than upfront cash payments.

Required Board Decision: Will the Board of Trustees authorize \$1.35 million in municipal contributions (land transfer, fee waivers, and structured gap funding) to assist this development?

2. Zoning Modifications to Promote Development of the Lot. Current regulations prevent economically viable development (evidenced by zero RFP responses).

Required Board Decision: Will the Board of Trustees consider an increase to height limits to 45 feet and reduce parking requirements per the consultants recommendation? Additional options to consider include approve modifications for this site, district-wide changes, or maintaining current standards understanding future development is unlikely to occur?

3. Developer Selection Process. The consultant does not recommend a traditional RFP, noting quality developers prefer direct engagement. (Page 21)

Required Board Decision: Should Staff pursue direct outreach to qualified developers or issue another RFP? Additional options include researching comparable projects and approach proven developers directly or repeat the RFP process?

4. Municipal Oversight in the Selection and Control of the Project. The level of Town control affects project costs, timeline, and developer interest.

Required Board Decision: What level of design review and tenant approval will be required by the Board of Trustees? The options available are to rely on market-driven development with nominal oversight or specific requirements for development that could hamper and deter developers from proceeding?

5. Risk Management. Development projects involve inherent risks requiring clear management strategies.

Required Board Decision: What developer qualifications, performance bonds, and contingency plans are required? The options available include establishing specific standards now or addressing issues reactively if problems arise.

STAFF RECOMMENDATION

Staff are requesting clear direction to the above-referenced policy decisions to allow for further discussions regarding the sale and development of the property. The consultant's analysis provides a strong foundation but requires Board decisions to establish the framework for successful public-private partnership.

ATTACHMENTS

1. Gesin Lot Redevelopment Roadmap (Ayres Associates)
2. Data Findings

FINAL, FOR DISTRIBUTION

Request for Proposals (RFP)

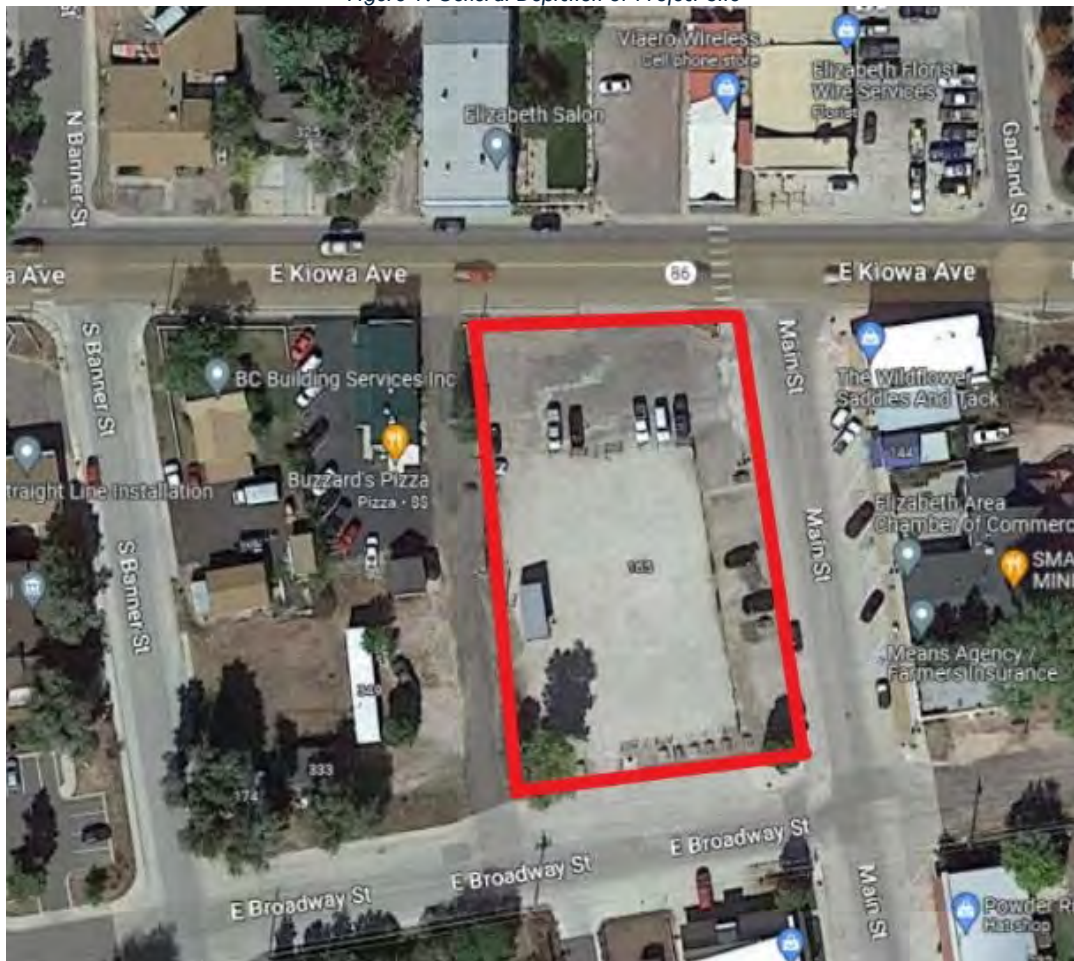
Purchase and Development of Town-Owned Property

Town of Elizabeth

Project Summary

The Town of Elizabeth is seeking development proposals from qualified individuals, interested parties, companies, and firms (“Developers”) for the opportunity to purchase and develop the town-owned property situated at the corner of State Highway 86 (SH-86 or East Kiowa Avenue) and Main Street, the boundary of which is generally depicted in red in the following figure. The property is referred to herein as the project site and Gesin Lot.

Figure 1. General Depiction of Project Site



Source: Google. Imagery ©2023 Maxar Technologies, U.S. Geological Survey, Map data ©2023 Google

Development Vision

The Gesin Lot sits at a critical intersection in the Town of Elizabeth, near the eastern entrance to town for those traveling west on SH-86 and the northern entrance to the town's historic Main Street district. The Town of Elizabeth has determined that the sale and development of the Gesin Lot is in the interest of the Town and aligns with the 2019 Comprehensive Plan. Development of the lot is an important step in the town's evolution of becoming a key destination in Elbert County and the surrounding area for entertainment, shopping, and employment while retaining its small town and historical, western qualities that make it unique. It also aligns with the Main Street Program's vision of revitalizing Main Street Elizabeth and will add to the town's employment and tax base.

The Town envisions this project as an opportunity to introduce much-needed vibrancy and nightlife options to Main Street, driving evening foot traffic while providing family-friendly environments. Proposals that include a mix of uses with commercial uses on the ground floor and residential and/or office spaces on the second or up to a third story are highly encouraged to maximize the site's potential and enhance its vibrancy, creating a dynamic, multi-use destination that supports both the community and economic growth. The development should take into consideration the street's historic context and feature a variety of lifestyle amenities, with a preference for a restaurant space to enhance Main Street's offerings.

Parking

The Town of Elizabeth anticipates providing a variance for this project at the time of site plan which would waive off-street parking requirements. No off-street parking would be required on the Gesin Lot. The Town also owns additional property at the corner of S. Banner Street and E. Broadway Street that is slated to become a public parking lot. The nearby public parking lot is currently envisioned to have 20-40 spaces.

Additional Standards

The Town of Elizabeth anticipates providing a variance for this project at the time of site plan which would increase the maximum height to thirty-five (35) feet from finished sidewalk on Main Street.

Purchase Price

This transaction is based on land price bids, with the minimum asking price set at six hundred forty-five thousand dollars (\$645,000.00) and further compliance with the RFP.

Community Overview and Comprehensive Plan

The Town of Elizabeth has been in existence as a small, stable community since the late 1880s. Located in the western portion of Elbert County, Colorado, Elizabeth is approximately 45 miles southeast of Denver, Colorado. The town sits at an elevation of 6,530 feet and is set in a unique pine forested area. The primary transportation artery is SH- 86 which runs in an east-west direction through Elizabeth. The Town of Elizabeth is primarily influenced by its proximity to communities in Douglas County, Colorado, including Parker, Castle Rock, and the Denver Metropolitan area.

As summarized in the town's 2019 Comprehensive Plan:

The Town of Elizabeth has evolved from its history as a railroad and agricultural town to a community that has preserved much of its small-town charm. The community began development in the late 1800s as a railroad stop on the railroad line between Denver and

Colorado Springs and served the surrounding agricultural areas in Elbert County. The Town remained largely unchanged through the early 20th century, but the areas around Elizabeth began changing in the 1960s. A number of residential subdivisions were constructed in Elbert County, surrounding the Town, over the last few decades. Meanwhile, the Town itself remained fairly unchanged in terms of population and size until the last several years.

Since the end of the Great Recession, Elbert County in general has experienced increased demand for housing and development, as the Denver and Colorado Springs areas have exploded with growth and people have sought out housing in Elbert County. Today, the Town of Elizabeth faces the challenge of balancing quality development and growth with the desire to preserve the Town's small town charm and quality of life.

The Comprehensive Plan also discusses economic development opportunities, including:

Commercial / Retail: *Drawing from data from recent market studies and population projections, the Town has the opportunity to pursue economic development through retail and commercial growth in the following categories.*

- *Restaurants and drinking establishments: A 2018 market analysis completed for the Town noted the potential to develop a range of additional restaurants in the Elizabeth area, including in the Old Town area and along the Highway 86 corridor. This trend will continue with anticipated population growth in the area over the next two decades.*
- *Specialty retail / gift stores: This category of retailers could encompass a range of different businesses, including smaller stores located in the Old Town area and larger retailers along the Highway 86 corridor.*
- *Tourism-related business from local festivals and events.*
- *Entertainment: The 2018 market analysis completed for the Town noted the potential demand for entertainment uses in the Old Town area and elsewhere in Elizabeth.*
- *Lodging: As the community continues to grow, demand will increase for lodging. This demand would further increase with the development of a medical facility in the Elizabeth area.*

Please see the Appendices for a Population and Demographic Summary of the area.

Site Overview

The Gesin Lot (Parcel ID 8418103008) was most recently home to a market/grocery, gas station and laundromat. The Town subsequently demolished the structure and remediated the site, which is approximately 0.65 acres.

The project site is in the Downtown (DT) Zone District (Town of Elizabeth Municipal Code, Sec. 16-1-180). The purpose of the DT District is to provide retail, service, office and mixed uses in the existing "old downtown" business district. Unique and specialty style shops are encouraged, but the accommodation of a broad range of businesses is desired. Moreover, the purpose is to promote the long-term vitality of the "old downtown" business district; maintain a neighborhood commercial scale; promote pedestrian

activity; maintain the unique character of the "old downtown" style; and encourage a live-work-play lifestyle.

Area Plans / Approvals / Site Analysis

A few notable area plans and approvals are highlighted below. Additional contextual information is provided in the Appendices.

Main Street Streetscape

The Town of Elizabeth is in the process of reinvigorating the downtown area through the Main Street Streetscape project (see Appendices for details). The project runs the length of the Gesin Lot and fully encompasses from SH-86 to E. Walnut St. It includes an entirely redesigned streetscape. Among other items, it includes new sidewalks, amenity zone, curb and gutter, lighting, landscaping, ADA accessible parking, crosswalks, and bulb outs to facilitate pedestrian crossing at all Main Street intersections.

Gateway Sign

The Town of Elizabeth is also planning the installation of an archway sign that will cross Main Street at SH-86 adjacent to the Gesin Lot. All aspects of the sign will be on or within the Town's right-of-way. The sign is intended to act as a gateway to historic Elizabeth Main Street. It is envisioned to drive additional traffic down Main Street as well as create an iconic landmark that may be used as a photo back drop and/or a beacon of economic vitality.

South Main Street Development

The Town of Elizabeth is in the process of reviewing for site plan, a new development that will anchor the south end of Main Street Elizabeth. The site is located at 556 S Main Street and 620 S Main Street and is referred to as "Main Street Station". The submitted plans include two phases, each with the development of an anchor space which could accommodate a restaurant, main floor retail spaces and medical office space on the second floor. This development coupled with the development of the Gesin Lot are envisioned to be catalytic, bringing additional people downtown to shop and dine.

Available Site Analysis

The Town of Elizabeth has completed the following survey and testing of the project site. The information is provided for reference purposes only. The Town of Elizabeth does not warrant or represent the accuracy or relevance of these studies to the Developer's proposed project. The selected Developer is encouraged to pursue new or amended site analysis, surveying, testing, etc., to support the proposed project. Documentation is available in the Appendices.

- ALTA Survey, May 2010
- Department of Labor and Employment Division of Oil and Public Safety – Closure Report

General Project Comments/Standard Conditions for Approval

The intended outcome of this Request for Proposals ("RFP") process is the selection of a proposal that best satisfies the development vision as described herein. The selected Developer's proposal will be presented to the Town Board of Trustees for approval. The Town of Elizabeth may at any time reject any and all offers at its sole discretion.

During the RFP period, Developers and their employees, agents or representatives shall have the right of reasonable access to the Gesin Lot during normal business hours for the purposes of inspecting the Site, and otherwise conducting due diligence to ensure that the Site is suitable for the Developer's intended

use. Notwithstanding anything else in this RFP, Developer shall defend, indemnify, and hold the Town of Elizabeth, its employees, officers, and agents, harmless from any injury, property damage, or liability arising out of the exercise by Developer of this right of access, other than injury, property damage or liability relating to gross negligence or willful misconduct of the Town, or its officers, agents or employees. To the extent that the Developer desires to do soils testing or other testing on site, the Developer shall be required to enter into a separate Access Agreement with the Town.

RFP Addenda

The Town may determine it is necessary to revise any part of this solicitation. Revisions will be made by written addenda, and it is the Developer's responsibility to understand and comply with any addenda to this solicitation. Addenda will be posted on BidNet and the Town of Elizabeth website.

Submittal Instructions

Bidders must submit proposals electronically by the deadline stated herein. Only electronic proposals in PDF format will be accepted.

Electronic bids shall be submitted via email to Zach Higgins (zhiggins@townofelizabeth.org) with the subject line "**BID – Purchase and Development of Town-Owned Property.**" Such submission will not be opened until the time for receiving Proposals has come.

Please do not wait until the last minute to send your Proposal to avoid any possible delay that may occur during the transmittal of files. A screen print of the email receipt will be used by the Town as verification of the time received. Proposals submitted after the proposal submittal deadline will not be considered.

A complete, concise and professional response to this RFP will enable the Town of Elizabeth to identify the Developer who will provide the highest benefit to the Town and move ahead with property disposition and development. Proposals must demonstrate that the approach, design, and financing plan for the proposed project will allow the project's successful development and delivery.

The following minimum information should be provided in each proposal and will be utilized in evaluating submitted proposals. To expedite proposal evaluation, submittals shall not exceed thirty (30) pages (excluding the cover page and Colorado Secretary of State Certificate of Good Standing, if applicable) and include the following items:

- **Development Team**
 - Introduce firm and key staff who would be assigned to this project. A development team organization chart is encouraged but not mandatory.
 - Qualifications/resumes and relevant experience of the key Development Team members including any partners or subcontractors proposed to be involved in this project.
 - If partner or subcontractors are proposed, describe past project/work completed together, and clearly identify the role(s) to be played by partners or subcontractors.
 - Colorado businesses must include a Certificate of Good Standing from the Colorado Secretary of State.

- **Example Project(s)**
 - Description of at least one other project developed from concept to completion. The inclusion of an example project(s) similar in nature and/or scale are encouraged. Include:
 - Project client

- Project name and location
 - Project details: size and uses, etc.
 - Image(s) of the completed project
 - Project timeline and completion date
 - At least one reference per project (name, phone number, and e-mail)
- **Project Vision and Approach:** A narrative description of the proposed Gesin Lot project that expresses the Developer’s project vision and understanding of the Town’s requirements (especially Chapter 16, Article II of the Municipal Code) and preferences described herein. The narrative should reflect the Developer’s approach to the project by key process phase – pre-development, entitlement, construction, and lease up. The following details should also be included.
 - Discussion of project site opportunities and constraints.
 - The proposed building footprint and size expressed in square feet.
 - Planned uses
 - Conceptual design (preliminary sketch-level renderings and images are encouraged, but not required).
 - Description of intended project funding sources, especially any public sources (e.g., grants, loans). Should public sources require the Town of Elizabeth to be a sponsor, signatory, or pass through entity, this should clearly be identified in your proposal.
 - Description of plans/methods to attract tenants and ensure the long-term financial viability of the project.
 - **Project Schedule**
 - Estimated project schedule inclusive of at least the following key milestones.
 - i. Definitive Agreement Signed
 - ii. Site Plan Application Submittal
 - iii. Site Plan Approval (Board of Trustees)
 - iv. Construction Period (start and finish)
 - v. Lease Up Period
 - vi. Note: if multiple components or phases are planned, please include a description and timing of each phase.
 - Brief discussion of the Developer’s track record completing projects on time and process for managing this project’s schedule.
 - i. Reference to timelines and delivery schedule of a project(s) of a similar size, scope, and purpose are encouraged, especially those involving municipalities and/or other public agencies.
 - ii. Description of how the project schedule will be managed and adhered to, including steps for resolving schedule delays or setbacks.
 - **Description of project benefits to the Town of Elizabeth and the Main Street district.**
 - This description may be qualitative or quantitative.

- Key potential benefits could stem from the site location, land sale, and intended uses. Information about projected job creation and property and sales tax revenues is strongly encouraged.

Selection and Evaluation Criteria

The Town of Elizabeth has the sole authority to select a Developer for this project and reserves the right to reject any and all proposals and to waive any informality or minor defects in proposals received.

The Town reserves the right to retain all proposals submitted and to use any ideas in a proposal, regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the proposing Developer of the conditions contained in this Request for Proposals, unless clearly and specifically noted.

The Town will not pay for any information requested, nor is it liable for any costs incurred by Developers in preparing and submitting proposals.

The proposal must be signed by a duly authorized individual or official of the proposing firm submitting the Proposal.

No proposal will be accepted from any Developer, or any proposed team member, partner, or subcontractor, that is in arrears for any obligation to the Town or that otherwise may be deemed irresponsible or unresponsive by Town staff or Town Board of Trustees.

Only one (1) proposal will be accepted per Developer.

All quoted rates and fees, including the land price, must be firm until a “Definitive Agreement” is executed.

The criteria for selection shall include but may not be limited to the following:

- Development team qualifications and experience with commercial and mixed-use development.
- Track record of proven success completing development projects of a similar nature.
- Proposed project vision and approach.
- Proposed project schedule and process for managing it.
- Benefits to the Town of Elizabeth and the Main Street district.
- Results of reference checks and past project performance.
- The degree to which the Proposal meets or exceeds the terms of the Request for Proposal (RFP).
- Land purchase bid. The proposed purchase price of the property will be evaluated as one of the criteria, but the proposed purchase price shall be just one of the determining factors of evaluation.

RFP/Bid Schedule

1. Release Request for Proposals (RFP): July 15, 2024
2. Pre-Proposal Walk Through (in-person): August 26, 2024
 - a. Note: The pre-proposal walk through will be held in person. **Participation is mandatory.** Developers must have at least one representative in attendance to be eligible to submit a proposal.
3. Deadline for Questions/Inquiries About RFP: September 09, 2024

- a. Note: Proposer questions and inquiries relative to this RFP must be submitted in writing by 5:00 pm mountain time, September 09, 2024, via e-mail to Zach Higgins (zhiggins@townofelizabeth.org). The Town will provide written responses on or around September 13, 2024, to all inquiries received by this date, and responses will be made available to all known recipients of this RFP and posted on the Town of Elizabeth website. Any oral responses made by any representative of the Town may not be relied upon.
4. Deadline for Submittal of Proposal: October 07, 2024
5. Proposal/Bid Opening: October 08, 2024
6. Interviews and/or presentations from proposing teams (if necessary): October 15, 2024
7. Presentation of Recommended Developer to Town Board of Trustees: October 22, 2024
8. Town Board of Trustees Select Developer: November 12, 2024

Developer's Responsibilities

The Town intends to enter into a Memorandum of Understanding (MOU) following Developer selection (see example MOU in the Appendices). The MOU will designate the selected Developer as the Master Developer for the "Exclusive Negotiation Period," during which time the Developer may proceed with additional due diligence and pre-development work while working with the Town to negotiate a mutually acceptable "Definitive Agreement" with respect to the sale or other disposition and development of the Property by the Developer.

The Town anticipates that the general scope of the successful Developer team's responsibilities would include, but not be limited to:

Entitlements

The Developer shall be responsible for all aspects of the Project including all due diligence, pre-development planning, environmental review and design. The selected Developer shall be responsible, at its sole expense, for obtaining all land use entitlements, permits, and other government approvals required for its proposed project.

- Note: development of the Gesin Lot requires the Developer to go through the Town's standard site planning and building permit process. All aspects of the Town's municipal code must be adhered to unless otherwise stated herein.

Predevelopment Costs

The selected Developer shall bear all pre-development costs relating to this project. All fees or expenses of engineers, architects, financial consultants, attorneys, planning or other consultants or contractors retained by Developer for any study, analysis, evaluation, report, schedule, estimate, environmental review, surveys, planning and/or design activities, drawings, specifications or other activity or matter relating to the project shall be the sole responsibility of, and undertaken at, the sole cost and expense of

Developer and no such activity or matter shall be deemed to be undertaken for the benefit of, at the expense of, or in reliance upon the Town of Elizabeth.

In the event the Town of Elizabeth's site analysis is unavailable, or does not meet the needs of the developer, the Town agrees to reimburse the developer up to \$10,000.00 for appropriate testing. The final testing results remain the property of the Town of Elizabeth.

Deposit

The selected Developer shall reimburse the Town for the actual out-of-pocket costs and expenses incurred (consultants' fees, title reports, and appraisal costs to the extent incurred) in negotiating and preparing the "Definitive Agreement." The selected Developer shall deposit with the Town the sum of Fifteen Thousand Dollars (\$15,000.00) The deposit funds shall be applied to the final purchase price of the property and shall be furnished to the Developer at the time of closing.

Financing

The Developer shall be responsible for providing all funding for the project regardless of the source or type of funding (e.g., debt financing, equity, grants). If debt financing is used, no financial risk or credit shall be imposed upon or borne by the Town.

Construction

The Developer shall be responsible for all project construction and commission of the project, including all site preparation, infrastructure work, and vertical construction.

Indemnification

Developer shall indemnify, defend and hold the Town of Elizabeth, its officers, agents and employees harmless from any and all claims, damages, losses, causes of action and demands, including, without limitation, the payment of all consequential damages, expert witness fees, reasonable attorney's fees and other related costs and expenses, incurred in connection with or in any manner arising out of Developer's response to this RFP and performance of the work contemplated by this RFP. Submitting a response to this RFP signifies that the Developer is not covered under the Town's general liability insurance, employee benefits, or worker's compensation. It further establishes that the Developer shall be fully responsible for such coverage. The Developer's obligation to indemnify shall survive expiration or termination of this RFP and shall not be restricted to insurance proceeds, if any, received by the Town, its officers, agents, and employees.

Additional Indemnity Obligations

Developer shall defend, with counsel of Town's choosing and at Developer's own cost, expense and risk, any and all claims, suits, actions or other proceedings of every kind that may be brought or instituted against Town, its officers, agents and employees as a result of this RFP.

The Developer shall pay and satisfy any judgment, award or decree that may be rendered against the Town, its officers, agents and employees as part of any such claim, suit, action or other proceeding. The Developer shall also reimburse Town for the cost of any settlement paid by the Town, its officers, agents and employees as part of any such claim, suit, action or other proceeding. Such reimbursement shall include payment for the Town's attorney's fees and costs, including expert witness fees. Developer shall

reimburse Town, its officers, agents and employees for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

Public Record

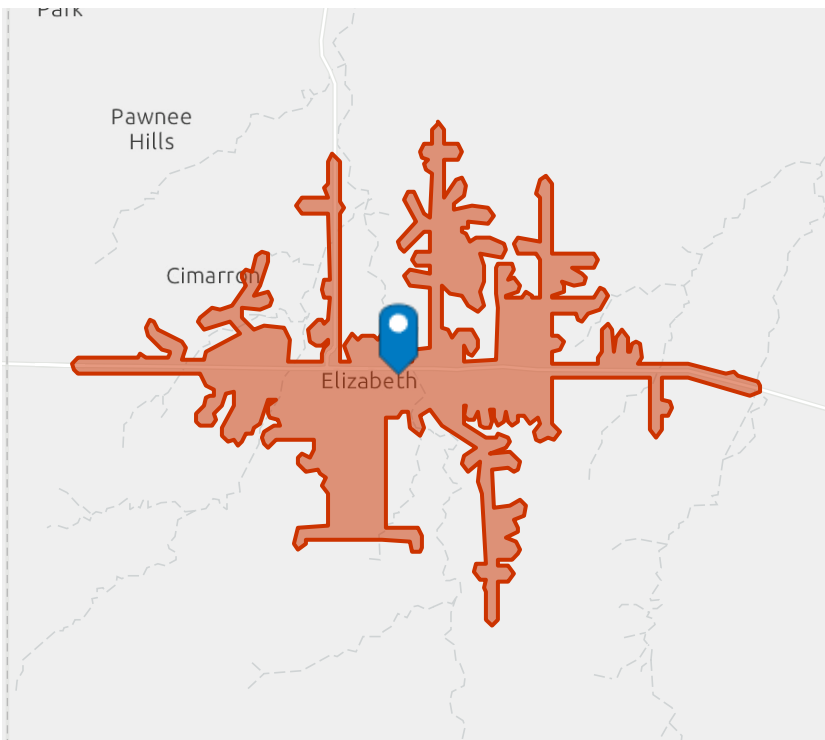
Pursuant to the Colorado Open Records Act, C.R.S. Section 24-72-200.1 (CORA), any and all of the documents that are submitted to the Town of Elizabeth may be deemed public records subject to examination and inspection by third parties. The Town of Elizabeth reserves the right, at its sole discretion, to release for inspection or copying any document, plan, specification, proposal or other writing submitted pursuant to this request. Candidates should identify any portion of their proposals which they consider confidential.

Appropriately identified trade secrets will be kept confidential to the extent permitted by law. Any proposal page(s) alleged to contain proprietary information will be identified by the proposer in boldface text at the top and bottom as "PROPRIETARY." Designating the entire proposal as proprietary is not acceptable and will not be honored. Submission of a proposal will constitute an agreement to this provision for public records.

Assignment and Master Developer MOU Timeline

Developer selection includes consideration of the merits of the Developer/Development Team. Assignment of the proposal is prohibited, and the Town reserves the right to nullify its selection determination and decision by the Board of Trustees if a Master Developer MOU is not executed between the Town of Elizabeth and the original Developer/Development Team within 90 days from the Board of Trustee selection date.

Should the 90-day period lapse without a signed Master Developer MOU, the Town of Elizabeth reserves the right, at its sole discretion, to select another submitted proposal in response to this RFP.



POPULATION TRENDS AND KEY INDICATORS

Gesin Lot
Drive time of 5 minutes

| | | | | | | | | |
|--------------|--------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 2,807 | 1,019 | 2.75 | 43.6 | \$119,850 | \$683,731 | 152 | 73 | 37 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

MORTGAGE INDICATORS



\$19,513

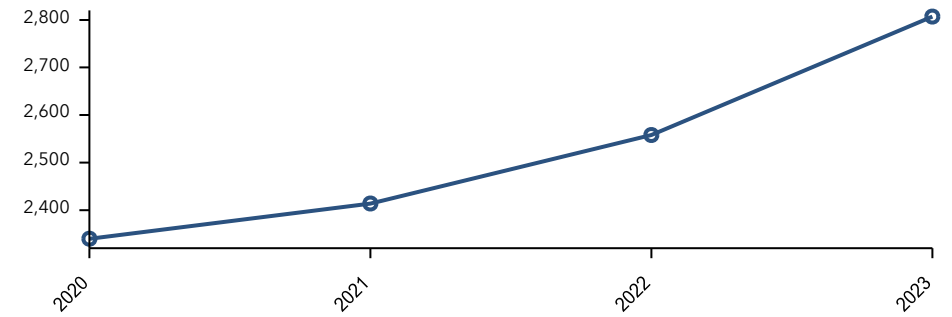
Avg Spent on Mortgage & Basics



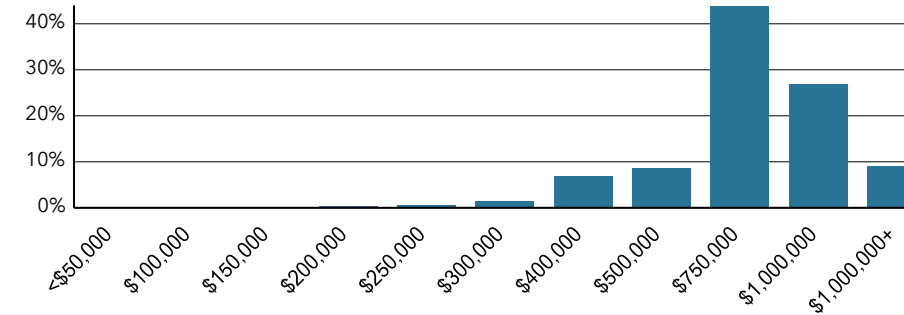
35.7%

Percent of Income for Mortgage

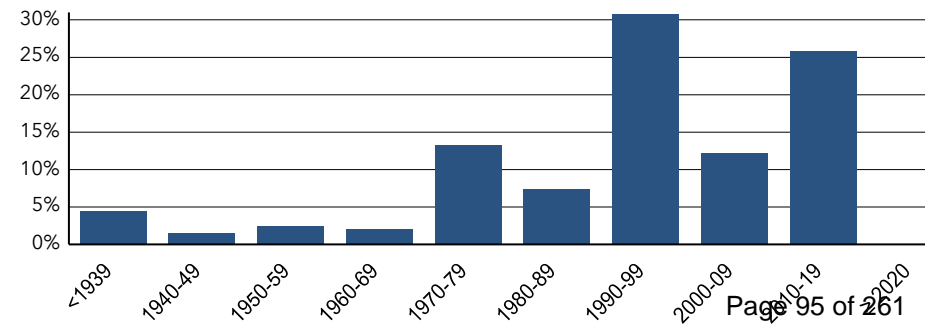
Historical Trends: Population



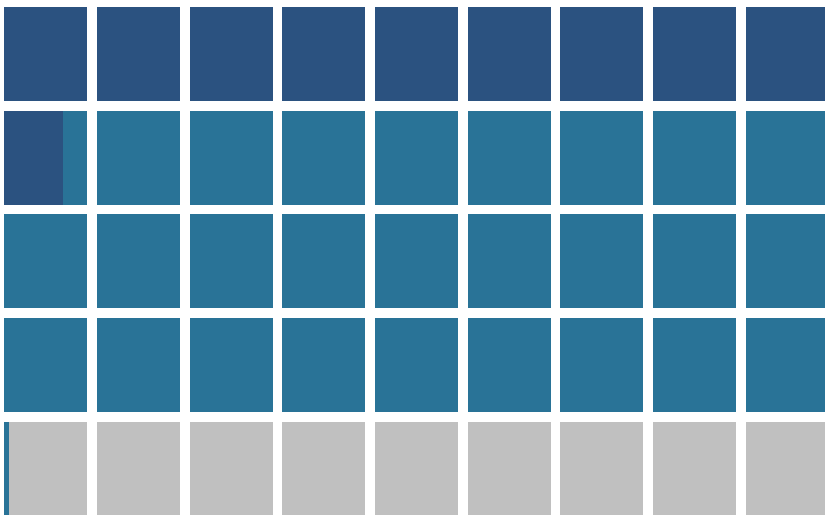
Home Value



Housing: Year Built

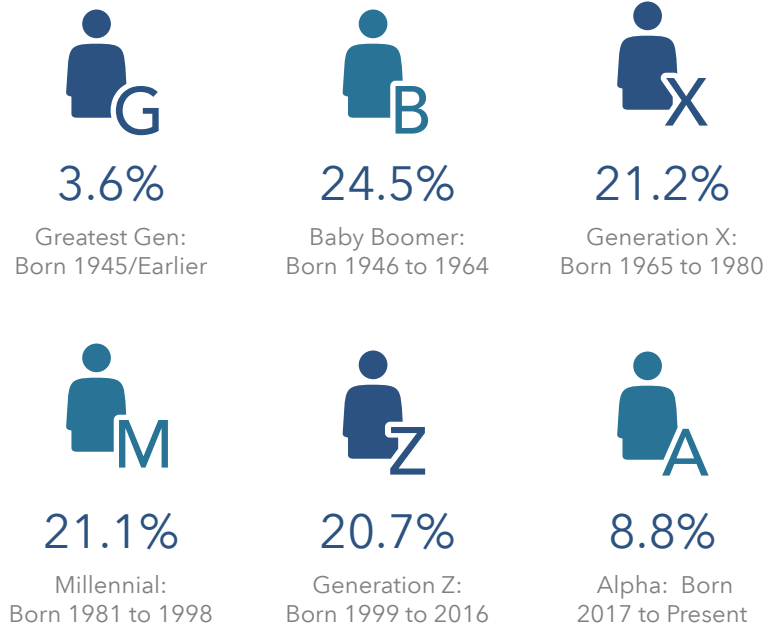


POPULATION BY AGE



■ Under 18 (21.6%) ■ Ages 18 to 64 (58.5%) ■ Aged 65+ (19.8%)

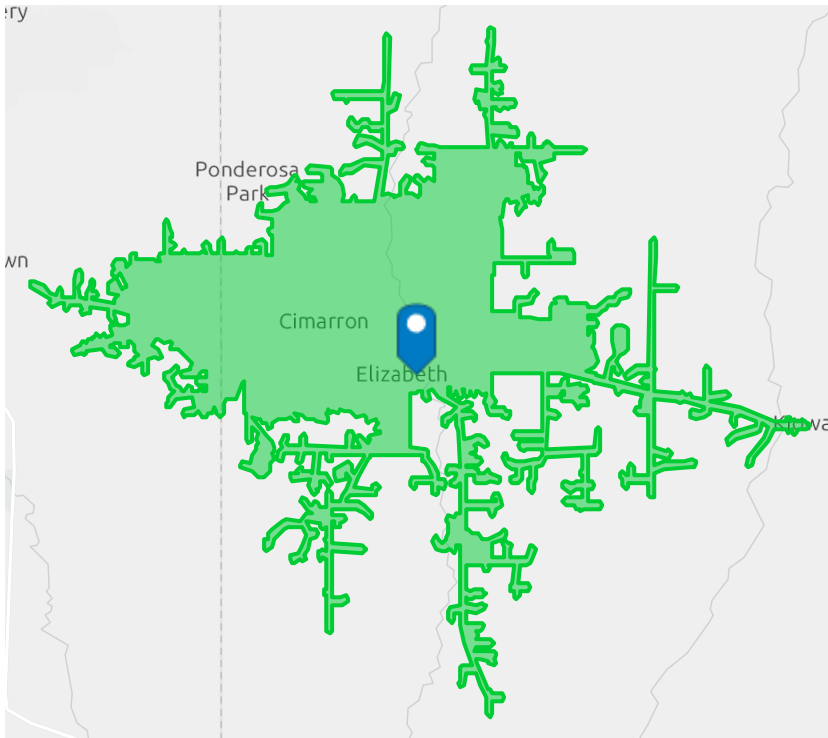
POPULATION BY GENERATION



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2024, 2029, 2018-2022
© 2025 Esri

POPULATION TRENDS AND KEY INDICATORS

Gesin Lot
Drive time of 10 minutes



| | | | | | | | | |
|--------------|--------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 7,543 | 2,744 | 2.74 | 46.3 | \$126,376 | \$674,411 | 180 | 78 | 35 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

MORTGAGE INDICATORS



\$21,143

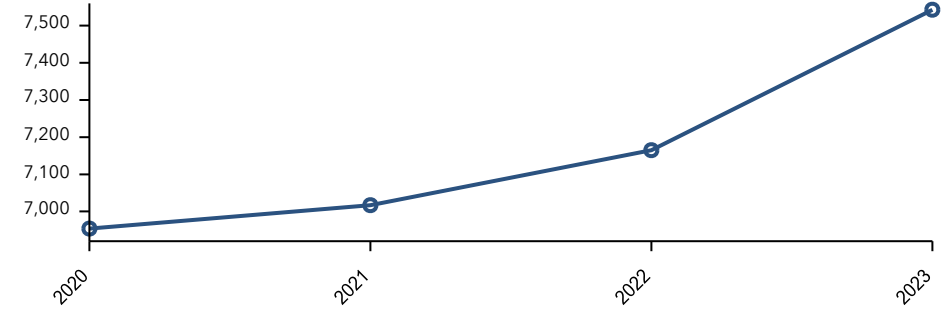
Avg Spent on Mortgage & Basics



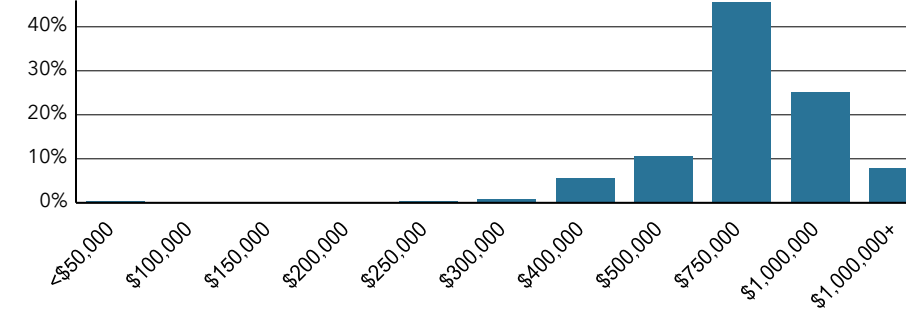
33.4%

Percent of Income for Mortgage

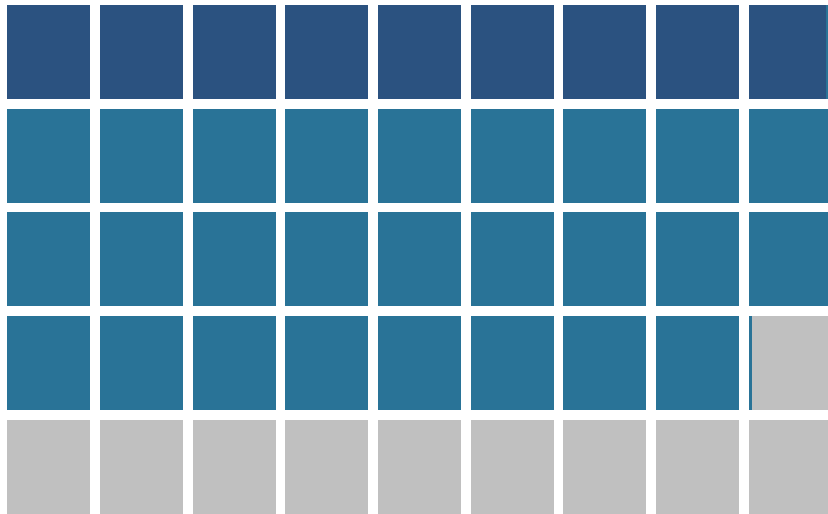
Historical Trends: Population



Home Value



POPULATION BY AGE



■ Under 18 (19.9%) ■ Ages 18 to 64 (58.1%) ■ Aged 65+ (22.1%)

POPULATION BY GENERATION



3.9%

Greatest Gen:
Born 1945/Earlier



27.4%

Baby Boomer:
Born 1946 to 1964



21.5%

Generation X:
Born 1965 to 1980



19.3%

Millennial:
Born 1981 to 1998



20.1%

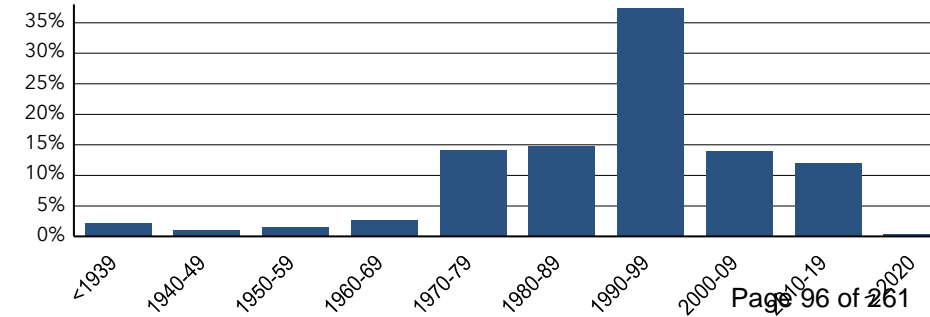
Generation Z:
Born 1999 to 2016



7.9%

Alpha: Born
2017 to Present

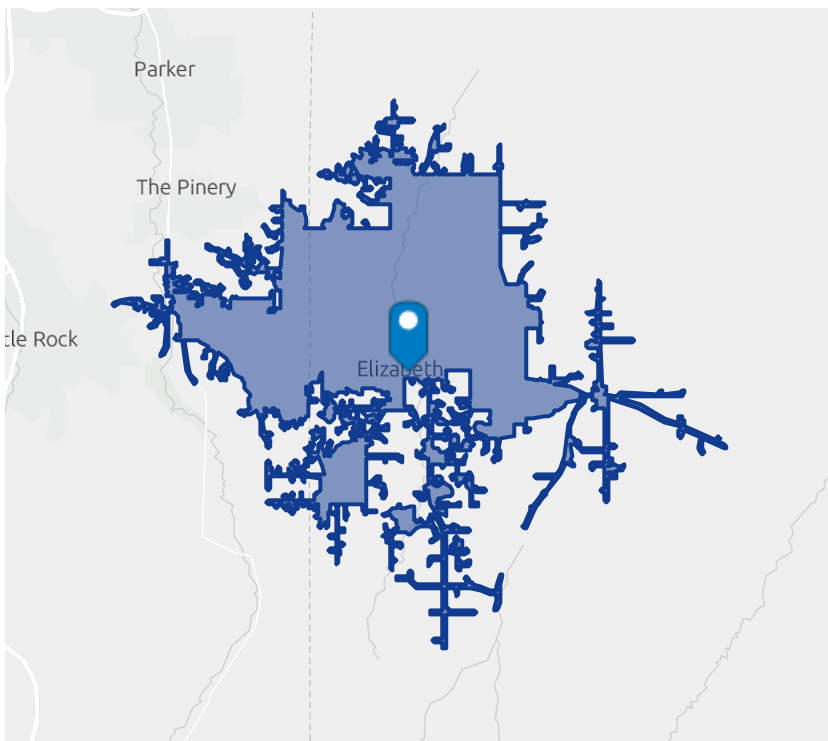
Housing: Year Built



Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2024, 2029, 2018-2022
© 2025 Esri

POPULATION TRENDS AND KEY INDICATORS

Gesin Lot
Drive time of 15 minutes



| | | | | | | | | |
|---------------|--------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 16,630 | 6,061 | 2.74 | 46.6 | \$130,402 | \$708,634 | 192 | 76 | 36 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

MORTGAGE INDICATORS



\$22,095

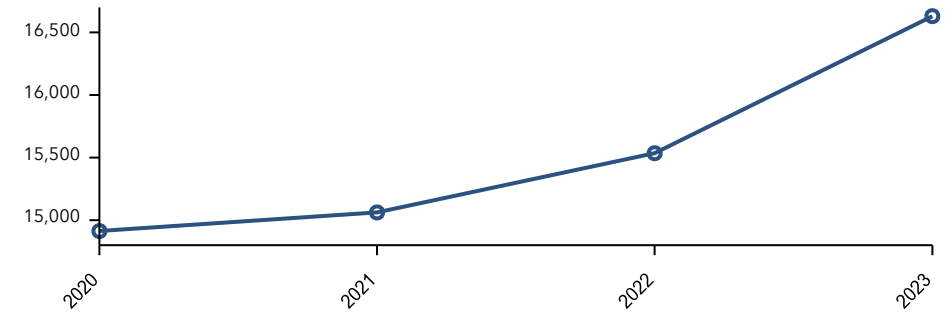
Avg Spent on Mortgage & Basics



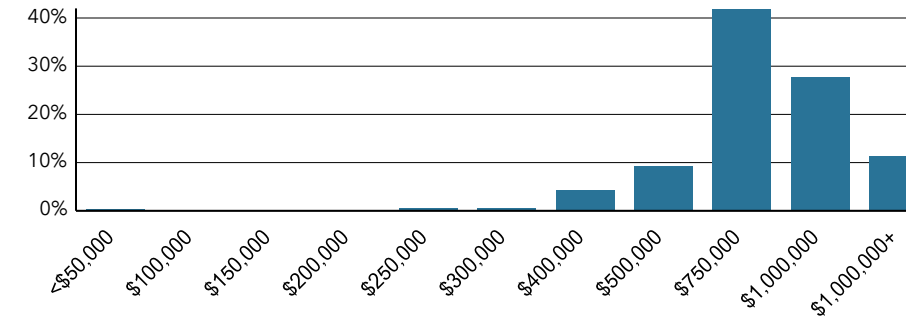
34.0%

Percent of Income for Mortgage

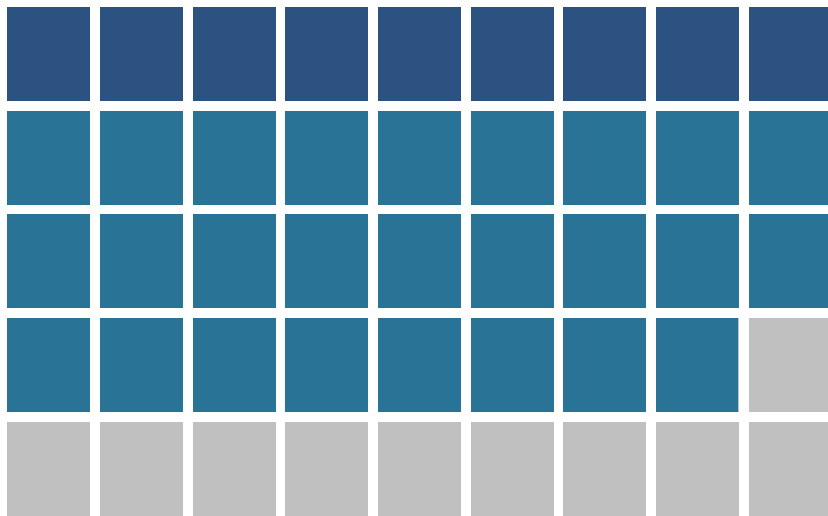
Historical Trends: Population



Home Value

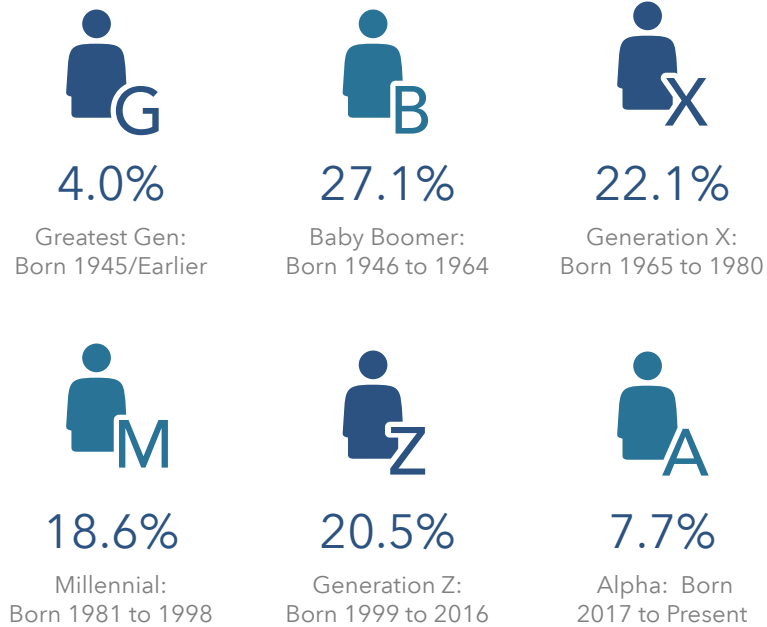


POPULATION BY AGE

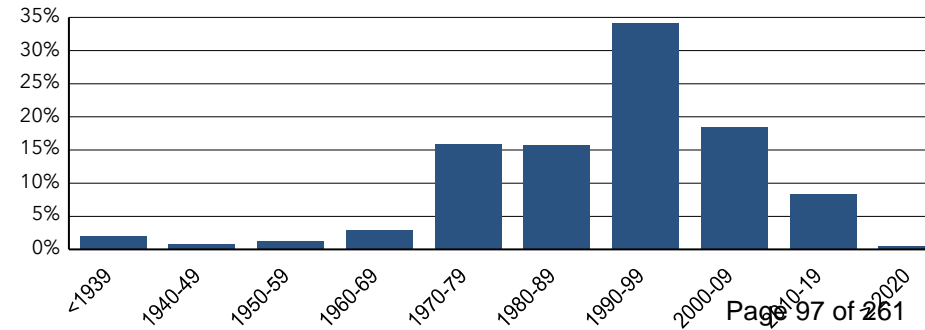


■ Under 18 (19.9%) ■ Ages 18 to 64 (57.9%) ■ Aged 65+ (22.2%)

POPULATION BY GENERATION



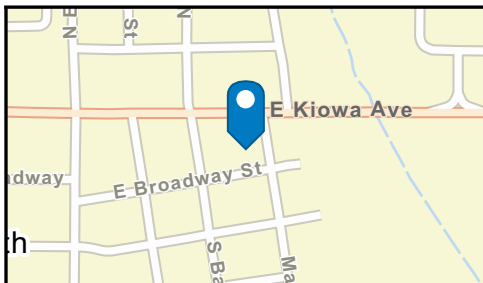
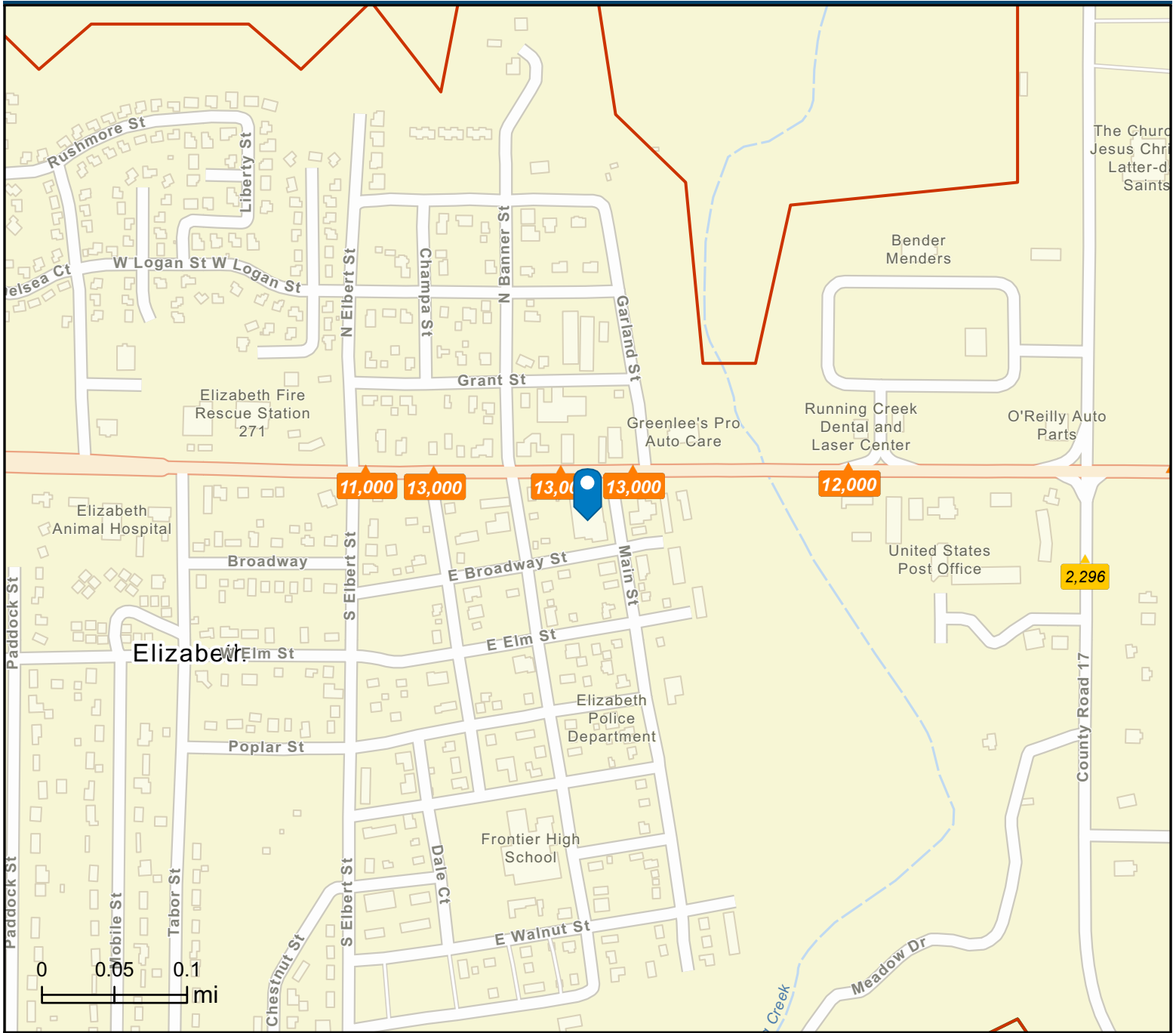
Housing: Year Built



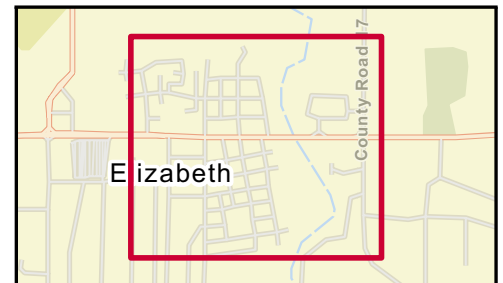
Traffic Count Map - Close Up

Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day

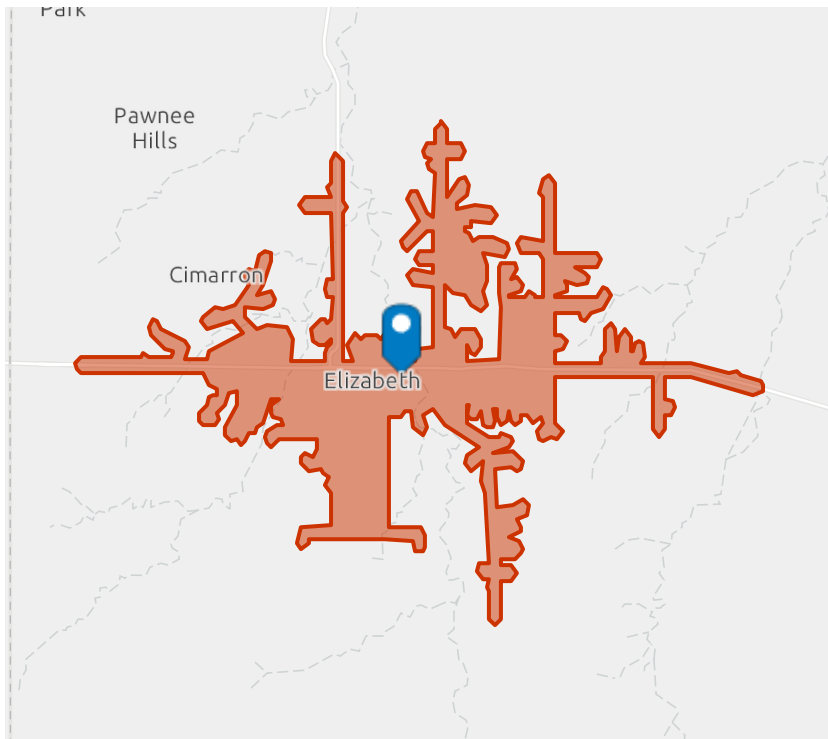


Source: ©2024 Kalibrate Technologies (Q4 2024).

Population Trends

Gesin Lot (5 minutes)
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time of 5 minutes

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

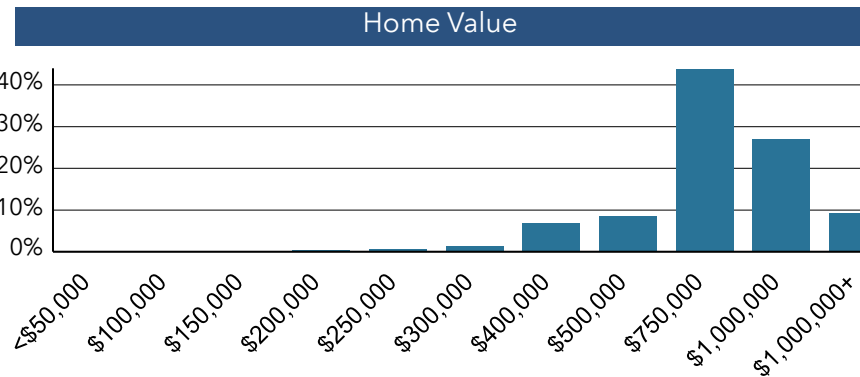
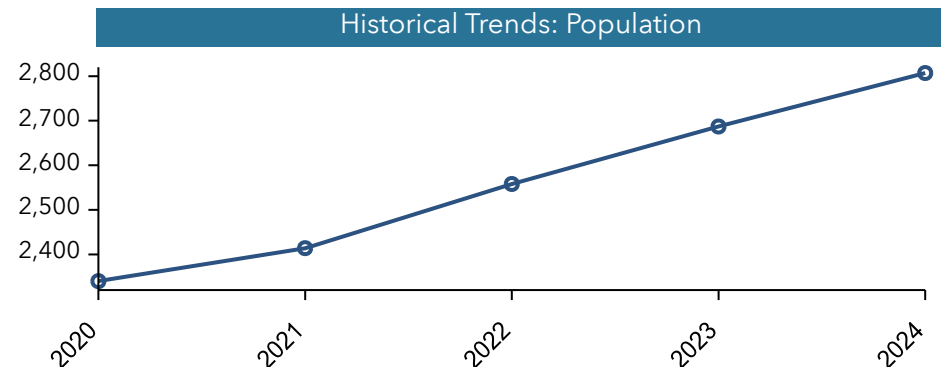


Population Trends and Key Indicators

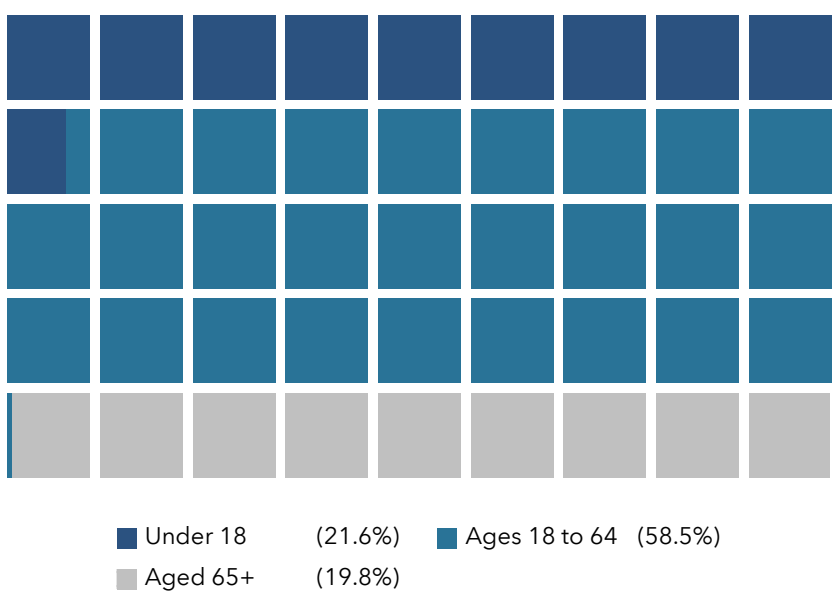
Gesin Lot
Drive time of 5 minutes

| | | | | | | | | |
|--------------|--------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 2,807 | 1,019 | 2.75 | 43.6 | \$119,850 | \$683,731 | 152 | 73 | 37 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

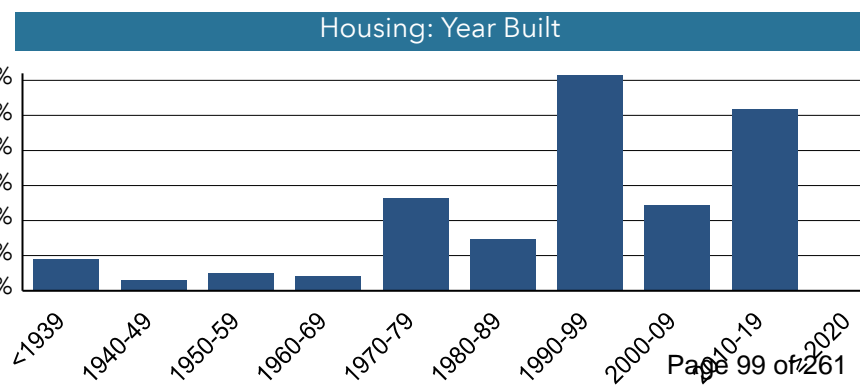
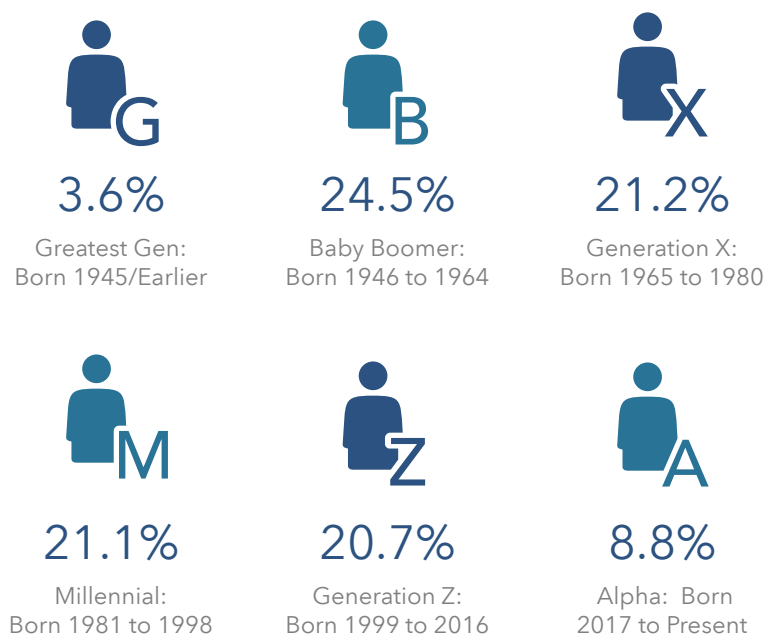
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION

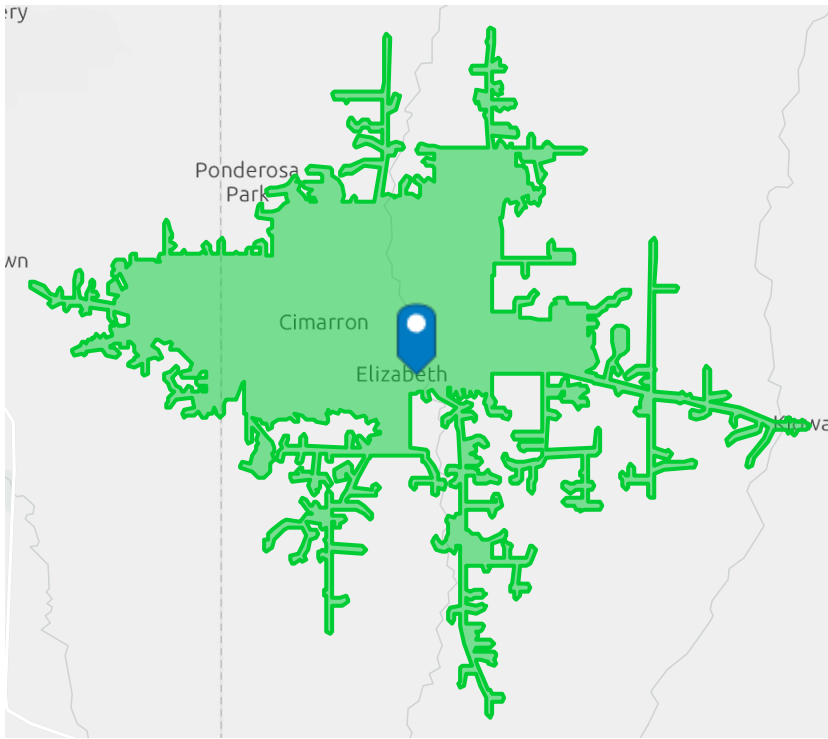


Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

Population Trends

Gesin Lot (10 minutes)
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time of 10 minutes

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

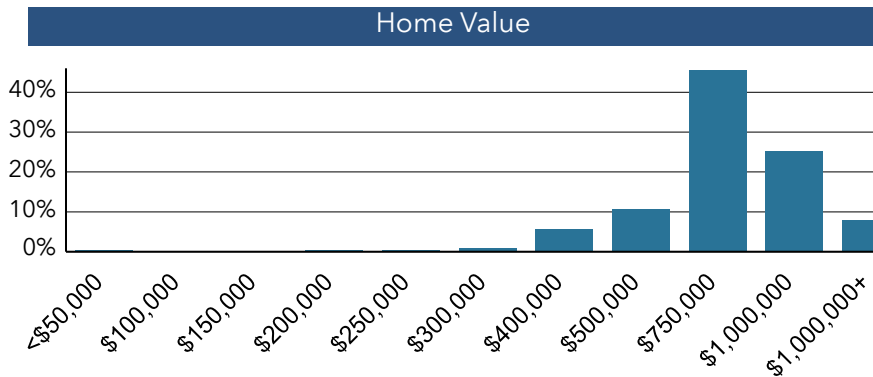
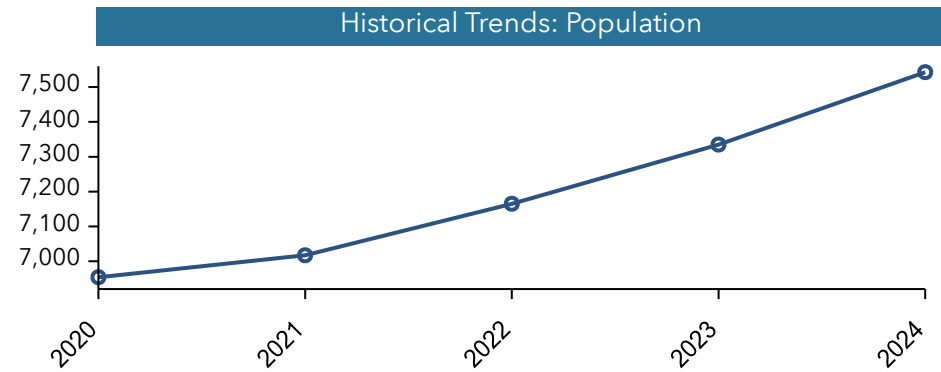


Population Trends and Key Indicators

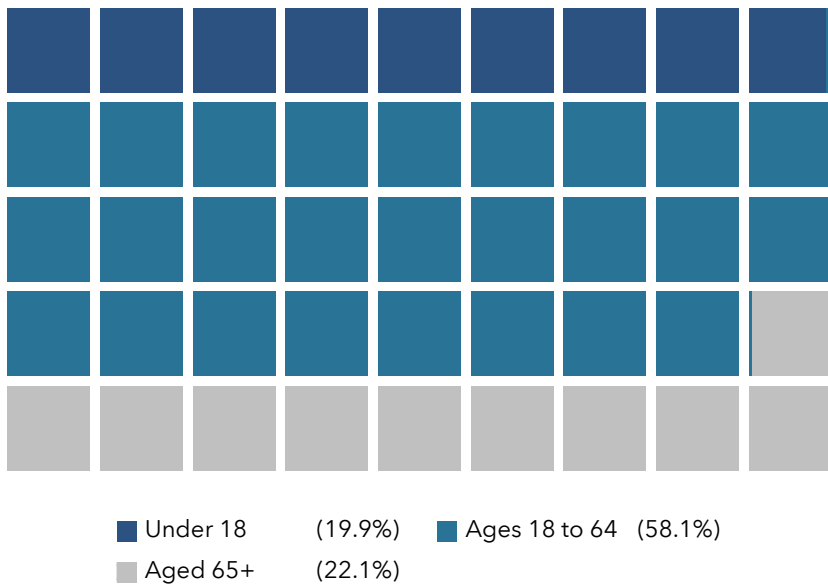
Gesin Lot
 Drive time of 10 minutes

| | | | | | | | | |
|--------------|--------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 7,543 | 2,744 | 2.74 | 46.3 | \$126,376 | \$674,411 | 180 | 78 | 35 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

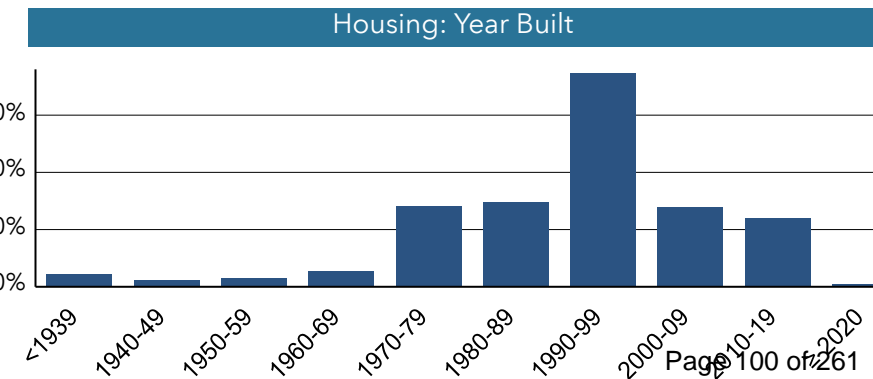
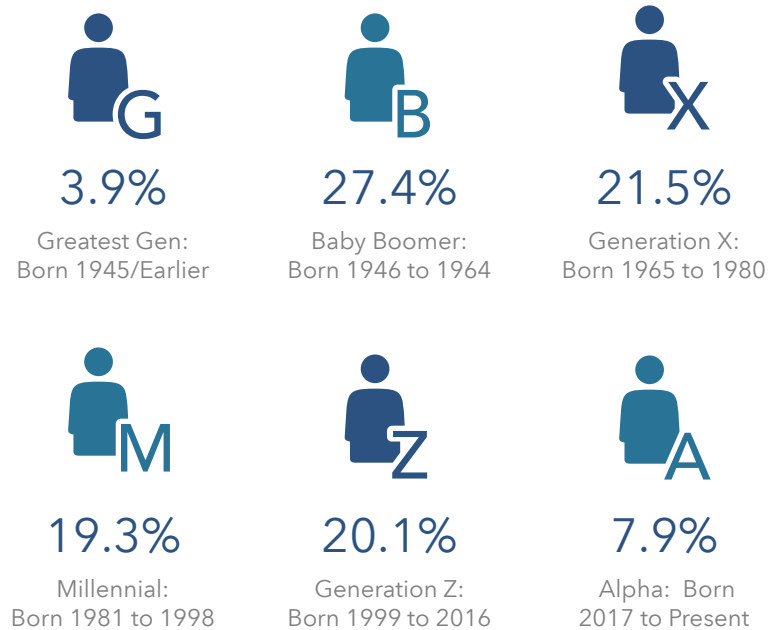
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION

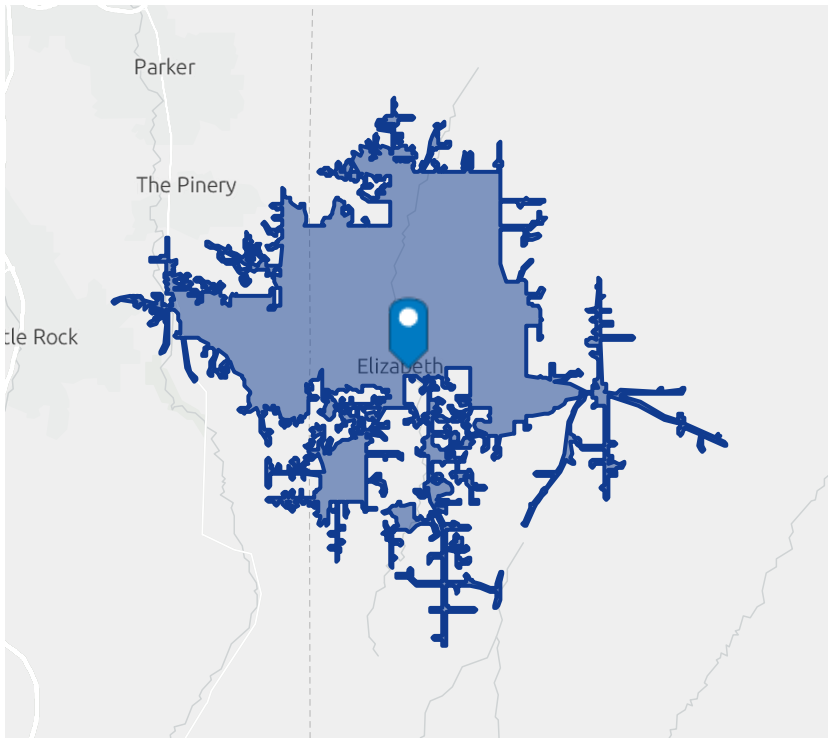


Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

Population Trends

Gesin Lot (15 minutes)
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time of 15 minutes

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589



Population Trends and Key Indicators

Gesin Lot
Drive time of 15 minutes

| | | | | | | | | |
|---------------|--------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| 16,630 | 6,061 | 2.74 | 46.6 | \$130,402 | \$708,634 | 192 | 76 | 36 |
| Population | Households | Avg Size Household | Median Age | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

MORTGAGE INDICATORS



\$22,095

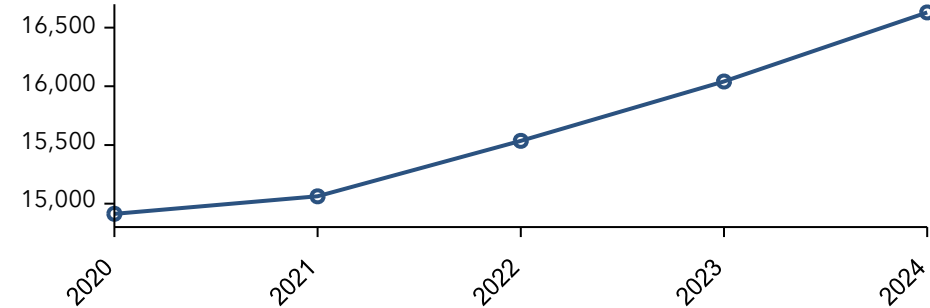
Avg Spent on Mortgage & Basics



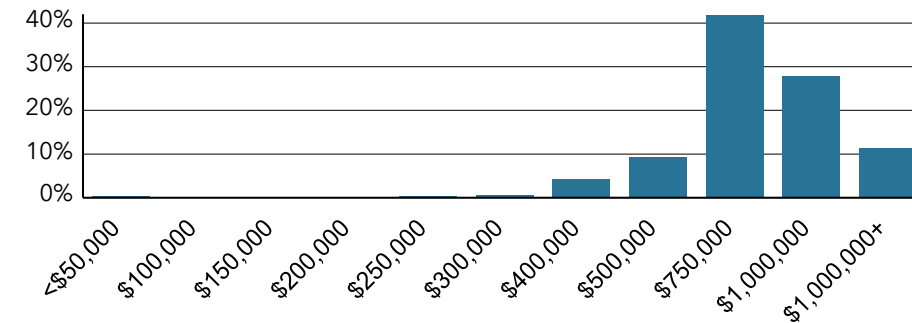
34.0%

Percent of Income for Mortgage

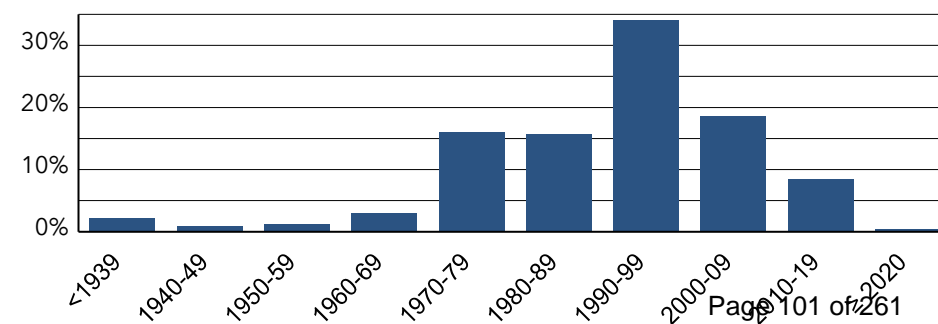
Historical Trends: Population



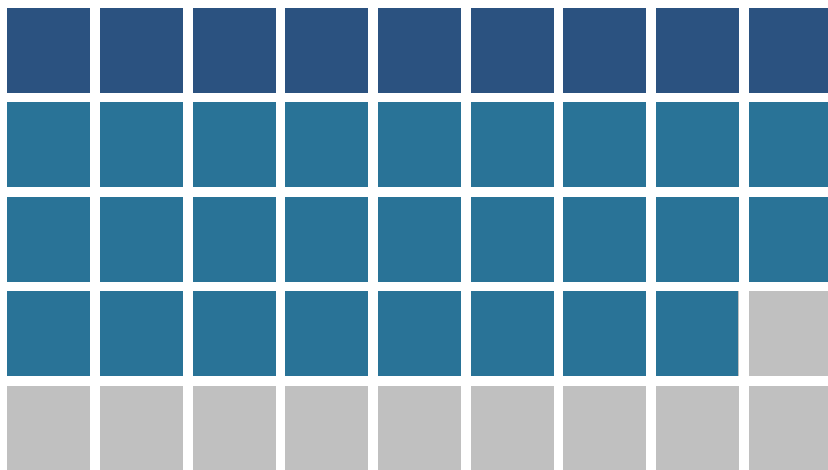
Home Value



Housing: Year Built

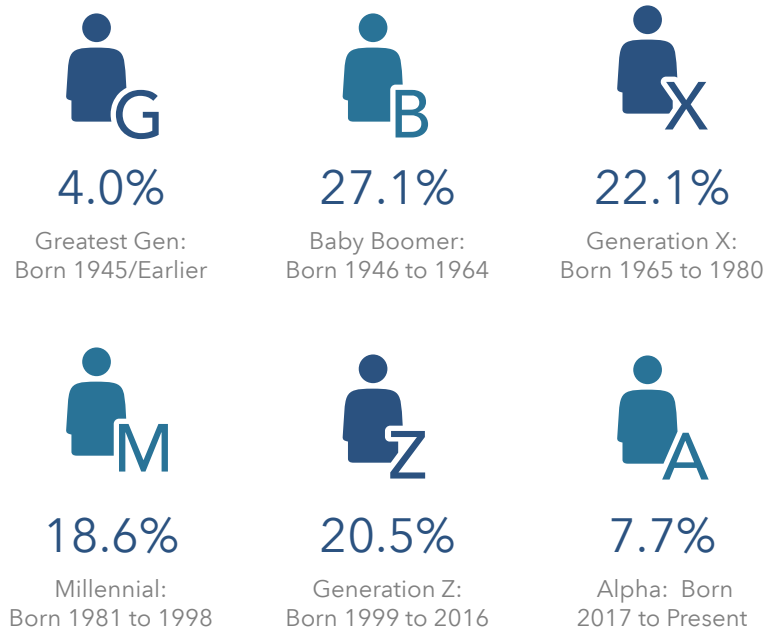


POPULATION BY AGE



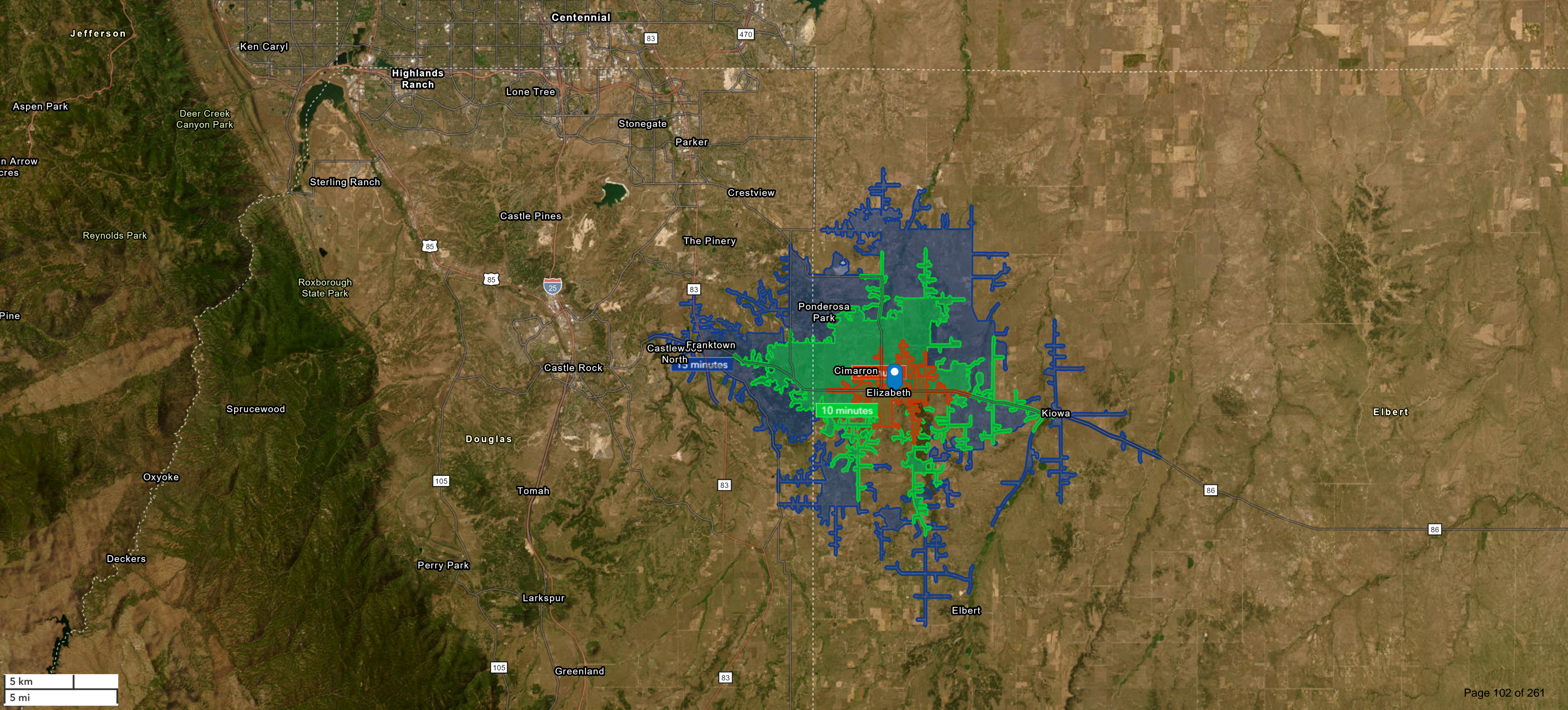
■ Under 18 (19.9%) ■ Ages 18 to 64 (57.9%)
 ■ Aged 65+ (22.2%)

POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri





5 km
5 mi



SHOPPING AND SPENDING

Gesin Lot
Drive time of 5 minutes

Shopping

115 2024 Received Gift/Prepaid Card/6 Mo: Index
Which is more than 80% of all ZIP Codes

125 2024 Spent \$800+ Mail/Phone/Internet Orders/6 Mo: Index
Which is more than 80% of all ZIP Codes

124 2024 Used Coupons for Food Prods/12 Mo: Index
Which is more than 80% of all ZIP Codes

132 2024 Shopped at Bed Bath & Beyond Store/3 Mo: Index
Which is more than 80% of all ZIP Codes

Disposable Income for this Area



\$107,463 ↑

Average Disposable Income is \$13,727 higher than Colorado, which has a value of **\$93,736**

Click a Spending Fact to Get More Details



An Interesting Facts infographic reveals information about your site that makes it distinctive compared to other areas using statistical comparisons. [Learn more...](#)

Source: This infographic contains data provided by Esri (2024).



SHOPPING AND SPENDING

Gesin Lot
Drive time of 10 minutes

Shopping

114

2024 Received Gift/Prepaid Card/6 Mo:
Index

Which is more than 80% of all ZIP Codes

125

2024 Spent \$800+ Mail/Phone/Internet
Orders/6 Mo: Index

Which is more than 80% of all ZIP Codes

124

2024 Used Coupons for Food Prods/12
Mo: Index

Which is more than 80% of all ZIP Codes

58

2024 Used Coupons for Tobacco/12 Mo:
Index

Which is less than 80% of all ZIP Codes

Disposable Income for this Area



\$113,428 ↑

Average Disposable Income is \$19,692 higher than
Colorado, which has a value of \$93,736

Click a Spending Fact to Get More Details



An Interesting Facts infographic reveals information about your site that makes it distinctive compared to other areas using statistical comparisons. [Learn more...](#)

Source: This infographic contains data provided by Esri (2024).



SHOPPING AND SPENDING

Gesin Lot
Drive time of 15 minutes

Shopping

113

2024 Received Gift/Prepaid Card/6 Mo: Index

Which is more than 80% of all ZIP Codes

125

2024 Spent \$800+ Mail/Phone/Internet Orders/6 Mo: Index

Which is more than 80% of all ZIP Codes

123

2024 Used Coupons for Food Prods/12 Mo: Index

Which is more than 80% of all ZIP Codes

59

2024 Used Coupons for Tobacco/12 Mo: Index

Which is less than 80% of all ZIP Codes

Disposable Income for this Area



\$116,897 ↑

Average Disposable Income is \$23,161 higher than Colorado, which has a value of \$93,736

Click a Spending Fact to Get More Details



An Interesting Facts infographic reveals information about your site that makes it distinctive compared to other areas using statistical comparisons. [Learn more...](#)

Source: This infographic contains data provided by Esri (2024).

Eating Places

Gesin Lot (5 minutes)

165 S Main St, Elizabeth, Colorado, 80107

Drive time of 5 minutes

Prepared by Esri

Latitude: 39.36099

Longitude: -104.59589

Gesin Lot

Drive time of 5 minutes



3

Bakers
(Retail)



0

Bars and
Pubs



4

Coffee
Shops



0

Juice
Bars



1

Doughnut
Shops



3

Ice Cream
Parlors



1

Pizza
Restaurants



11

Other
Restaurants

2,807

Population

1,019

Households

2.75

Avg Size
Household

43.6

Median
Age

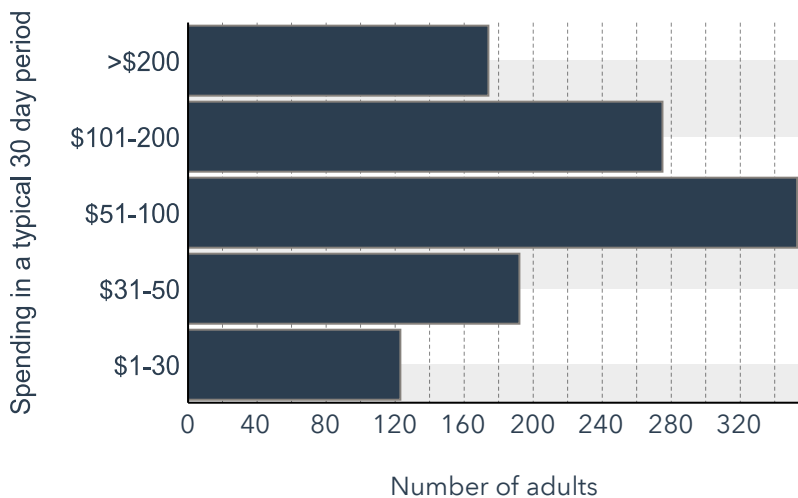
\$119,850

Median
Household Income

\$683,731

Median
Home Value

Family Restaurants Market Potential



Annual Household Spending

\$4,547

Meals at
Restaurants

\$961

Food & Drink
on Trips

Local Business Summary

185

Total
Businesses

1,494

Total
Employees

Source: This infographic contains data provided by Esri (2024, 2029), Esri-MRI-Simmons (2024), Esri-U.S. BLS (2024), Esri-Data Axle (2024). Data Axle POI data updated 3 times per year. * Indicates the number of locations has reached the maximum. Note that the BLS has redefined Meals at Restaurants/Other by removing the mealtime distinction: breakfast, lunch, dinner, and snacks. Where food purchases were made has been maintained. © 2025 Esri

Eating Places

Gesin Lot (5 minutes)
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time of 5 minutes

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

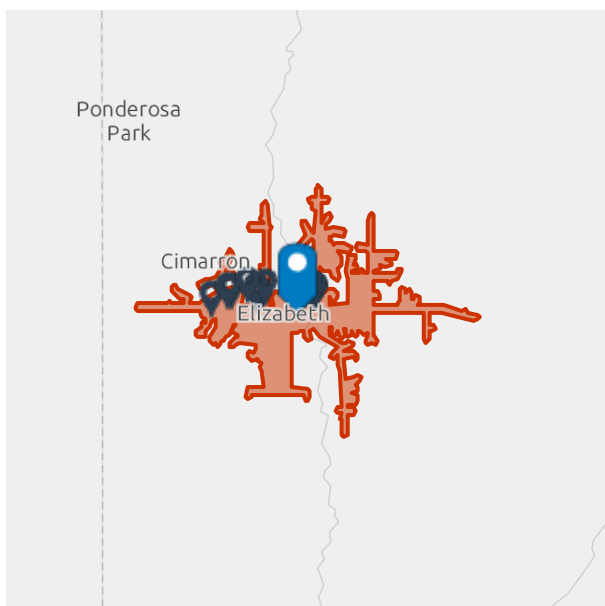
Gesin Lot

Drive time of 5 minutes



| Company/Business Name | Street | City | State | Employees | Sales | Distance (mi) |
|-------------------------------|----------------|-----------|-------|-----------|-------------|---------------|
| Catalina's Diner | E Kiowa Ave | Elizabeth | CO | 6 | \$190,000 | 0.09 |
| The Teaspoon | S Main St | Elizabeth | CO | 10 | \$317,000 | 0.14 |
| Dairy Queen Grill & Chill | Crossroads Cir | Elizabeth | CO | 26 | \$823,000 | 0.23 |
| El Pinito Family Restaurant | E Kiowa Ave | Elizabeth | CO | 20 | \$633,000 | 0.29 |
| Rose's Creamery | E Kiowa Ave | Elizabeth | CO | 4 | \$127,000 | 0.31 |
| Domino's | E Kiowa Ave | Elizabeth | CO | 20 | \$633,000 | 0.31 |
| Krispy Krunchy Chicken | County Road 13 | Elizabeth | CO | 18 | \$570,000 | 0.61 |
| Subway | Elizabeth St | Elizabeth | CO | 8 | \$254,000 | 0.70 |
| Catrina Mexican Grill Burrito | Elizabeth St | Elizabeth | CO | 5 | \$159,000 | 0.70 |
| Starbucks | Elizabeth St | Elizabeth | CO | 5 | \$159,000 | 0.76 |
| SONIC Drive-in | Elizabeth St | Elizabeth | CO | 32 | \$1,013,000 | 0.78 |
| Cowgirlz Coffee Company | Highway 86 | Elizabeth | CO | 5 | \$330,000 | 0.92 |
| Ziggi's Coffee | Legacy Cir | Elizabeth | CO | 10 | | 1.22 |
| Taco Bell | Legacy Cir | Elizabeth | CO | 10 | \$471,000 | 1.27 |

Closest locations 1-14, Table 1 of 2



Average Annual Spend per Household on Eating Out



\$4,812

Food Away from Home



\$5,422

Food Services & Drinking Places (NAICS 722)



\$295

Alcoholic Beverages Away from Home

Source: This infographic contains data provided by Esri (2024, 2029), Esri-MRI-Simmons (2024), Esri-U.S. BLS (2024), Esri-Data Axle (2024). **Data Axle** POI data updated 3 times per year. * Indicates the number of locations has reached the maximum. Note that the BLS has redefined Meals at Restaurants/Other by removing the mealtime distinction: breakfast, lunch, dinner, and snacks. Where food purchases were made has been maintained. © 2025 Esri

Eating Places

Gesin Lot (5 minutes)

165 S Main St, Elizabeth, Colorado, 80107

Drive time of 5 minutes

Prepared by Esri

Latitude: 39.36099

Longitude: -104.59589

| Company/Business Name | Street | City | State | Employees | Sales | Distance (mi) |
|-----------------------|------------|-----------|-------|-----------|-----------|---------------|
| McDonald's | Legacy Trl | Elizabeth | CO | 18 | \$570,000 | 1.58 |

Eating Places

Gesin Lot (10 minutes)

165 S Main St, Elizabeth, Colorado, 80107

Drive time of 10 minutes

Prepared by Esri

Latitude: 39.36099

Longitude: -104.59589

Gesin Lot

Drive time of 10 minutes



3

Bakers
(Retail)



0

Bars and
Pubs



4

Coffee
Shops



0

Juice
Bars



1

Doughnut
Shops



3

Ice Cream
Parlors



1

Pizza
Restaurants



14

Other
Restaurants

7,543

Population

2,744

Households

2.74

Avg Size
Household

46.3

Median
Age

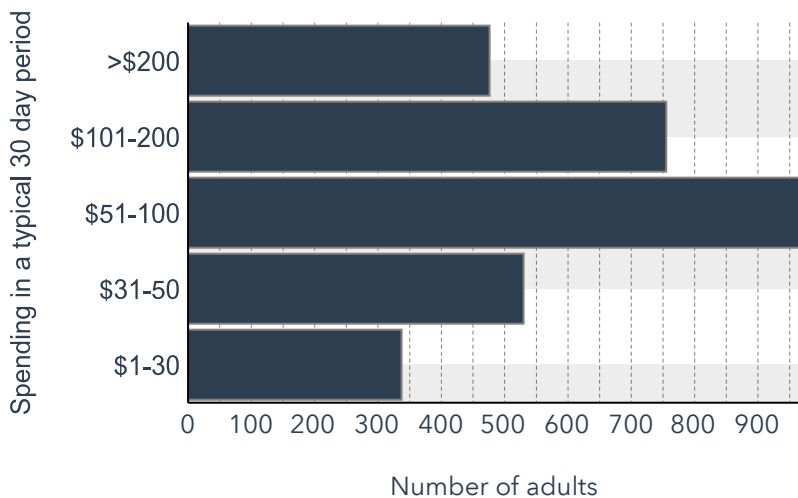
\$126,376

Median
Household Income

\$674,411

Median
Home Value

Family Restaurants Market Potential



Annual Household Spending

\$4,929

Meals at
Restaurants

\$1,041

Food & Drink
on Trips

Local Business Summary

331

Total
Businesses

2,517

Total
Employees

Source: This infographic contains data provided by Esri (2024, 2029), Esri-MRI-Simmons (2024), Esri-U.S. BLS (2024), Esri-Data Axle (2024). Data Axle POI data updated 3 times per year. * Indicates the number of locations has reached the maximum. Note that the BLS has redefined Meals at Restaurants/Other by removing the mealtime distinction: breakfast, lunch, dinner, and snacks. Where food purchases were made has been maintained. © 2025 Esri

Eating Places

Gesin Lot (10 minutes)

165 S Main St, Elizabeth, Colorado, 80107

Drive time of 10 minutes

Prepared by Esri

Latitude: 39.36099

Longitude: -104.59589

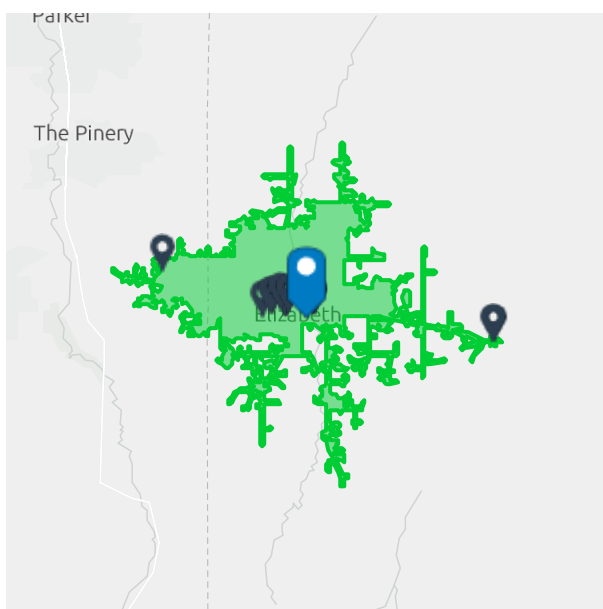
Gesin Lot

Drive time of 10 minutes



| Company/Business Name | Street | City | State | Employees | Sales | Distance (mi) |
|-------------------------------|----------------|-----------|-------|-----------|-------------|---------------|
| Catalina's Diner | E Kiowa Ave | Elizabeth | CO | 6 | \$190,000 | 0.09 |
| The Teaspoon | S Main St | Elizabeth | CO | 10 | \$317,000 | 0.14 |
| Dairy Queen Grill & Chill | Crossroads Cir | Elizabeth | CO | 26 | \$823,000 | 0.23 |
| El Pinito Family Restaurant | E Kiowa Ave | Elizabeth | CO | 20 | \$633,000 | 0.29 |
| Rose's Creamery | E Kiowa Ave | Elizabeth | CO | 4 | \$127,000 | 0.31 |
| Domino's | E Kiowa Ave | Elizabeth | CO | 20 | \$633,000 | 0.31 |
| Krispy Krunchy Chicken | County Road 13 | Elizabeth | CO | 18 | \$570,000 | 0.61 |
| Subway | Elizabeth St | Elizabeth | CO | 8 | \$254,000 | 0.70 |
| Catrina Mexican Grill Burrito | Elizabeth St | Elizabeth | CO | 5 | \$159,000 | 0.70 |
| Starbucks | Elizabeth St | Elizabeth | CO | 5 | \$159,000 | 0.76 |
| SONIC Drive-in | Elizabeth St | Elizabeth | CO | 32 | \$1,013,000 | 0.78 |
| Cowgirlz Coffee Company | Highway 86 | Elizabeth | CO | 5 | \$330,000 | 0.92 |
| Ziggi's Coffee | Legacy Cir | Elizabeth | CO | 10 | | 1.22 |
| Taco Bell | Legacy Cir | Elizabeth | CO | 10 | \$471,000 | 1.27 |

Closest locations 1-14, Table 1 of 2



Average Annual Spend per Household on Eating Out



\$5,215

Food Away from Home



\$5,871

Food Services & Drinking Places (NAICS 722)



\$320

Alcoholic Beverages Away from Home

Source: This infographic contains data provided by Esri (2024, 2029), Esri-MRI-Simmons (2024), Esri-U.S. BLS (2024), Esri-Data Axle (2024). **Data Axle** POI data updated 3 times per year. * Indicates the number of locations has reached the maximum. Note that the BLS has redefined Meals at Restaurants/Other by removing the mealtime distinction: breakfast, lunch, dinner, and snacks. Where food purchases were made has been maintained. © 2025 Esri

Eating Places

Gesin Lot (10 minutes)

165 S Main St, Elizabeth, Colorado, 80107

Drive time of 10 minutes

Prepared by Esri

Latitude: 39.36099

Longitude: -104.59589

| Company/Business Name | Street | City | State | Employees | Sales | Distance (mi) |
|-----------------------|---------------|-----------|-------|-----------|-----------|---------------|
| McDonald's | Legacy Trl | Elizabeth | CO | 18 | \$570,000 | 1.58 |
| Inchin Bamboo | E Arapahoe Rd | Franktown | CO | 6 | | 5.48 |
| Licha's Mexican Diner | Comanche St | Kiowa | CO | 7 | \$190,000 | 6.96 |
| Patty Anns Cafe | Comanche St | Kiowa | CO | 10 | \$317,000 | 6.97 |

Eating Places

Gesin Lot (15 minutes)

165 S Main St, Elizabeth, Colorado, 80107

Drive time of 15 minutes

Prepared by Esri

Latitude: 39.36099

Longitude: -104.59589

Gesin Lot

Drive time of 15 minutes



3

Bakers
(Retail)



0

Bars and
Pubs



4

Coffee
Shops



0

Juice
Bars



1

Doughnut
Shops



3

Ice Cream
Parlors



1

Pizza
Restaurants



18

Other
Restaurants

16,630

Population

6,061

Households

2.74

Avg Size
Household

46.6

Median
Age

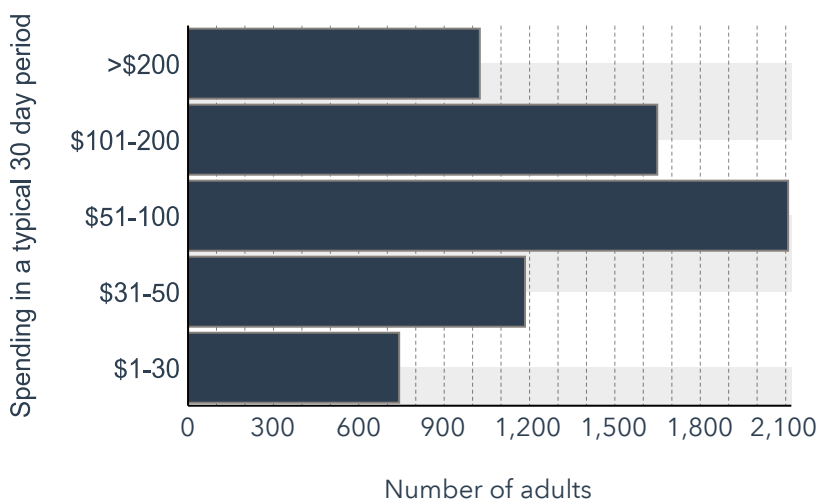
\$130,402

Median
Household Income

\$708,634

Median
Home Value

Family Restaurants Market Potential



Annual Household Spending

\$5,169

Meals at
Restaurants

\$1,093

Food & Drink
on Trips

Local Business Summary

563

Total
Businesses

3,808

Total
Employees

Source: This infographic contains data provided by Esri (2024, 2029), Esri-MRI-Simmons (2024), Esri-U.S. BLS (2024), Esri-Data Axle (2024). **Data Axle** POI data updated 3 times per year. * Indicates the number of locations has reached the maximum. Note that the BLS has redefined Meals at Restaurants/Other by removing the mealtime distinction: breakfast, lunch, dinner, and snacks. Where food purchases were made has been maintained. © 2025 Esri

Eating Places

Gesin Lot (15 minutes)

165 S Main St, Elizabeth, Colorado, 80107

Drive time of 15 minutes

Prepared by Esri

Latitude: 39.36099

Longitude: -104.59589

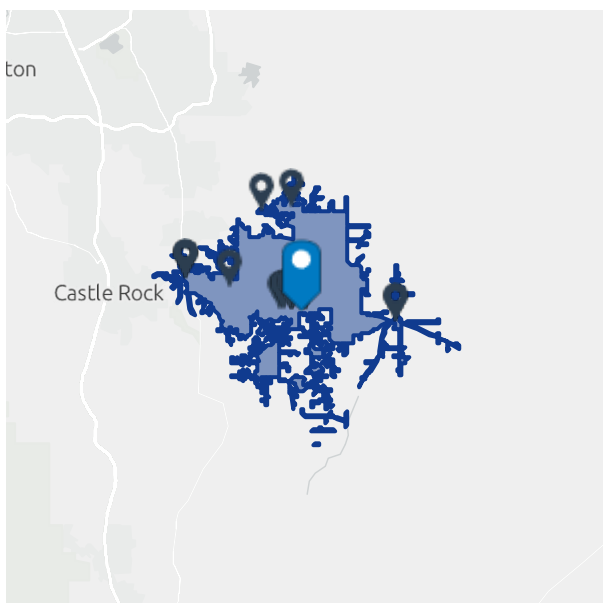
Gesin Lot

Drive time of 15 minutes



| Company/Business Name | Street | City | State | Employees | Sales | Distance (mi) |
|-------------------------------|----------------|-----------|-------|-----------|-------------|---------------|
| Catalina's Diner | E Kiowa Ave | Elizabeth | CO | 6 | \$190,000 | 0.09 |
| The Teaspoon | S Main St | Elizabeth | CO | 10 | \$317,000 | 0.14 |
| Dairy Queen Grill & Chill | Crossroads Cir | Elizabeth | CO | 26 | \$823,000 | 0.23 |
| El Pinito Family Restaurant | E Kiowa Ave | Elizabeth | CO | 20 | \$633,000 | 0.29 |
| Rose's Creamery | E Kiowa Ave | Elizabeth | CO | 4 | \$127,000 | 0.31 |
| Domino's | E Kiowa Ave | Elizabeth | CO | 20 | \$633,000 | 0.31 |
| Krispy Krunchy Chicken | County Road 13 | Elizabeth | CO | 18 | \$570,000 | 0.61 |
| Subway | Elizabeth St | Elizabeth | CO | 8 | \$254,000 | 0.70 |
| Catrina Mexican Grill Burrito | Elizabeth St | Elizabeth | CO | 5 | \$159,000 | 0.70 |
| Starbucks | Elizabeth St | Elizabeth | CO | 5 | \$159,000 | 0.76 |
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| Cowgirlz Coffee Company | Highway 86 | Elizabeth | CO | 5 | \$330,000 | 0.92 |
| Ziggi's Coffee | Legacy Cir | Elizabeth | CO | 10 | | 1.22 |
| Taco Bell | Legacy Cir | Elizabeth | CO | 10 | \$471,000 | 1.27 |

Closest locations 1-14, Table 1 of 2



Average Annual Spend per Household on Eating Out



\$5,462

Food Away from Home



\$6,147

Food Services & Drinking Places (NAICS 722)



\$334

Alcoholic Beverages Away from Home

Source: This infographic contains data provided by Esri (2024, 2029), Esri-MRI-Simmons (2024), Esri-U.S. BLS (2024), Esri-Data Axle (2024). **Data Axle** POI data updated 3 times per year. * Indicates the number of locations has reached the maximum. Note that the BLS has redefined Meals at Restaurants/Other by removing the mealtime distinction: breakfast, lunch, dinner, and snacks. Where food purchases were made has been maintained. © 2025 Esri

Eating Places

Gesin Lot (15 minutes)

165 S Main St, Elizabeth, Colorado, 80107

Drive time of 15 minutes

Prepared by Esri

Latitude: 39.36099

Longitude: -104.59589

| Company/Business Name | Street | City | State | Employees | Sales | Distance (mi) |
|-----------------------------|--------------------|-----------|-------|-----------|-------------|---------------|
| McDonald's | Legacy Trl | Elizabeth | CO | 18 | \$570,000 | 1.58 |
| Inchin Bamboo | E Arapahoe Rd | Franktown | CO | 6 | | 5.48 |
| Licha's Mexican Diner | Comanche St | Kiowa | CO | 7 | \$190,000 | 6.96 |
| Patty Anns Cafe | Comanche St | Kiowa | CO | 10 | \$317,000 | 6.97 |
| Sinfully Delicious Catering | Deer Creek Dr | Parker | CO | 3 | \$95,000 | 7.43 |
| Subway | County Road 166 | Parker | CO | 10 | \$317,000 | 7.70 |
| Adriana's Restaurant | E State Highway 86 | Franktown | CO | 12 | \$1,639,000 | 8.69 |
| Subway | N State Highway 83 | Franktown | CO | 9 | \$452,000 | 8.77 |
| CMC 2 the New Fountains LLC | N State Highway 83 | Franktown | CO | 6 | \$301,000 | 8.77 |

Search Analytics

INVENTORY SF

668K +0%

Prior Period 668K

UNDER CONSTRUCTION SF

0 -

Prior Period 0

12 MO NET ABSORPTION SF

7.4K +272.1%

Prior Period (4.3K)

VACANCY RATE

0.8% -1.1%

Prior Period 1.9%

MARKET ASKING RENT/SF

\$21.88 +1.6%

Prior Period \$21.55

MARKET SALE PRICE/SF

\$257 +0.8%

Prior Period \$255

MARKET CAP RATE

6.7% +0.1%

Prior Period 6.6%

Key Metrics

| Availability | |
|--------------------------|-----------|
| Vacant SF | 5.7K ↓ |
| Sublet SF | 0 ↕ |
| Availability Rate | 3.3% ↓ |
| Available SF Total | 22.2K ↓ |
| Available Asking Rent/SF | \$19.13 ↓ |
| Occupancy Rate | 99.2% ↑ |
| Percent Leased Rate | 99.2% ↑ |

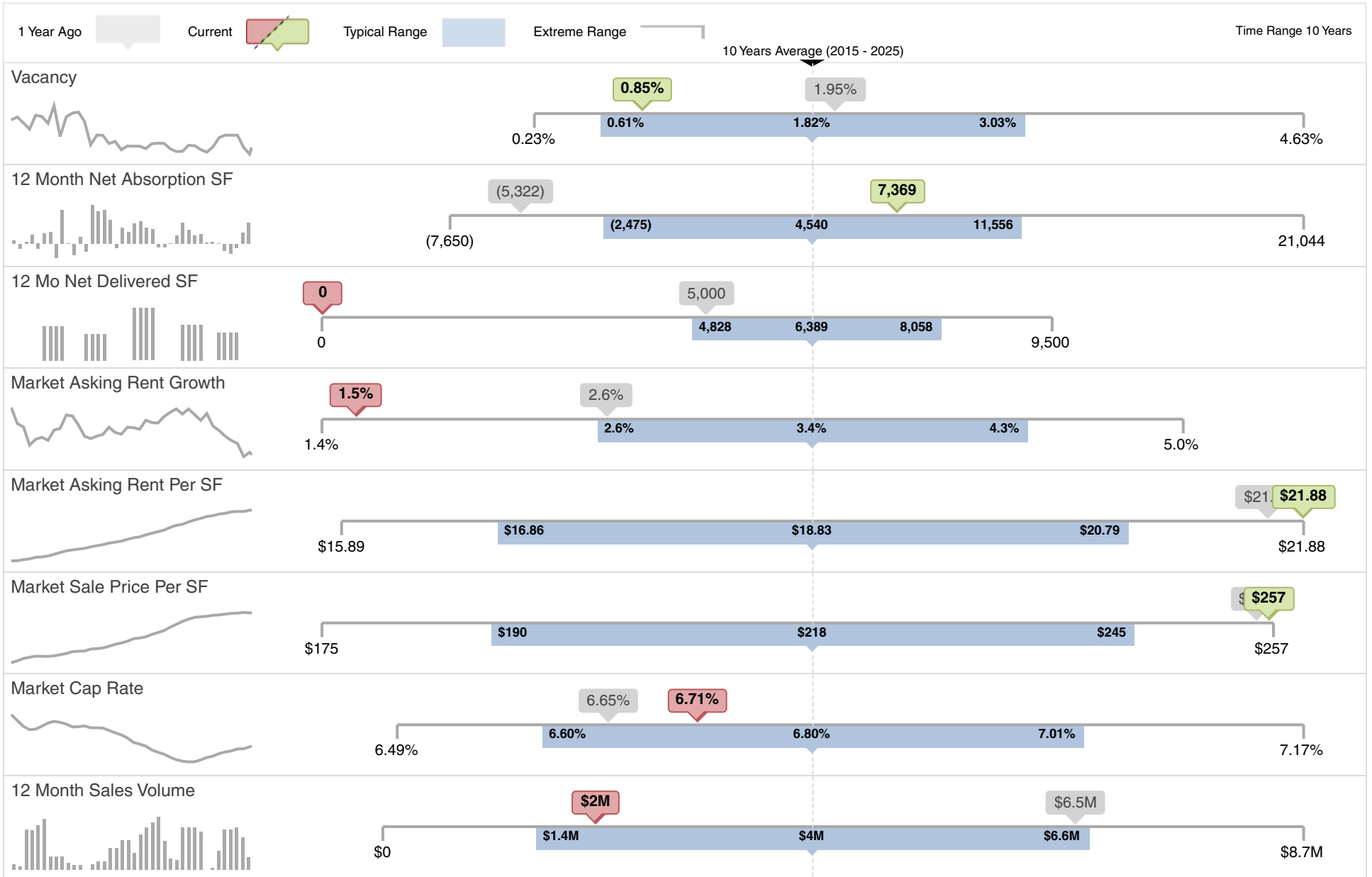
| Inventory | |
|-------------------------------|------|
| Existing Buildings | 71 ↕ |
| Under Construction Avg SF | - |
| 12 Mo Demolished SF | 0 ↕ |
| 12 Mo Occupancy % at Delivery | - |
| 12 Mo Construction Starts SF | 0 ↕ |
| 12 Mo Delivered SF | 0 ↓ |
| 12 Mo Avg Delivered SF | - |

| Sales Past Year | |
|-----------------------------------|---------|
| Asking Price Per SF | \$339 |
| Sale to Asking Price Differential | -22.0% |
| Sales Volume | \$2M ↓ |
| Properties Sold | 7 ↓ |
| Months to Sale | 4.3 |
| For Sale Listings | 3 ↑ |
| Total For Sale SF | 21.4K ↑ |

| Demand | |
|---------------------------------|---------|
| 12 Mo Net Absorp % of Inventory | 1.1% ↑ |
| 12 Mo Leased SF | 10.8K ↑ |
| Months on Market | 6.7 ↓ |
| Months to Lease | - |
| Months Vacant | - |
| 24 Mo Lease Renewal Rate | 91.7% |
| Population Growth 5 Yrs | 16.9% |

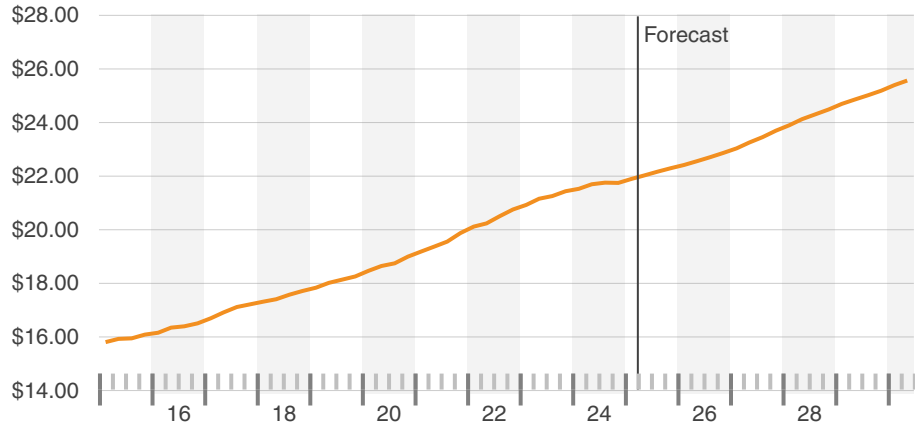
Search Analytics

Key Performance Indicators

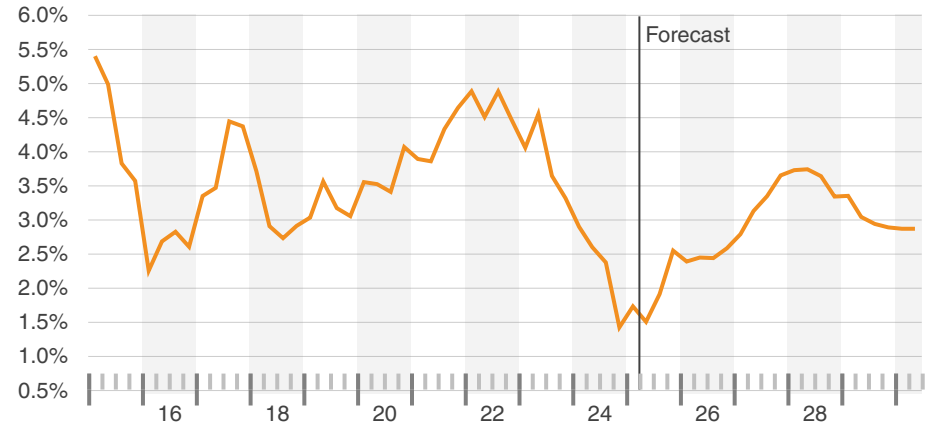


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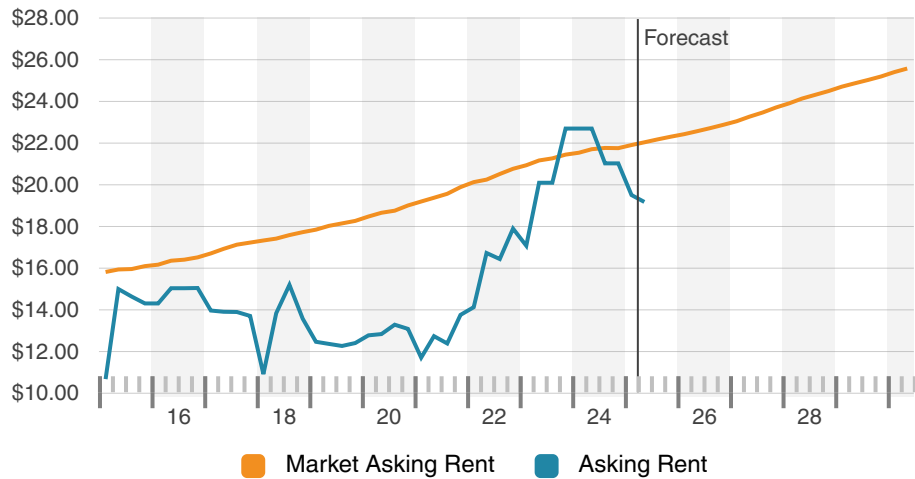
Market Asking Rent Per SF



Market Asking Rent Growth (YOY)



Market Asking Rent & Asking Rent Per SF

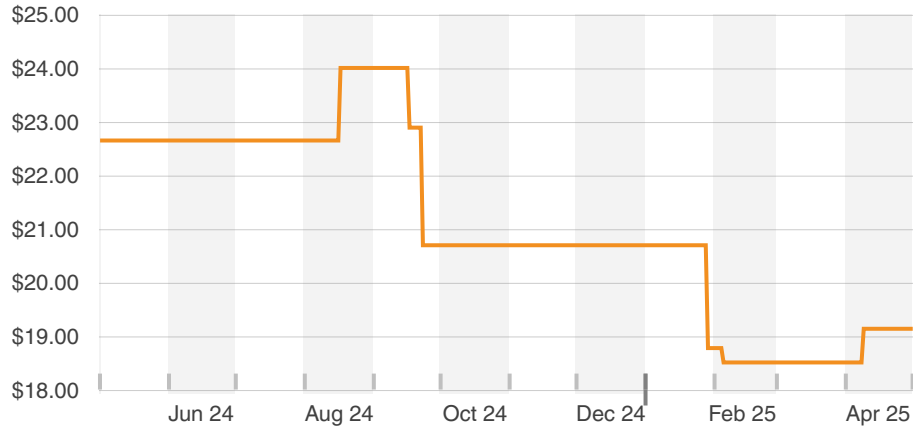


Asking Rent Per SF

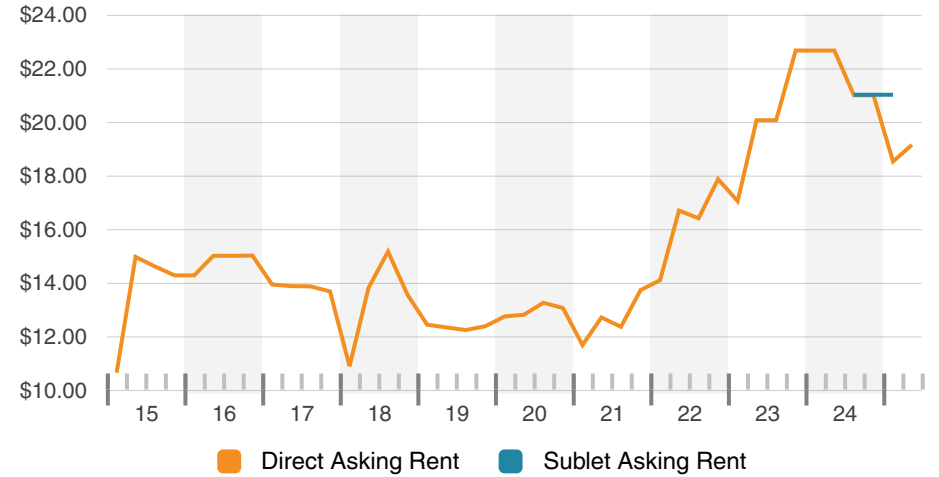


Search Analytics

Daily Asking Rent Per SF



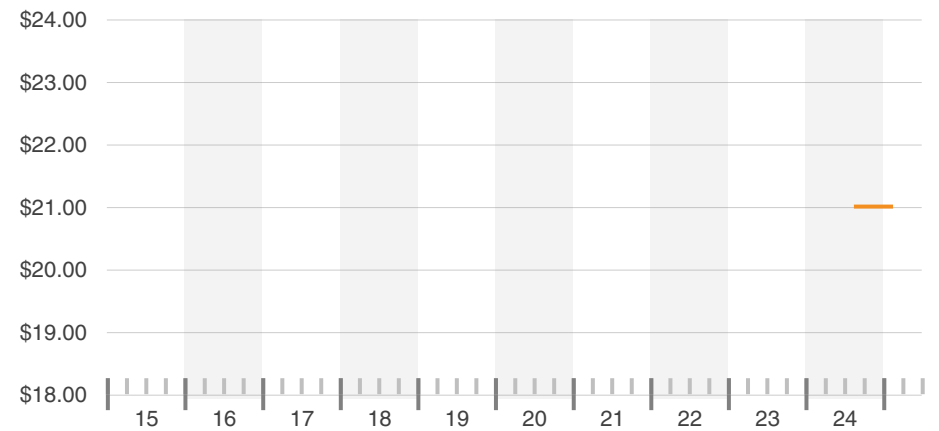
Direct & Sublet Rent Per SF



Direct Rent Per SF

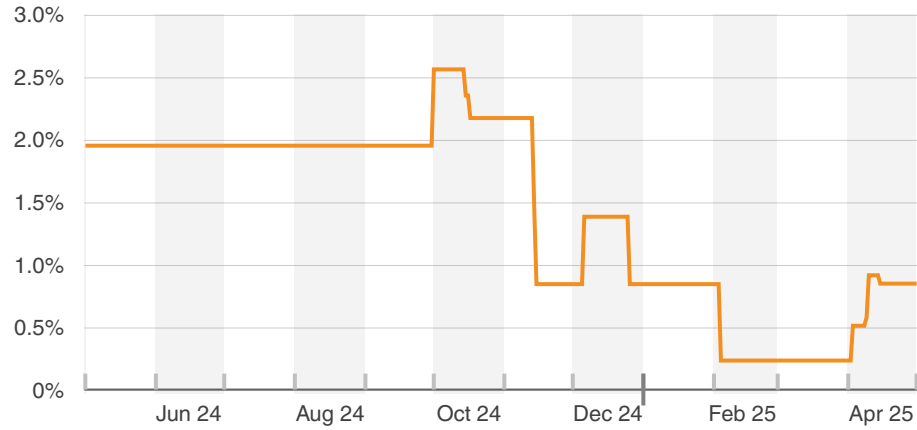


Sublet Rent Per SF

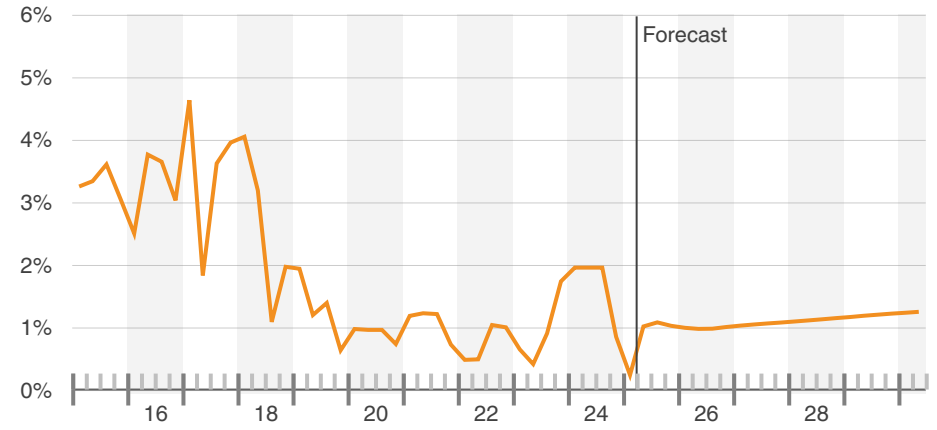


Search Analytics

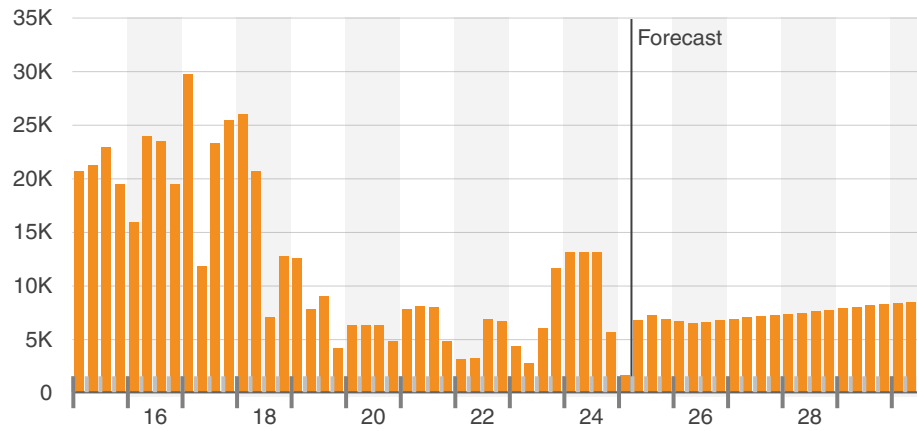
Daily Vacancy Rate



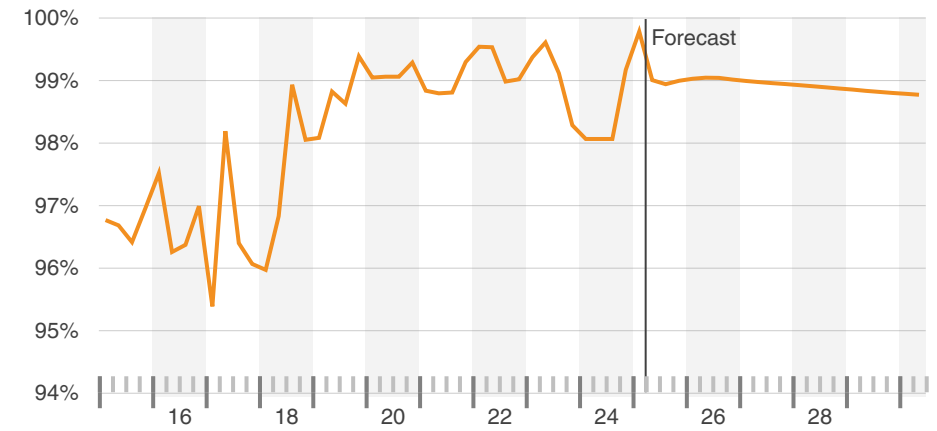
Vacancy Rate



Vacant SF

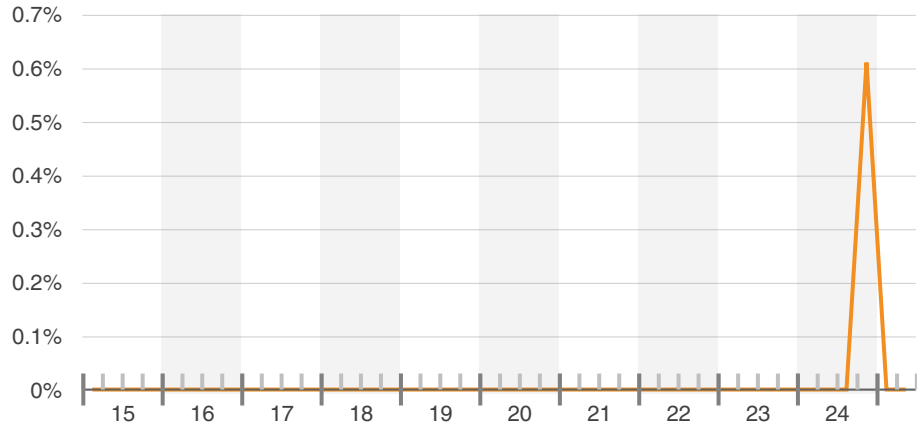


Occupancy Rate



Search Analytics

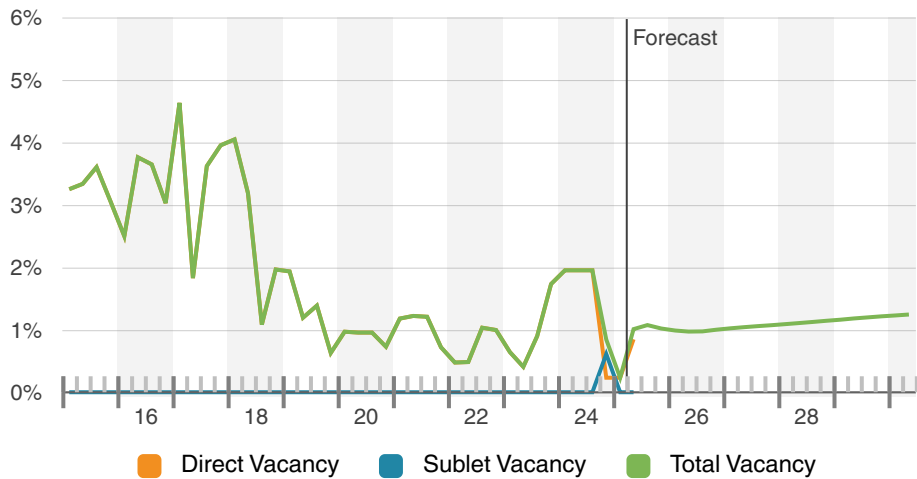
Sublet Vacancy Rate



Direct Vacancy Rate



Direct, Sublet & Total Vacancy Rate

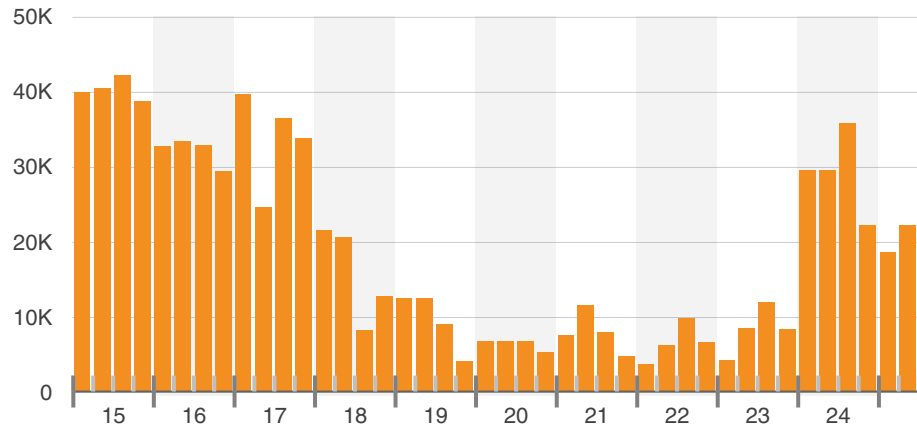


Availability Rate

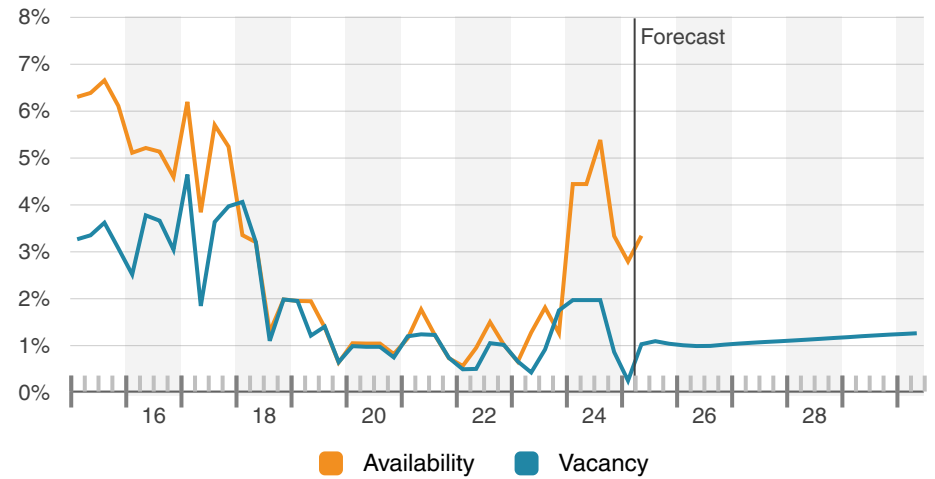


Search Analytics

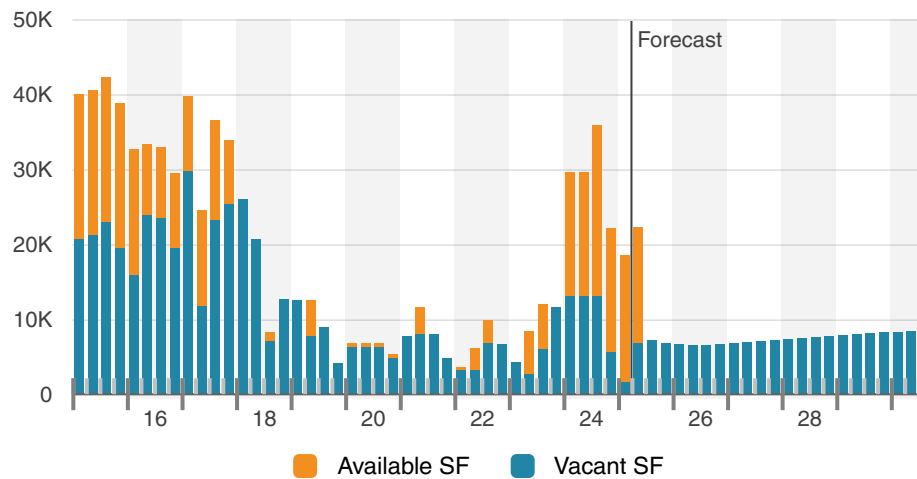
Available SF



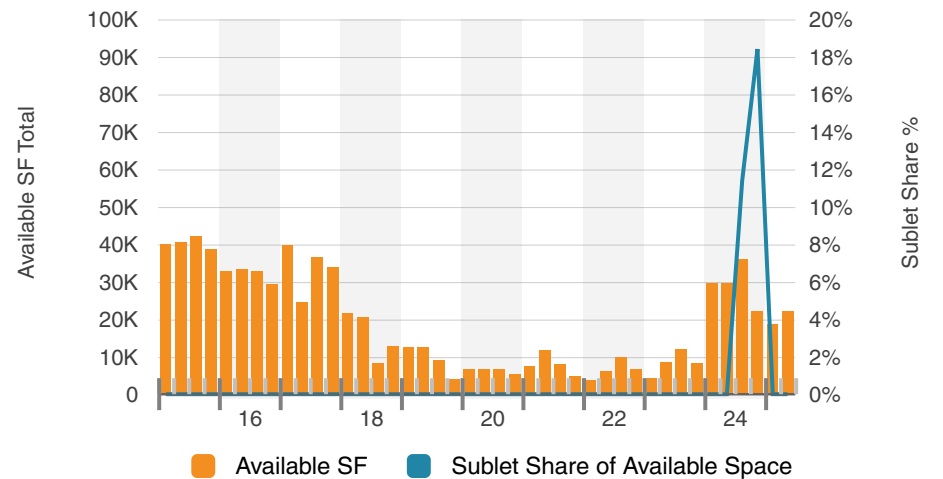
Availability & Vacancy Rate



Available & Vacant SF

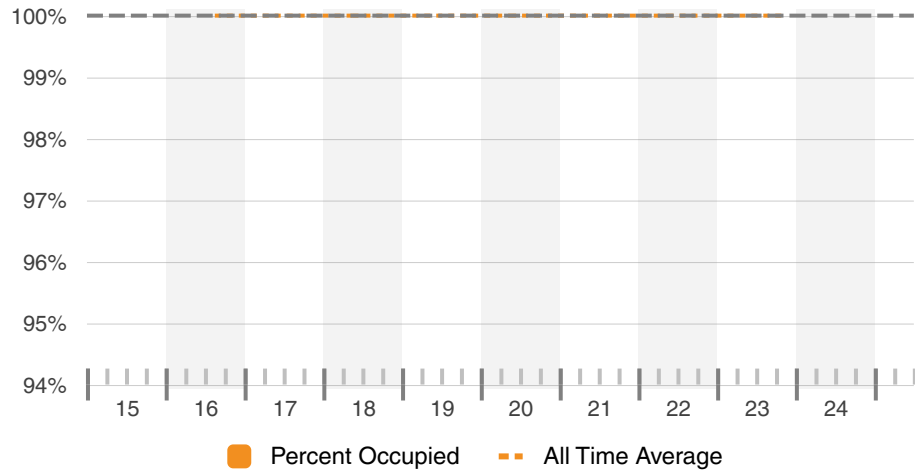


Available SF Total & Sublet Share %

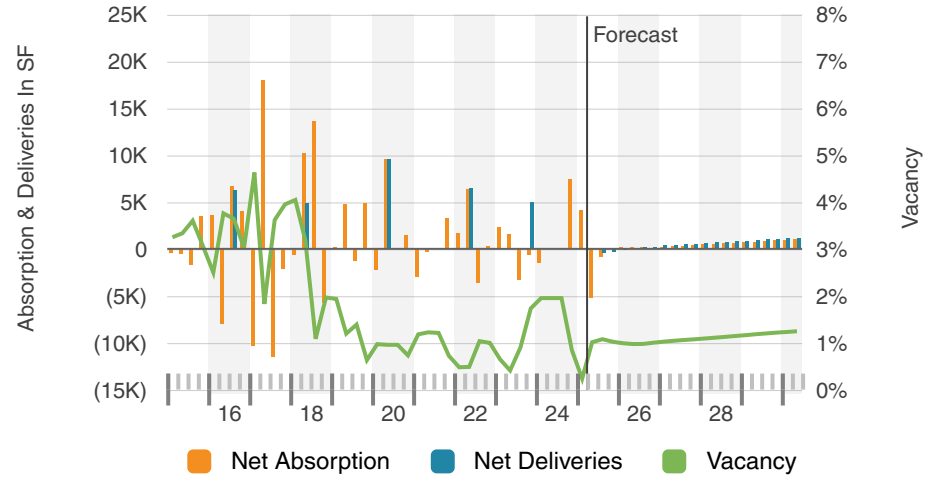


Search Analytics

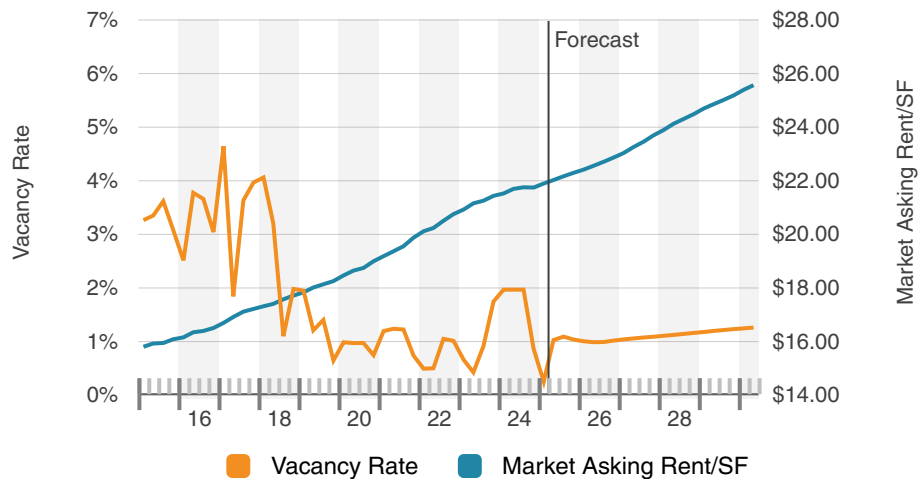
Occupancy At Delivery



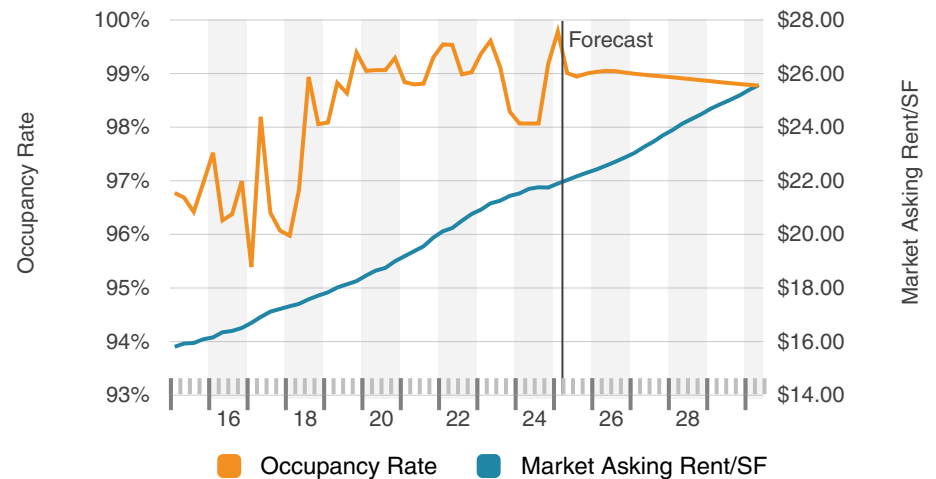
Net Absorption, Net Deliveries & Vacancy



Vacancy & Market Asking Rent Per SF

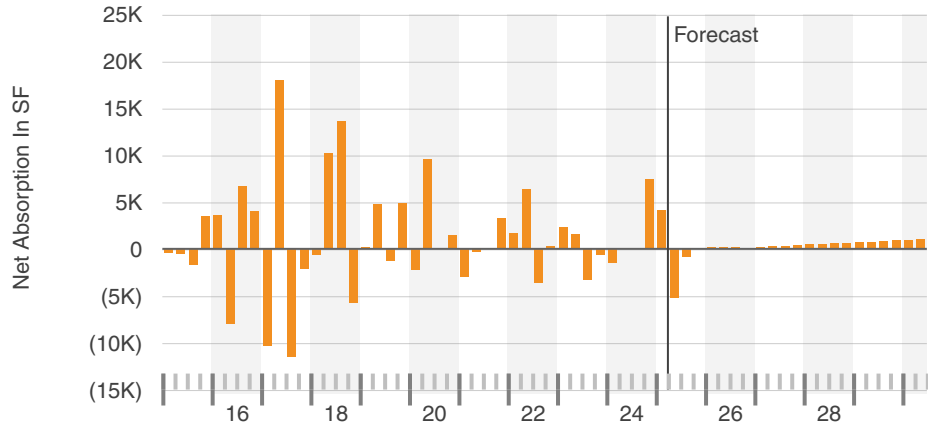


Occupancy & Market Asking Rent Per SF

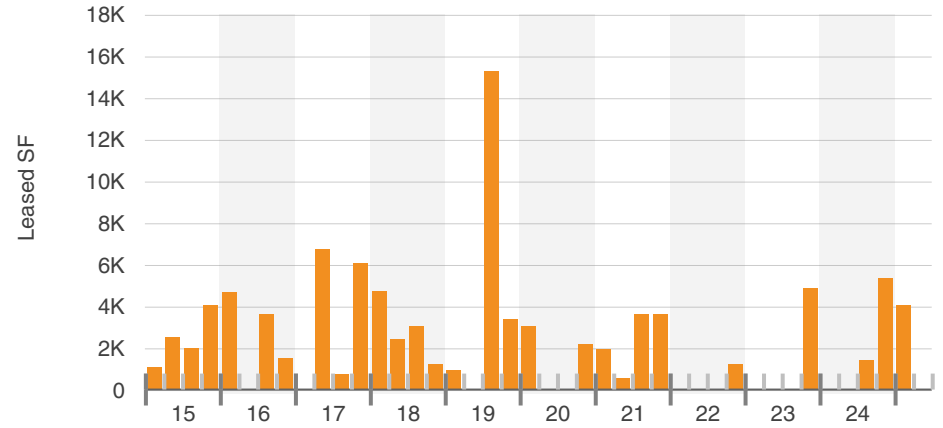


Search Analytics

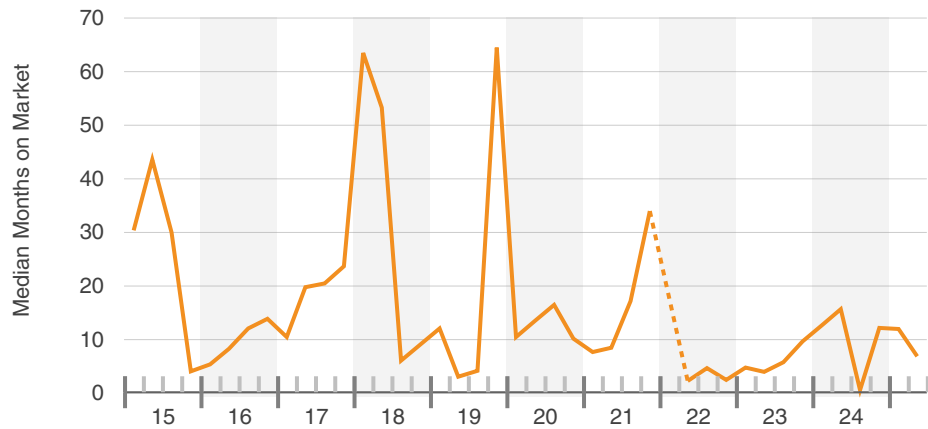
Net Absorption



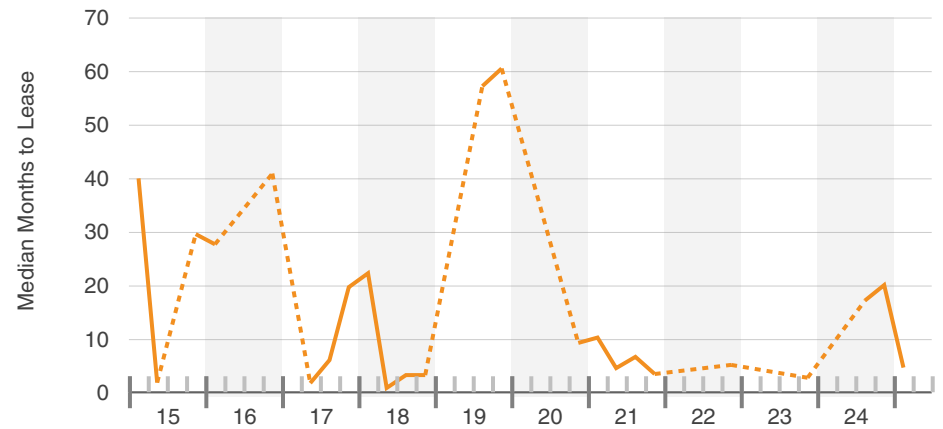
Leasing Activity



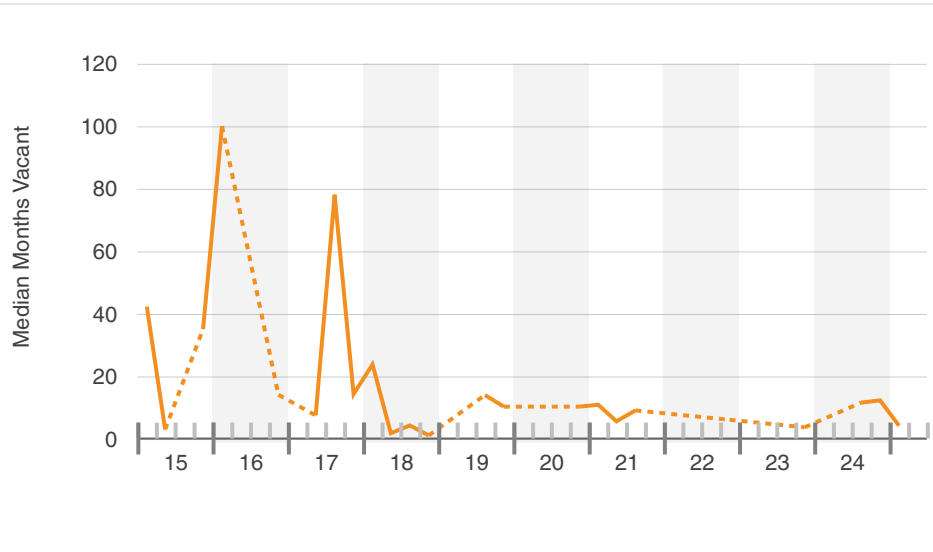
Months On Market



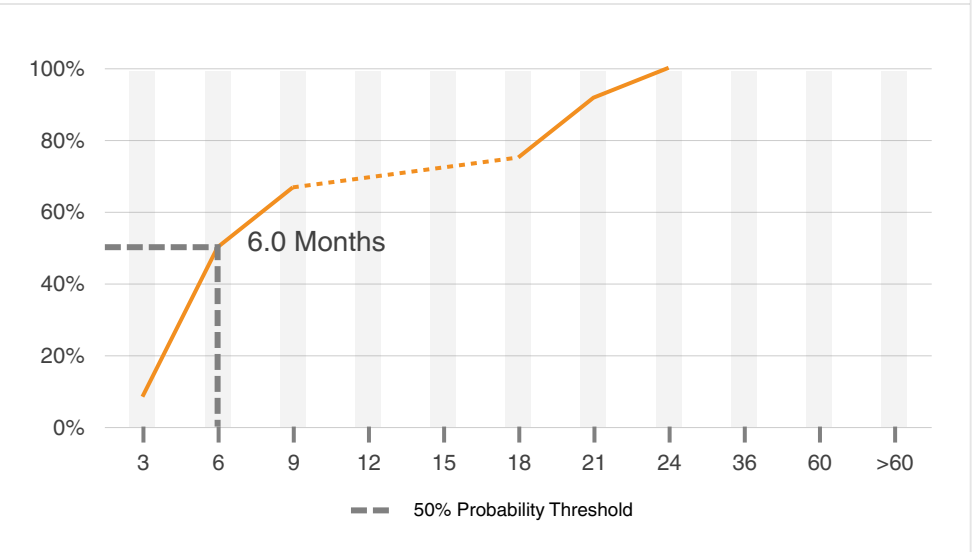
Months To Lease



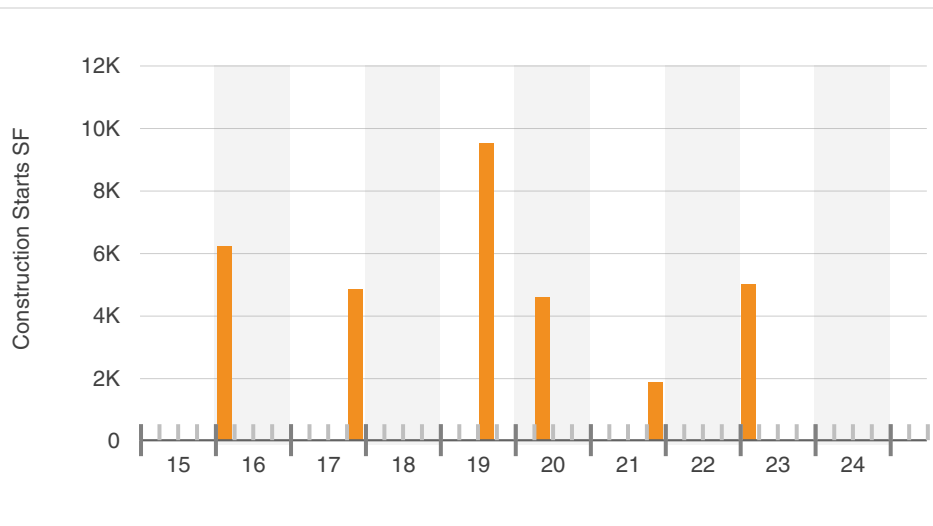
Months Vacant



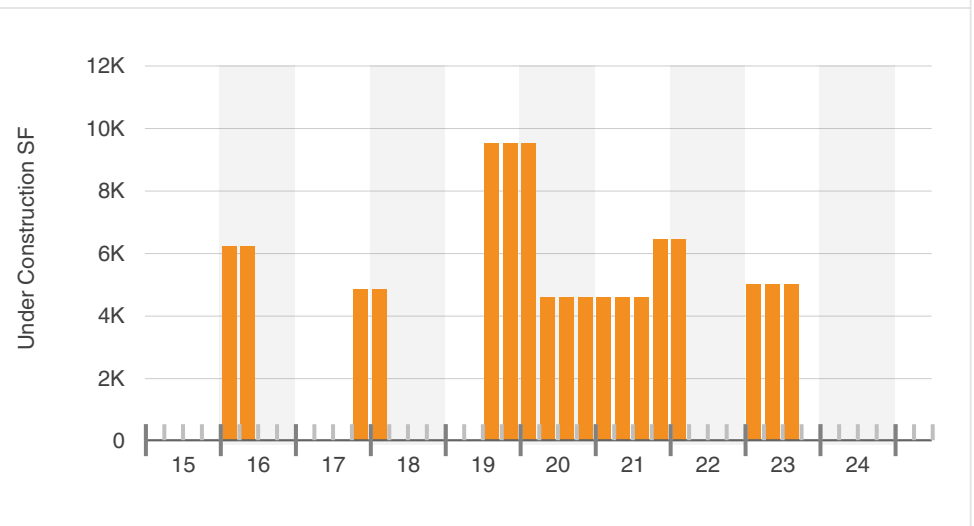
Probability Of Leasing In Months



Construction Starts

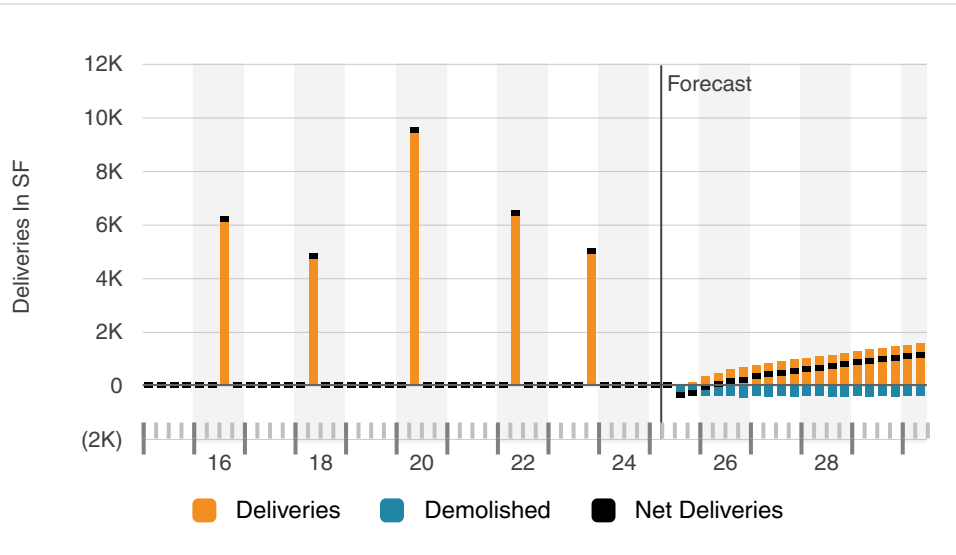


Under Construction

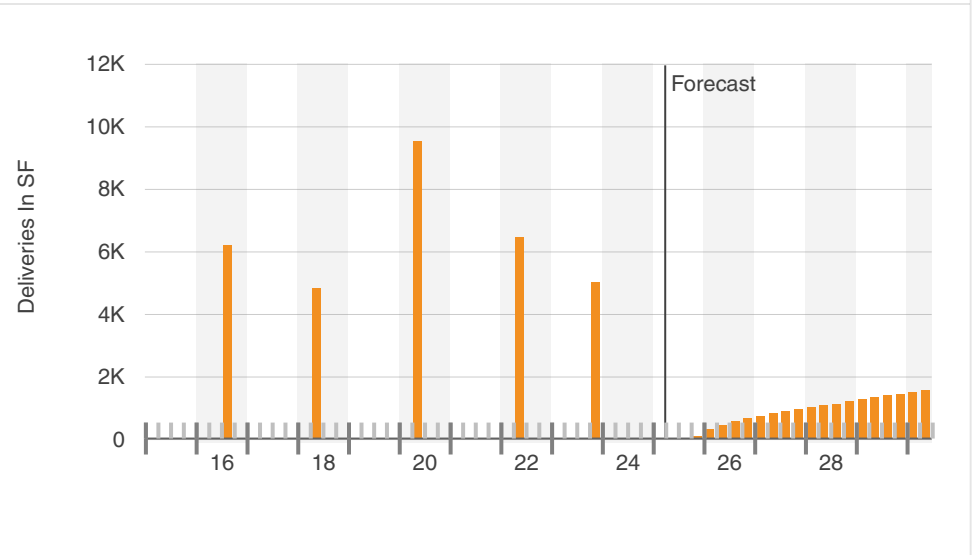


Search Analytics

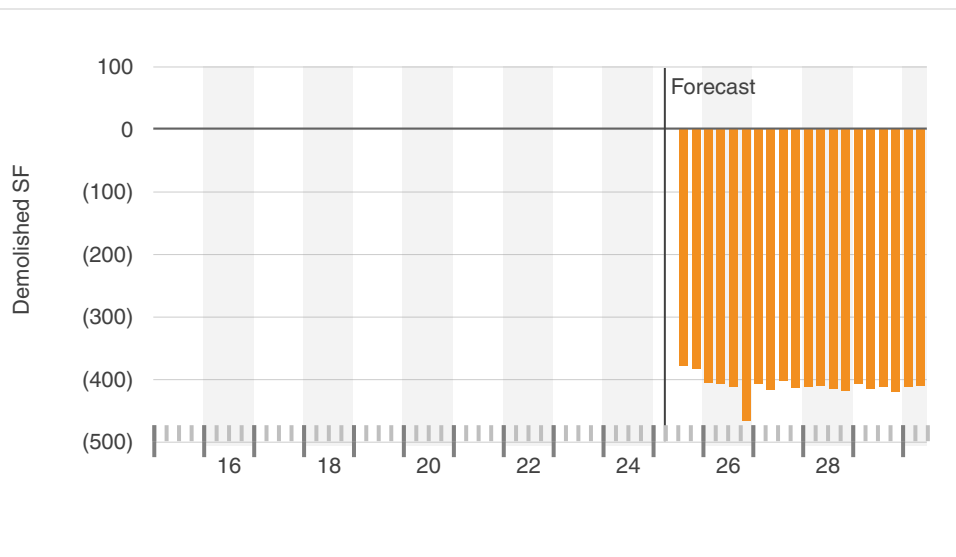
Deliveries & Demolitions



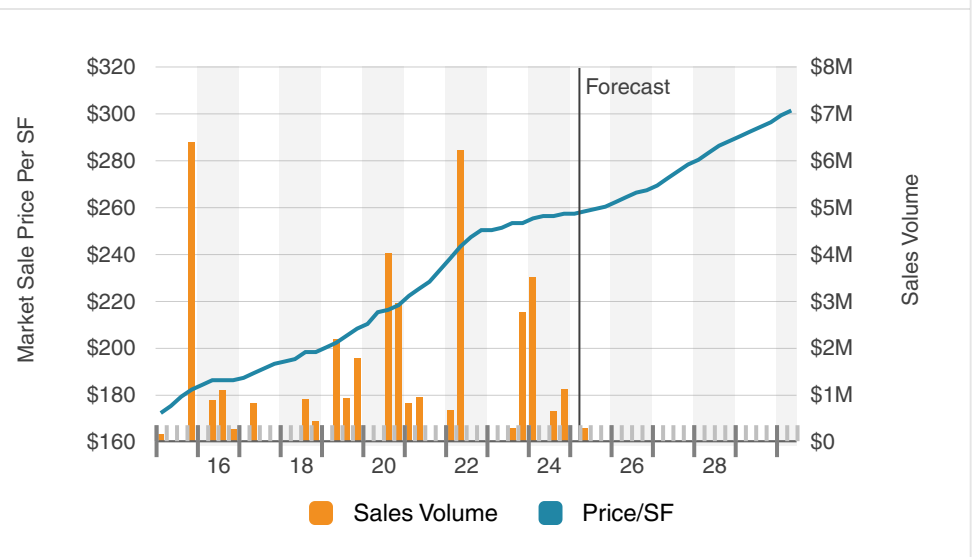
Deliveries



Demolitions

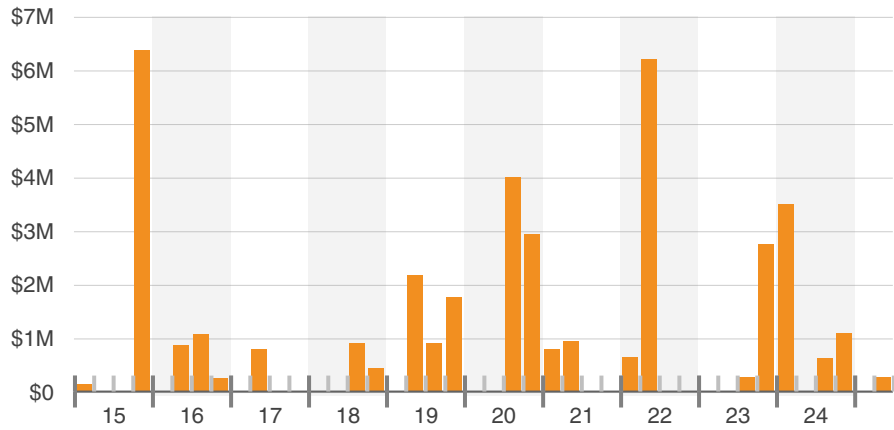


Sales Volume & Market Sale Price Per SF

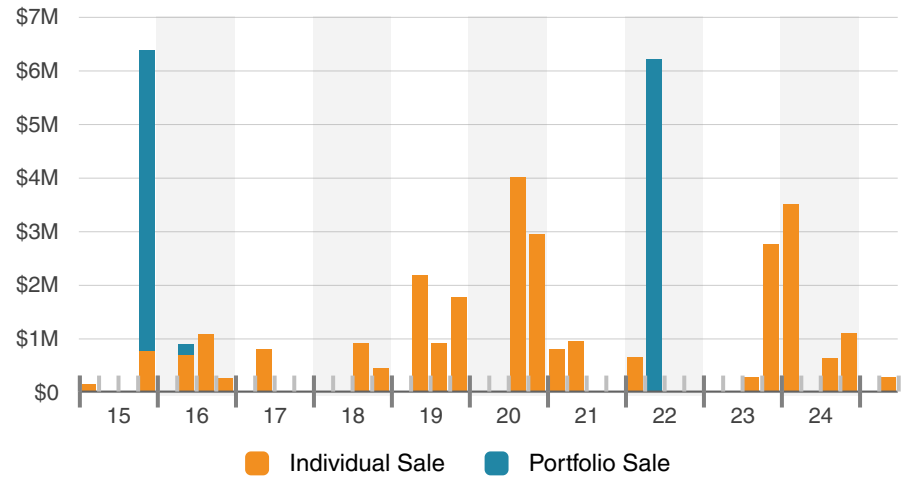


Search Analytics

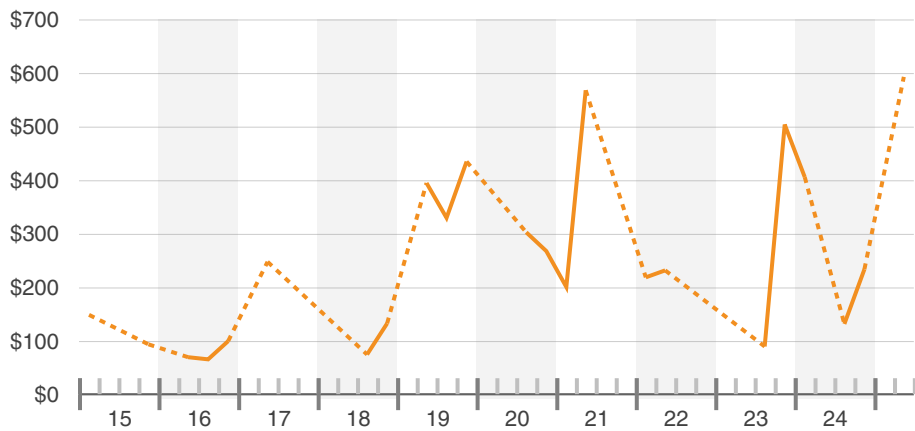
Sales Volume



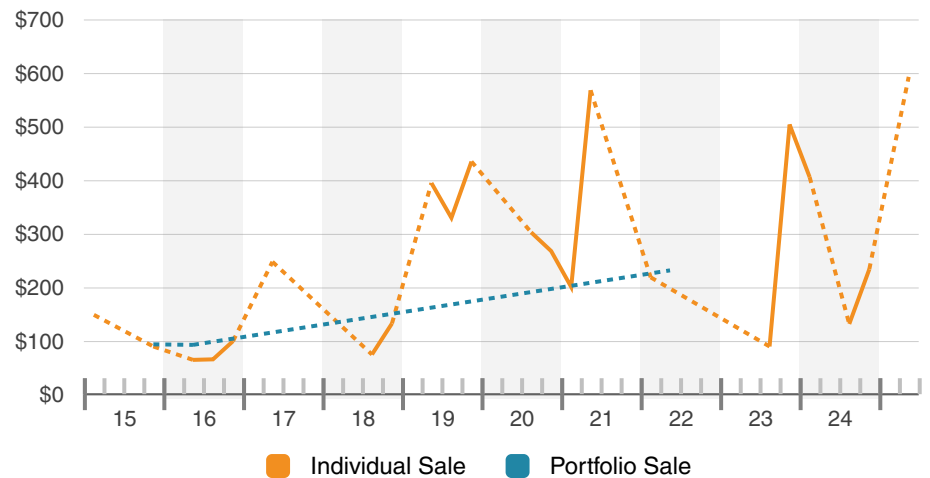
Sales Volume By Transaction Type



Sale Price Per SF

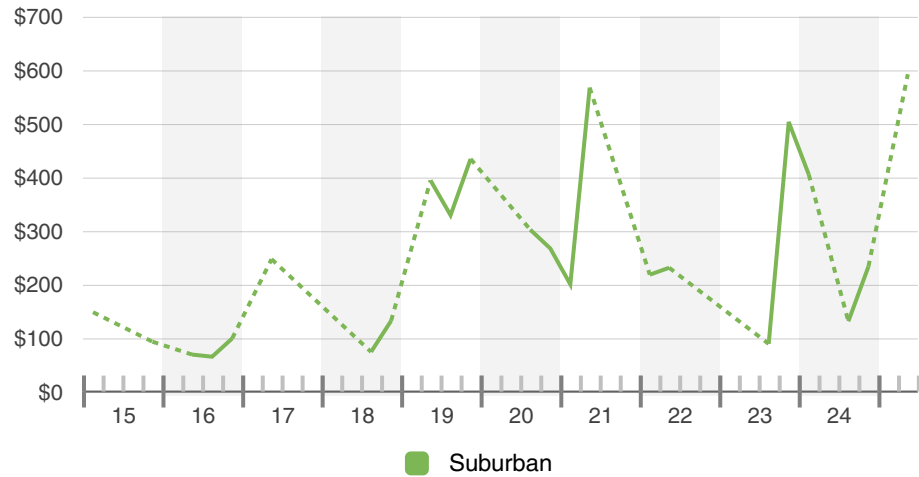


Sale Price Per SF By Transaction Type

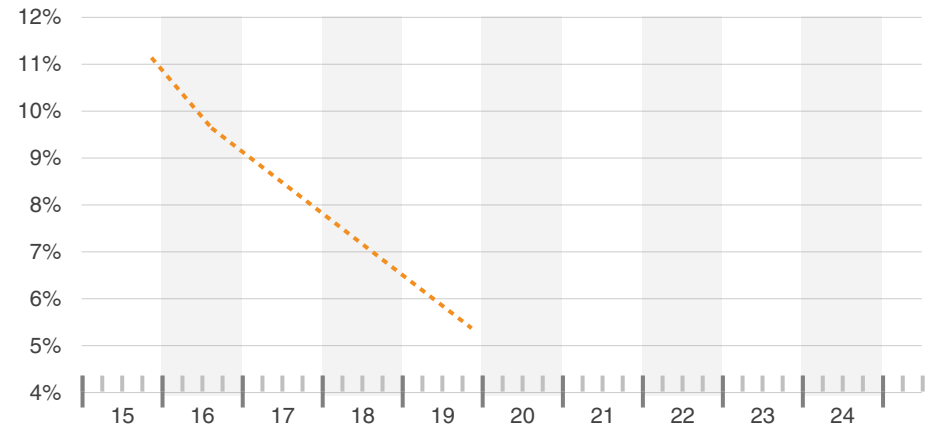


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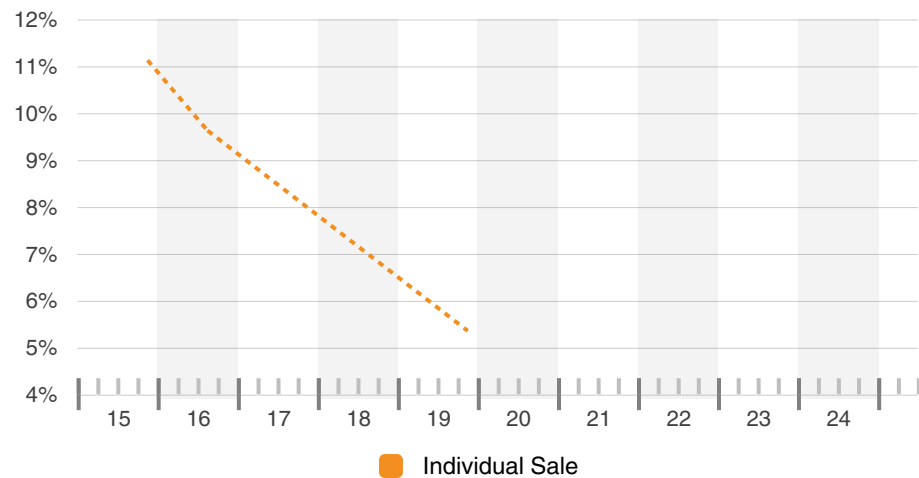
Sale Price Per SF By Location Type



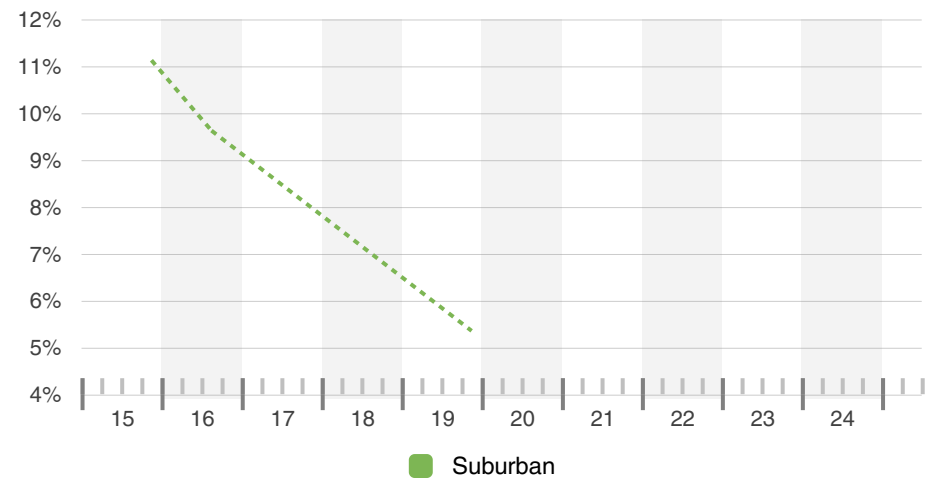
Cap Rate



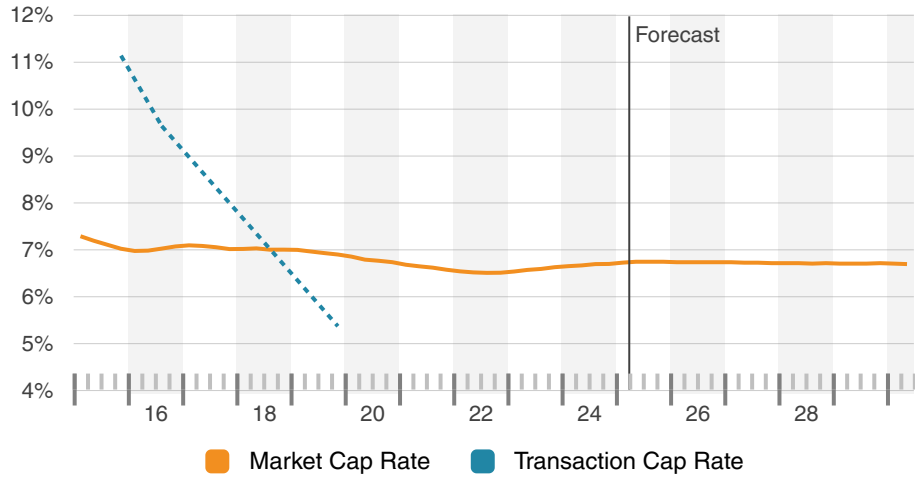
Cap Rate By Transaction Type



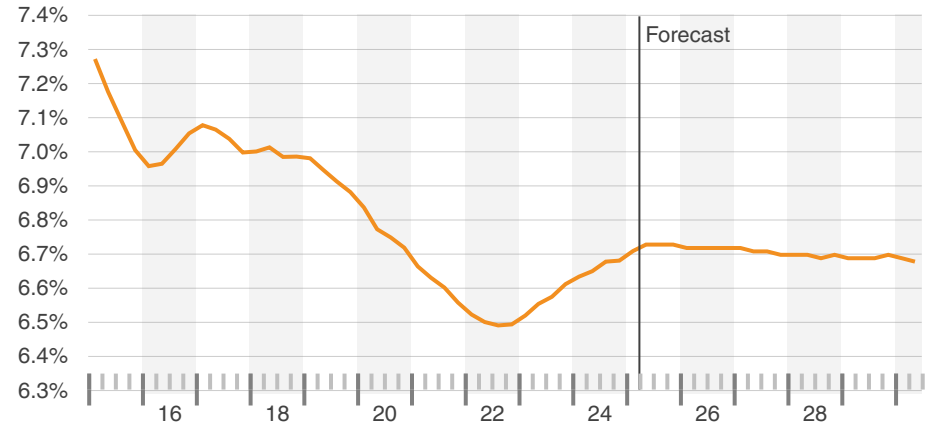
Cap Rate By Location Type



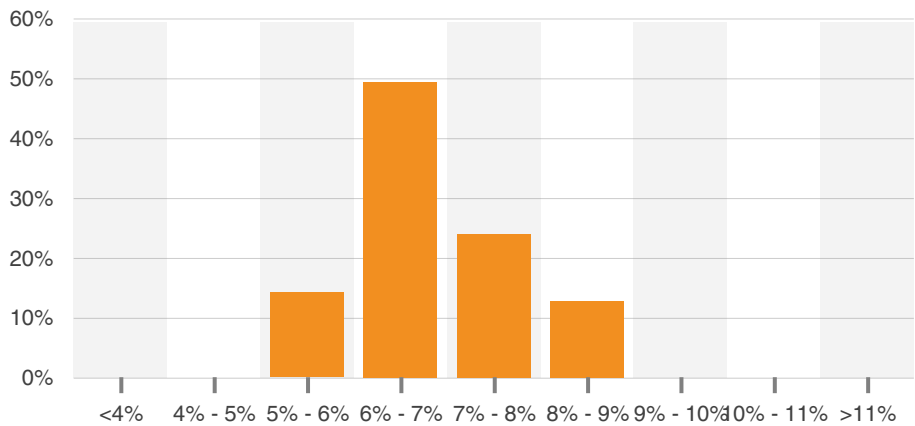
Market Cap Rate & Transaction Cap Rate



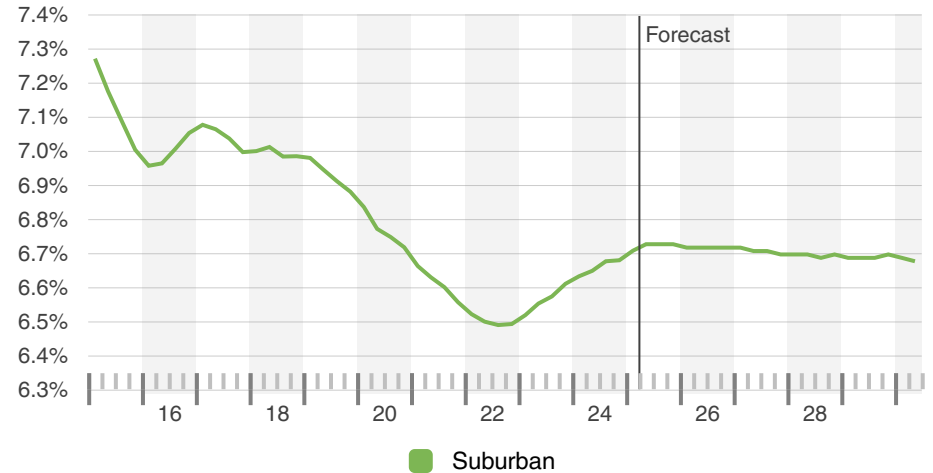
Market Cap Rate



Market Cap Rate Distribution

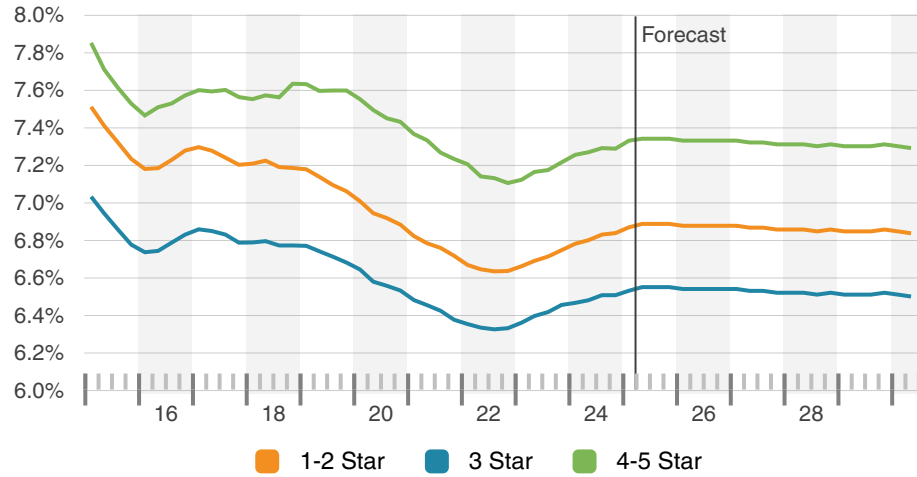


Market Cap Rate By Location Type

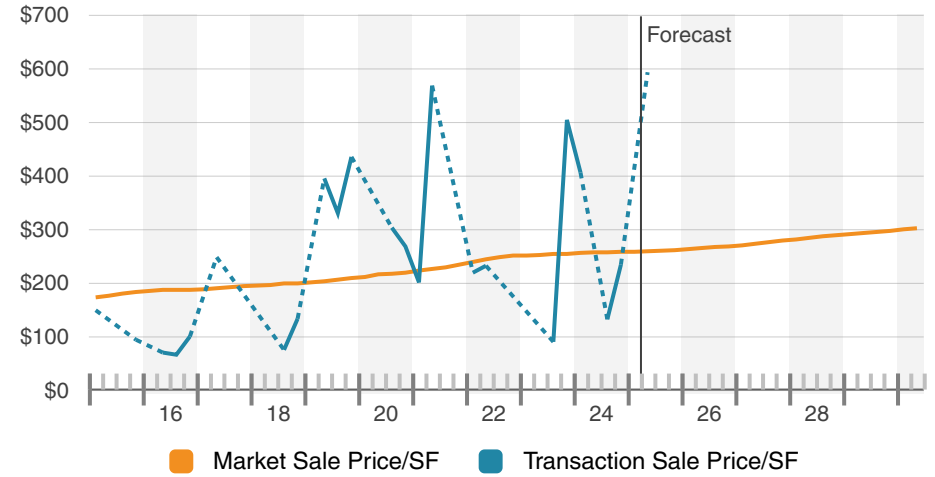


Search Analytics

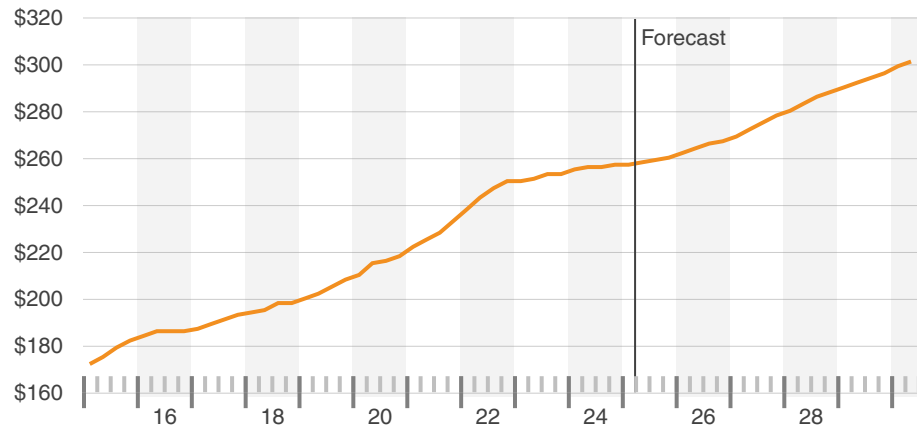
Market Cap Rate By Star Rating



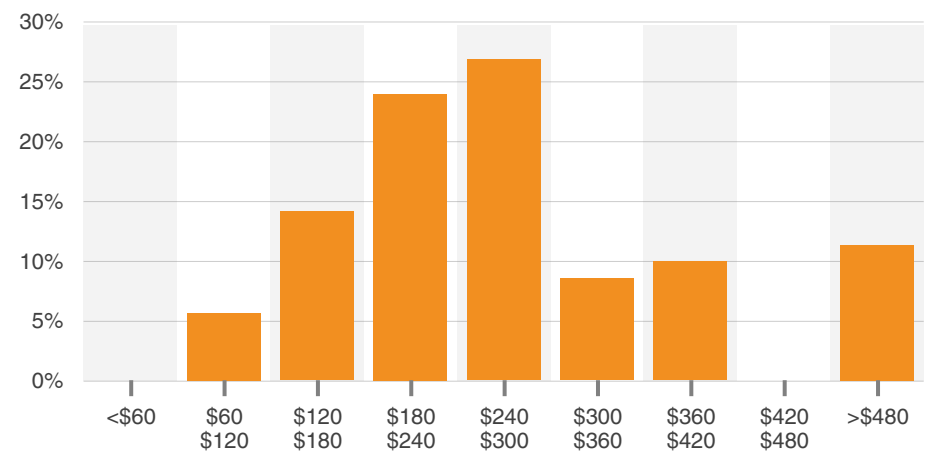
Market Sale Price & Transaction Sale Price Per SF



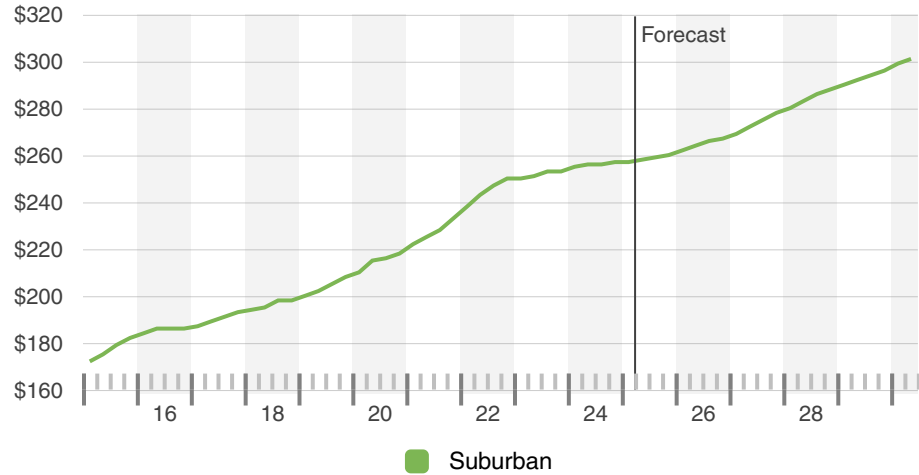
Market Sale Price Per SF



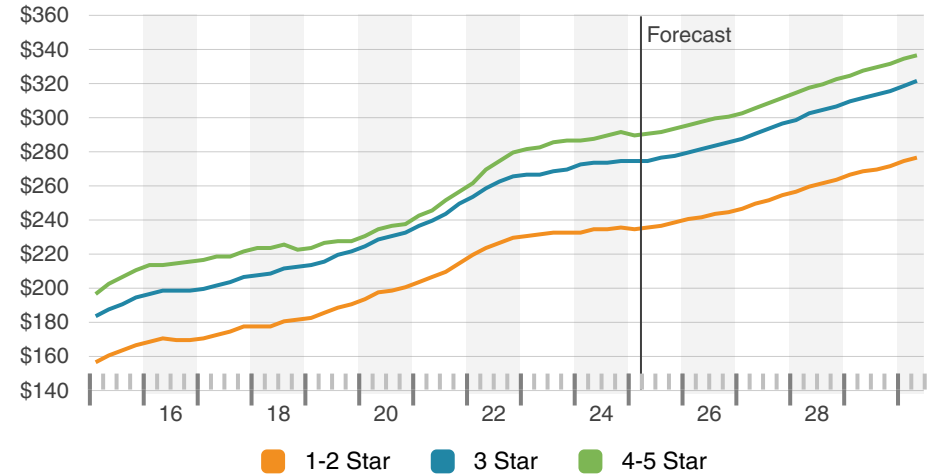
Market Sale Price Per SF Distribution



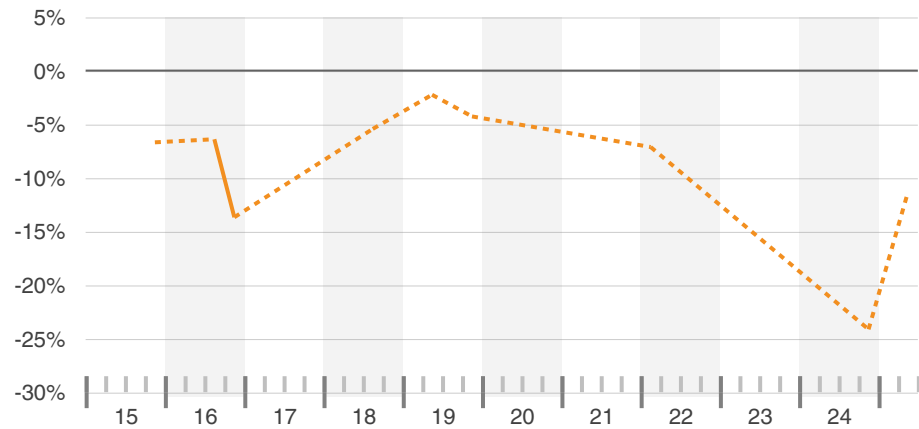
Market Sale Price Per SF By Location Type



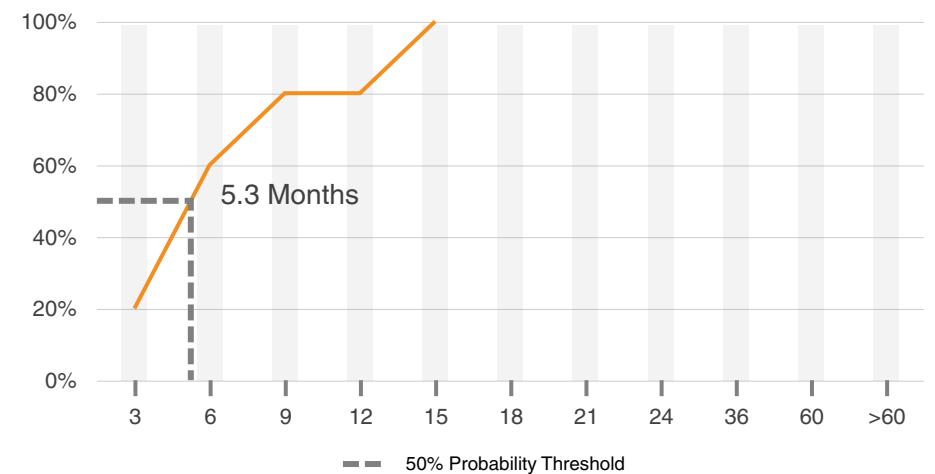
Market Sale Price Per SF By Star Rating



Sale To Asking Price Differential

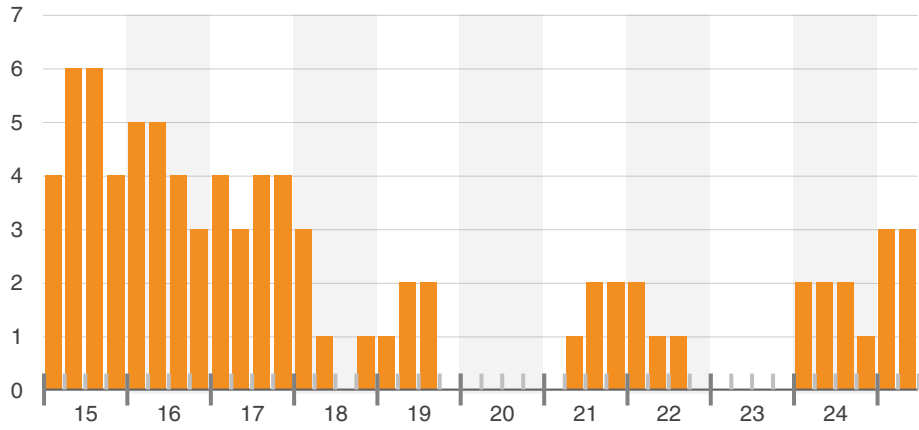


Probability Of Selling In Months

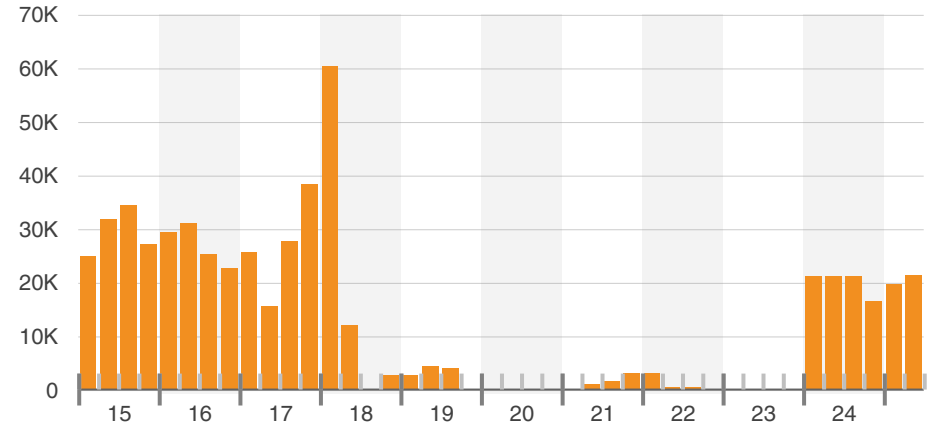


Search Analytics

For Sale Total Listings



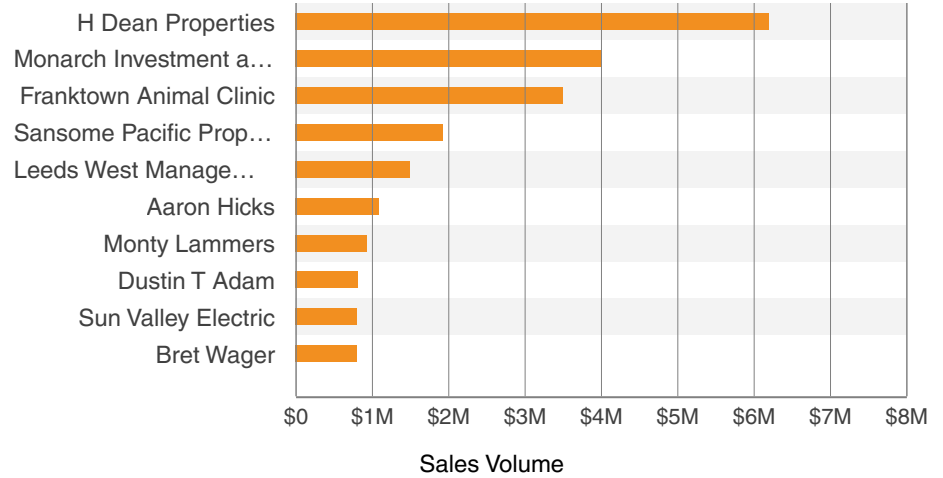
For Sale Total SF



For Sale Asking Price Per SF

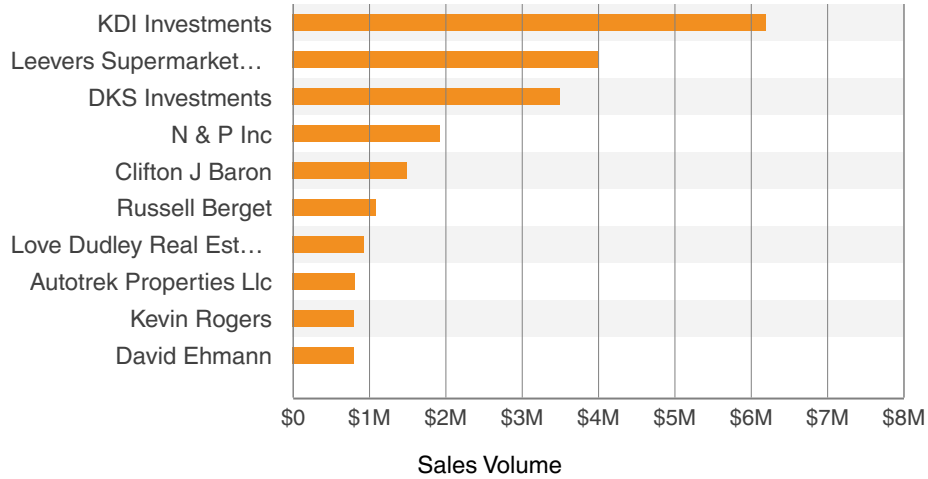


Top Buyers

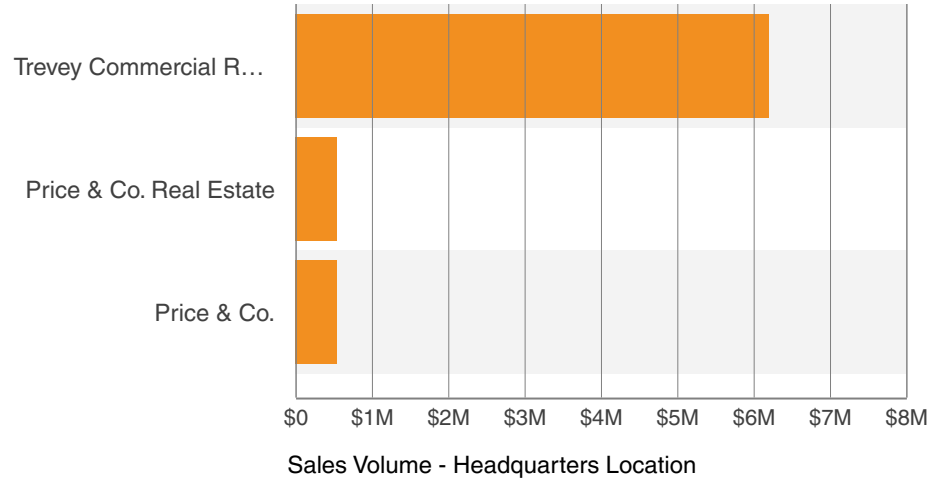


Search Analytics

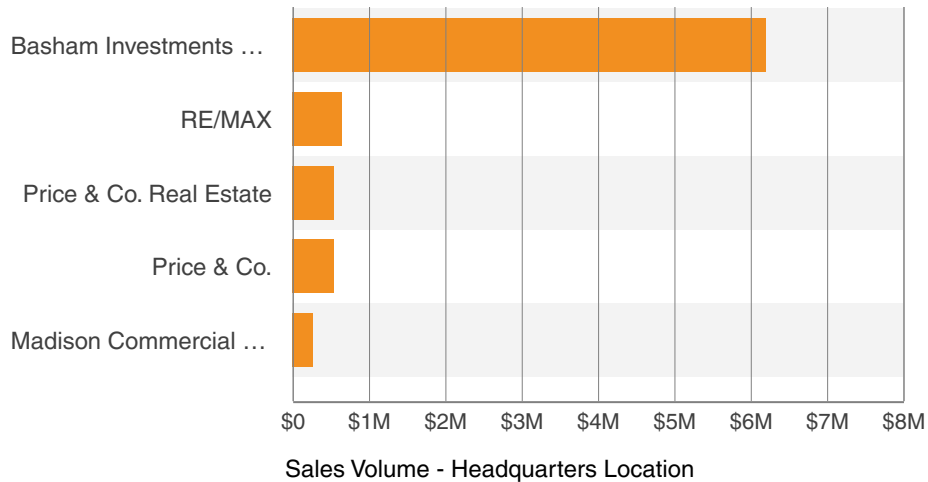
Top Sellers



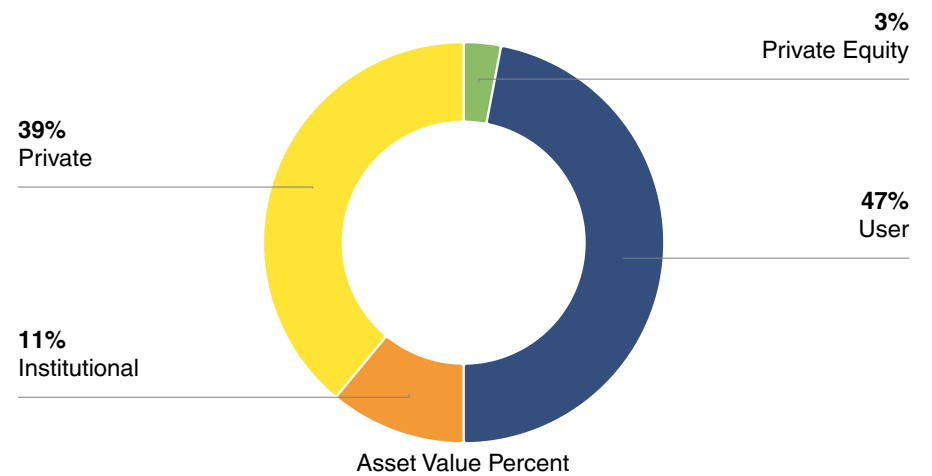
Top Buyer Brokers



Top Seller Brokers

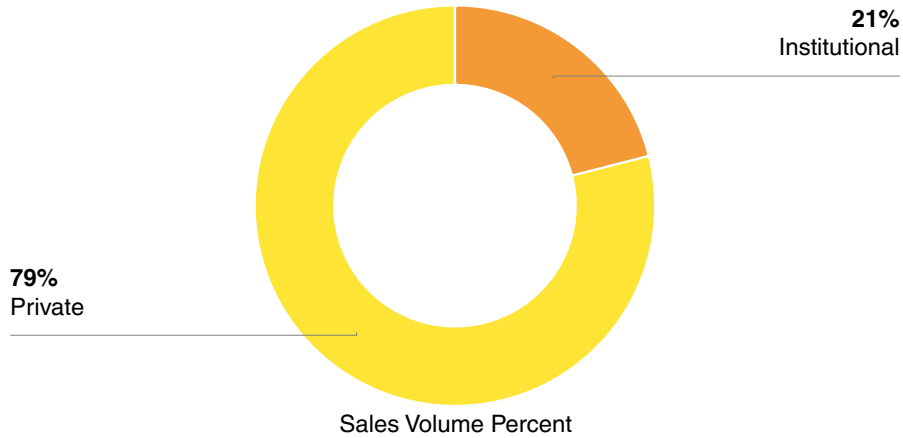


Asset Value By Owner Type

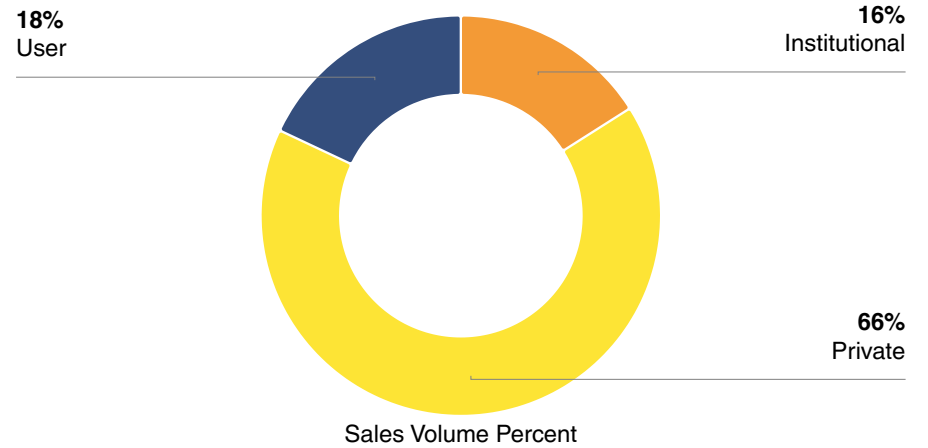


Search Analytics

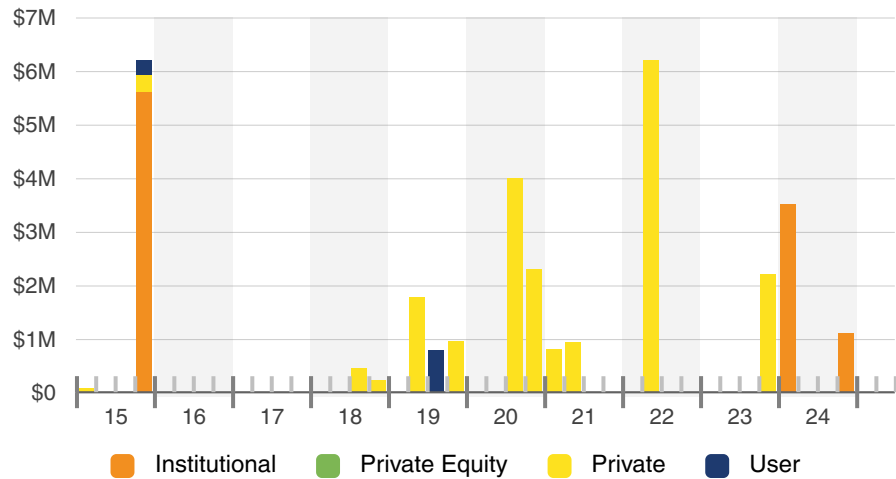
Sales By Buyer Type



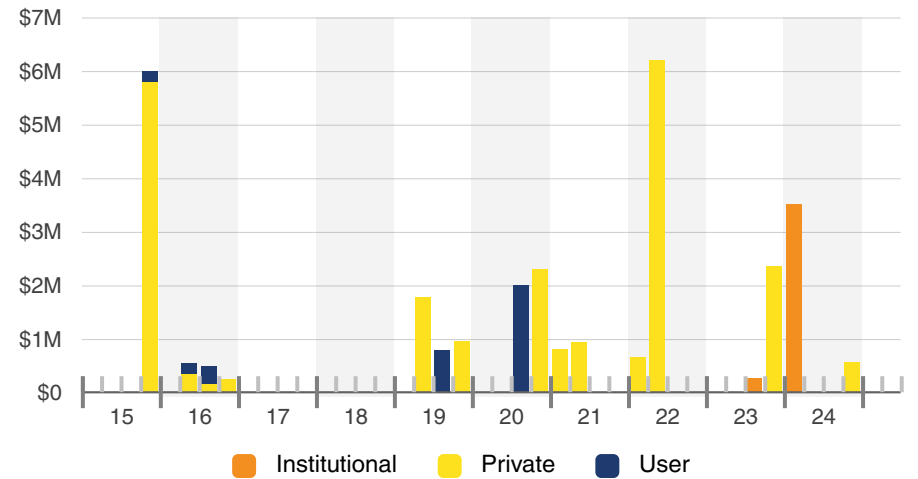
Sales By Seller Type



Sales Volume By Buyer Type

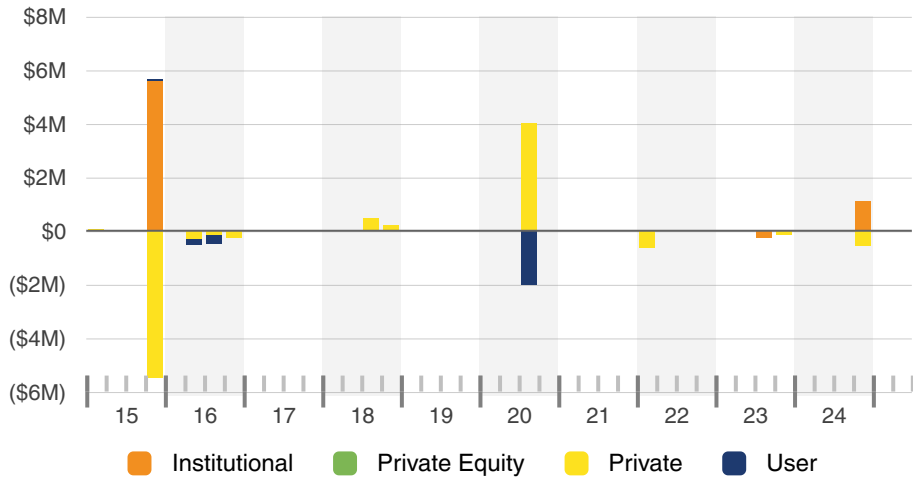


Sales Volume By Seller Type

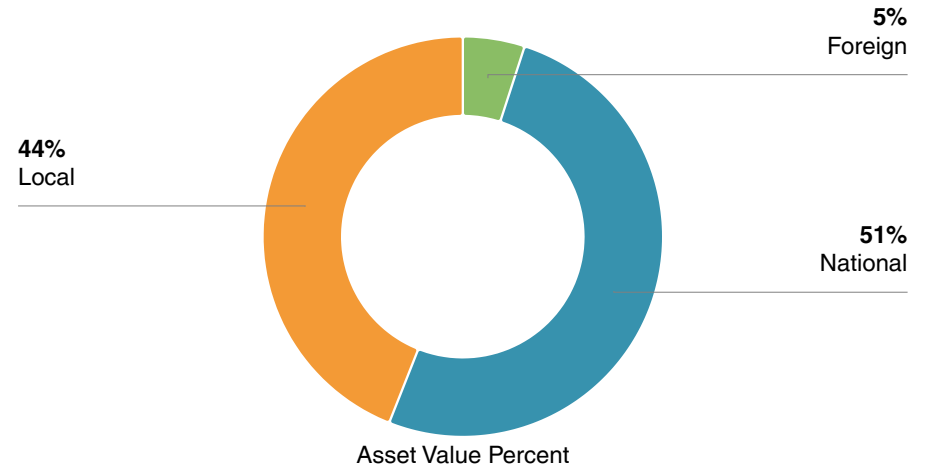


Search Analytics

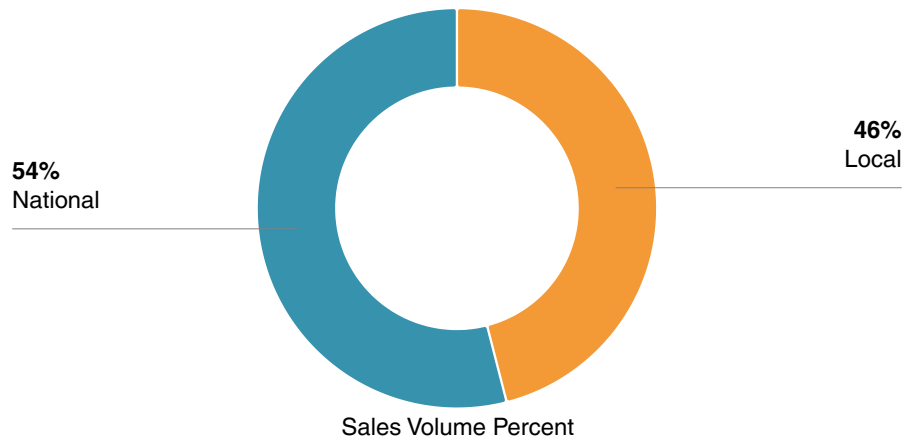
Net Buying & Selling By Owner Type



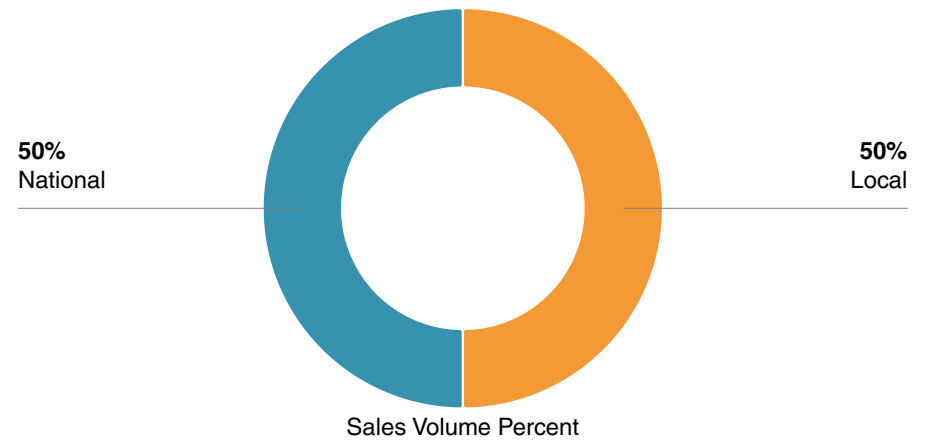
Asset Value By Owner Origin



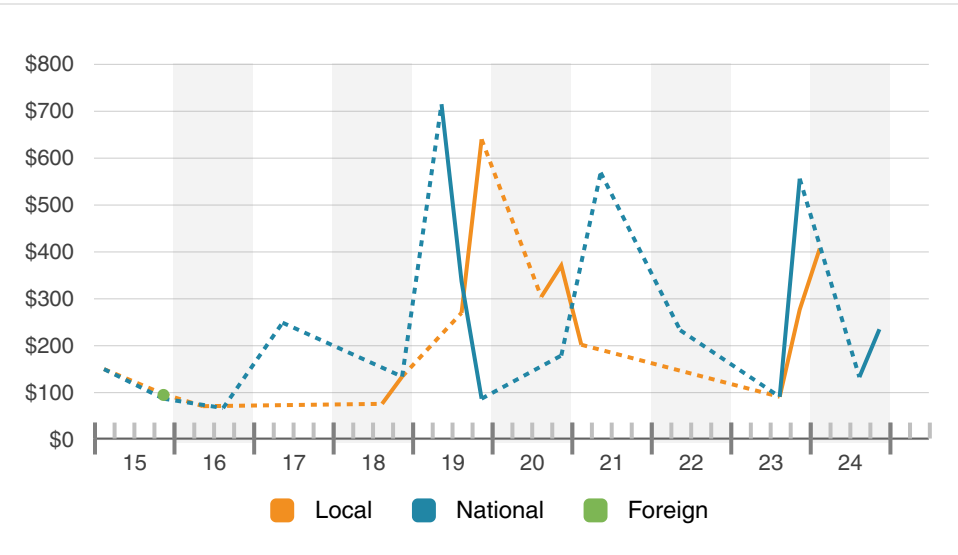
Sales Volume By Buyer Origin



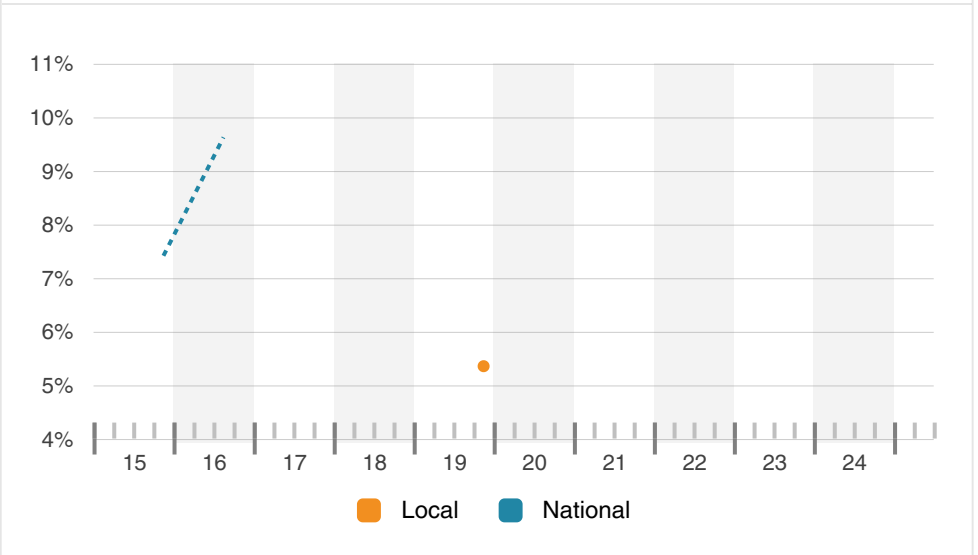
Sales Volume By Seller Origin



Average Price Per SF By Buyer Origin



Average Cap Rate By Buyer Origin



Report Criteria

- 75 Properties / 3 Spaces
- Custom Polygon
- Property Type: Retail

Retail Demand Outlook

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time of 5 minutes



| Top Tapestry Segments | Percent | Demographic Summary | 2024 | 2029 |
|-------------------------|---------|-------------------------|-----------|-----------|
| Green Acres (6A) | 82.6% | Population | 2,807 | 2,994 |
| Savvy Suburbanites (1D) | 17.4% | Households | 1,019 | 1,111 |
| | 0.0% | Families | 760 | 819 |
| | 0.0% | Median Age | 43.6 | 44.3 |
| | 0.0% | Median Household Income | \$119,850 | \$136,883 |

| | 2024 Consumer Spending | 2029 Forecasted Demand | Projected Spending Growth |
|--|------------------------|------------------------|---------------------------|
| Apparel and Services | \$2,911,759 | \$3,660,434 | \$748,675 |
| Men's | \$562,119 | \$706,651 | \$144,532 |
| Women's | \$948,862 | \$1,192,834 | \$243,972 |
| Children's | \$432,365 | \$543,535 | \$111,170 |
| Footwear | \$594,113 | \$746,872 | \$152,759 |
| Watches & Jewelry | \$313,127 | \$393,639 | \$80,512 |
| Apparel Products and Services (1) | \$61,174 | \$76,903 | \$15,729 |
| Computer | | | |
| Computers and Hardware for Home Use | \$331,346 | \$416,542 | \$85,196 |
| Portable Memory | \$5,184 | \$6,517 | \$1,333 |
| Computer Software | \$17,330 | \$21,786 | \$4,456 |
| Computer Accessories | \$27,402 | \$34,448 | \$7,046 |
| Education | | | |
| School Books for College | \$45,769 | \$57,538 | \$11,769 |
| School Books for Elementary/High School | \$6,517 | \$8,193 | \$1,676 |
| School Books for Vocational/Technical School | \$741 | \$931 | \$190 |
| School Books for Daycare/Nurseries | \$296 | \$372 | \$76 |
| School Books for Other Schools | \$1,185 | \$1,490 | \$305 |
| School Supplies and Equipment | \$41,029 | \$51,579 | \$10,550 |
| Other School Supplies | \$108,128 | \$135,930 | \$27,802 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

| | 2024 Consumer Spending | 2029 Forecasted Demand | Projected Spending Growth |
|--|------------------------|------------------------|---------------------------|
| Entertainment & Recreation | \$5,361,381 | \$6,739,906 | \$1,378,525 |
| Fees and Admissions | \$1,228,070 | \$1,543,832 | \$315,762 |
| Membership Fees for Clubs (2) | \$456,360 | \$573,700 | \$117,340 |
| Fees for Participant Sports, excl. Trips | \$204,259 | \$256,778 | \$52,519 |
| Tickets to Theatre/Operas/Concerts | \$110,202 | \$138,537 | \$28,335 |
| Tickets to Movies | \$30,069 | \$37,800 | \$7,731 |
| Tickets to Parks or Museums | \$47,102 | \$59,213 | \$12,111 |
| Admission to Sporting Events, excl. Trips | \$126,199 | \$158,647 | \$32,448 |
| Fees for Recreational Lessons | \$252,990 | \$318,040 | \$65,050 |
| Dating Services | \$889 | \$1,117 | \$228 |
| TV/Video/Audio | \$1,611,555 | \$2,025,919 | \$414,364 |
| Cable and Satellite Television Services | \$926,051 | \$1,164,159 | \$238,108 |
| Televisions | \$185,744 | \$233,502 | \$47,758 |
| Satellite Dishes | \$1,185 | \$1,490 | \$305 |
| VCRs, Video Cameras, and DVD Players | \$5,036 | \$6,331 | \$1,295 |
| Miscellaneous Video Equipment | \$27,847 | \$35,007 | \$7,160 |
| Video Cassettes and DVDs | \$6,369 | \$8,007 | \$1,638 |
| Video Game Hardware/Accessories | \$50,657 | \$63,682 | \$13,025 |
| Video Game Software | \$22,366 | \$28,117 | \$5,751 |
| Rental/Streaming/Downloaded Video | \$203,666 | \$256,033 | \$52,367 |
| Installation of Televisions | \$3,407 | \$4,283 | \$876 |
| Audio (3) | \$177,301 | \$222,888 | \$45,587 |
| Rental of TV/VCR/Radio/Sound Equipment | \$296 | \$372 | \$76 |
| Repair of TV/Radio/Sound Equipment | \$1,629 | \$2,048 | \$419 |
| Pets | \$1,319,312 | \$1,658,535 | \$339,223 |
| Toys/Games/Crafts/Hobbies (4) | \$224,255 | \$281,916 | \$57,661 |
| Recreational Vehicles and Fees (5) | \$270,320 | \$339,826 | \$69,506 |
| Sports/Recreation/Exercise Equipment (6) | \$392,224 | \$493,073 | \$100,849 |
| Photo Equipment and Supplies (7) | \$83,540 | \$105,020 | \$21,480 |
| Reading (8) | \$180,263 | \$226,612 | \$46,349 |
| Live Entertainment-for Catered Affairs | \$23,699 | \$29,793 | \$6,094 |
| Rental of Party Supplies for Catered Affairs | \$28,143 | \$35,379 | \$7,236 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

| | 2024 Consumer Spending | 2029 Forecasted Demand | Projected Spending Growth |
|---|------------------------|------------------------|---------------------------|
| Food | \$13,761,905 | \$17,300,383 | \$3,538,478 |
| Food at Home | \$8,858,514 | \$11,136,225 | \$2,277,711 |
| Bakery and Cereal Products | \$1,163,045 | \$1,462,088 | \$299,043 |
| Meats, Poultry, Fish, and Eggs | \$1,853,288 | \$2,329,807 | \$476,519 |
| Dairy Products | \$847,695 | \$1,065,656 | \$217,961 |
| Fruits and Vegetables | \$1,762,490 | \$2,215,663 | \$453,173 |
| Snacks and Other Food at Home (9) | \$3,231,996 | \$4,063,011 | \$831,015 |
| Food Away from Home | \$4,903,392 | \$6,164,158 | \$1,260,766 |
| Alcoholic Beverages | \$826,514 | \$1,039,028 | \$212,514 |
| Financial | | | |
| Value of Stocks/Bonds/Mutual Funds | \$72,223,416 | \$90,793,586 | \$18,570,170 |
| Value of Retirement Plans | \$259,400,439 | \$326,097,787 | \$66,697,348 |
| Value of Other Financial Assets | \$12,761,646 | \$16,042,935 | \$3,281,289 |
| Vehicle Loan Amount excluding Interest | \$4,217,296 | \$5,301,652 | \$1,084,356 |
| Value of Credit Card Debt | \$3,817,962 | \$4,799,641 | \$981,679 |
| Health | | | |
| Nonprescription Drugs | \$220,700 | \$277,447 | \$56,747 |
| Prescription Drugs | \$548,936 | \$690,079 | \$141,143 |
| Eyeglasses and Contact Lenses | \$170,043 | \$213,764 | \$43,721 |
| Personal Care Products (10) | \$678,986 | \$853,567 | \$174,581 |
| Smoking Products | \$474,727 | \$596,790 | \$122,063 |
| Home | | | |
| Mortgage Payment and Basics (11) | \$19,883,295 | \$24,995,711 | \$5,112,416 |
| Maintenance and Remodeling Services | \$6,856,957 | \$8,620,026 | \$1,763,069 |
| Maintenance and Remodeling Materials (12) | \$1,275,320 | \$1,603,232 | \$327,912 |
| Utilities, Fuel, and Public Services | \$7,298,802 | \$9,175,478 | \$1,876,676 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

| | 2024 Consumer Spending | 2029 Forecasted Demand | Projected Spending Growth |
|--|------------------------|------------------------|---------------------------|
| Household Furnishings and Equipment | | | |
| Household Textiles (13) | \$160,267 | \$201,475 | \$41,208 |
| Furniture | \$1,281,986 | \$1,611,611 | \$329,625 |
| Rugs | \$64,581 | \$81,186 | \$16,605 |
| Major Appliances (14) | \$771,709 | \$970,132 | \$198,423 |
| Housewares (15) | \$127,828 | \$160,696 | \$32,868 |
| Small Appliances | \$1,780,264 | \$2,238,008 | \$22,128 |
| Luggage | \$27,699 | \$34,820 | \$7,121 |
| Telephones and Accessories | \$125,903 | \$158,275 | \$32,372 |
| Household Operations | | | |
| Child Care | \$786,077 | \$988,194 | \$202,117 |
| Lawn/Garden (16) | \$982,485 | \$1,235,103 | \$252,618 |
| Moving/Storage/Freight Express | \$146,936 | \$184,716 | \$37,780 |
| Housekeeping Supplies (17) | \$1,108,092 | \$1,393,006 | \$284,914 |
| Insurance | | | |
| Owners and Renters Insurance | \$1,135,790 | \$1,427,826 | \$292,036 |
| Vehicle Insurance | \$2,450,363 | \$3,080,403 | \$630,040 |
| Life/Other Insurance | \$976,709 | \$1,227,841 | \$251,132 |
| Health Insurance | \$6,429,777 | \$8,083,009 | \$1,653,232 |
| Transportation | | | |
| Payments on Vehicles excluding Leases | \$3,770,415 | \$4,739,869 | \$969,454 |
| Gasoline and Motor Oil | \$3,808,186 | \$4,787,352 | \$979,166 |
| Vehicle Maintenance and Repairs | \$1,814,776 | \$2,281,394 | \$466,618 |
| Travel | | | |
| Airline Fares | \$834,513 | \$1,049,084 | \$214,571 |
| Lodging on Trips | \$1,354,861 | \$1,703,225 | \$348,364 |
| Auto/Truck Rental on Trips | \$157,304 | \$197,751 | \$40,447 |
| Food and Drink on Trips | \$979,079 | \$1,230,820 | \$251,741 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

- (1) Apparel Products and Services includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs includes membership fees for social, recreational, and health clubs.
- (3) Audio includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Snacks and Other Food at Home includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (10) Personal Care Products includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (11) Mortgage Payment and Basics includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.



Retail Demand Outlook

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time of 10 minutes



| Top Tapestry Segments | Percent | Demographic Summary | 2024 | 2029 |
|-------------------------|---------|-------------------------|-----------|-----------|
| Green Acres (6A) | 72.9% | Population | 7,543 | 7,727 |
| Savvy Suburbanites (1D) | 25.0% | Households | 2,744 | 2,866 |
| Workday Drive (4A) | 1.6% | Families | 2,142 | 2,213 |
| Exurbanites (1E) | 0.5% | Median Age | 46.3 | 46.4 |
| | 0.0% | Median Household Income | \$126,376 | \$145,619 |

| | 2024 Consumer Spending | 2029 Forecasted Demand | Projected Spending Growth |
|--|------------------------|------------------------|---------------------------|
| Apparel and Services | \$8,492,362 | \$10,174,938 | \$1,682,576 |
| Men's | \$1,638,092 | \$1,962,575 | \$324,483 |
| Women's | \$2,771,005 | \$3,320,222 | \$549,217 |
| Children's | \$1,259,479 | \$1,508,851 | \$249,372 |
| Footwear | \$1,733,577 | \$2,077,087 | \$343,510 |
| Watches & Jewelry | \$911,926 | \$1,092,603 | \$180,677 |
| Apparel Products and Services (1) | \$178,282 | \$213,600 | \$35,318 |
| Computer | | | |
| Computers and Hardware for Home Use | \$967,352 | \$1,159,073 | \$191,721 |
| Portable Memory | \$15,122 | \$18,120 | \$2,998 |
| Computer Software | \$50,683 | \$60,734 | \$10,051 |
| Computer Accessories | \$80,143 | \$96,036 | \$15,893 |
| Education | | | |
| School Books for College | \$133,419 | \$159,855 | \$26,436 |
| School Books for Elementary/High School | \$19,023 | \$22,790 | \$3,767 |
| School Books for Vocational/Technical School | \$2,179 | \$2,612 | \$433 |
| School Books for Daycare/Nurseries | \$874 | \$1,048 | \$174 |
| School Books for Other Schools | \$3,448 | \$4,131 | \$683 |
| School Supplies and Equipment | \$119,616 | \$143,305 | \$23,689 |
| Other School Supplies | \$315,611 | \$378,157 | \$62,546 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

| | 2024 Consumer Spending | 2029 Forecasted Demand | Projected Spending Growth |
|--|------------------------|------------------------|---------------------------|
| Entertainment & Recreation | \$15,646,934 | \$18,747,967 | \$3,101,033 |
| Fees and Admissions | \$3,578,314 | \$4,287,266 | \$708,952 |
| Membership Fees for Clubs (2) | \$1,328,362 | \$1,591,472 | \$263,110 |
| Fees for Participant Sports, excl. Trips | \$595,251 | \$713,182 | \$117,931 |
| Tickets to Theatre/Operas/Concerts | \$321,634 | \$385,396 | \$63,762 |
| Tickets to Movies | \$87,900 | \$105,327 | \$17,427 |
| Tickets to Parks or Museums | \$137,684 | \$164,975 | \$27,291 |
| Admission to Sporting Events, excl. Trips | \$366,456 | \$438,985 | \$72,529 |
| Fees for Recreational Lessons | \$738,432 | \$884,823 | \$146,391 |
| Dating Services | \$2,594 | \$3,108 | \$514 |
| TV/Video/Audio | \$4,705,061 | \$5,637,570 | \$932,509 |
| Cable and Satellite Television Services | \$2,703,862 | \$3,239,829 | \$535,967 |
| Televisions | \$542,154 | \$649,583 | \$107,429 |
| Satellite Dishes | \$3,468 | \$4,156 | \$688 |
| VCRs, Video Cameras, and DVD Players | \$14,783 | \$17,717 | \$2,934 |
| Miscellaneous Video Equipment | \$81,068 | \$97,108 | \$16,040 |
| Video Cassettes and DVDs | \$18,680 | \$22,387 | \$3,707 |
| Video Game Hardware/Accessories | \$147,773 | \$177,043 | \$29,270 |
| Video Game Software | \$65,192 | \$78,105 | \$12,913 |
| Rental/Streaming/Downloaded Video | \$594,819 | \$712,686 | \$117,867 |
| Installation of Televisions | \$9,891 | \$11,849 | \$1,958 |
| Audio (3) | \$517,735 | \$620,352 | \$102,617 |
| Rental of TV/VCR/Radio/Sound Equipment | \$857 | \$1,026 | \$169 |
| Repair of TV/Radio/Sound Equipment | \$4,781 | \$5,730 | \$949 |
| Pets | \$3,851,828 | \$4,615,344 | \$763,516 |
| Toys/Games/Crafts/Hobbies (4) | \$654,018 | \$783,598 | \$129,580 |
| Recreational Vehicles and Fees (5) | \$789,181 | \$945,595 | \$156,414 |
| Sports/Recreation/Exercise Equipment (6) | \$1,146,909 | \$1,374,259 | \$227,350 |
| Photo Equipment and Supplies (7) | \$243,481 | \$291,727 | \$48,246 |
| Reading (8) | \$527,090 | \$631,637 | \$104,547 |
| Live Entertainment-for Catered Affairs | \$69,211 | \$82,933 | \$13,722 |
| Rental of Party Supplies for Catered Affairs | \$81,840 | \$98,037 | \$16,197 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

| | 2024 Consumer Spending | 2029 Forecasted Demand | Projected Spending Growth |
|---|------------------------|------------------------|---------------------------|
| Food | \$40,169,788 | \$48,130,873 | \$7,961,085 |
| Food at Home | \$25,858,521 | \$30,983,508 | \$5,124,987 |
| Bakery and Cereal Products | \$3,393,683 | \$4,066,244 | \$672,561 |
| Meats, Poultry, Fish, and Eggs | \$5,411,232 | \$6,483,749 | \$1,072,517 |
| Dairy Products | \$2,474,777 | \$2,965,298 | \$490,521 |
| Fruits and Vegetables | \$5,146,201 | \$6,166,288 | \$1,020,087 |
| Snacks and Other Food at Home (9) | \$9,432,628 | \$11,301,929 | \$1,869,301 |
| Food Away from Home | \$14,311,267 | \$17,147,365 | \$2,836,098 |
| Alcoholic Beverages | \$2,412,940 | \$2,891,230 | \$478,290 |
| Financial | | | |
| Value of Stocks/Bonds/Mutual Funds | \$210,826,427 | \$252,631,158 | \$41,804,731 |
| Value of Retirement Plans | \$756,065,891 | \$905,895,535 | \$149,829,644 |
| Value of Other Financial Assets | \$37,310,326 | \$44,708,854 | \$7,398,528 |
| Vehicle Loan Amount excluding Interest | \$12,311,385 | \$14,750,377 | \$2,438,992 |
| Value of Credit Card Debt | \$11,132,921 | \$13,338,832 | \$2,205,911 |
| Health | | | |
| Nonprescription Drugs | \$644,434 | \$772,146 | \$127,712 |
| Prescription Drugs | \$1,598,805 | \$1,915,460 | \$316,655 |
| Eyeglasses and Contact Lenses | \$495,732 | \$593,965 | \$98,233 |
| Personal Care Products (10) | \$1,982,162 | \$2,375,014 | \$392,852 |
| Smoking Products | \$1,384,922 | \$1,659,274 | \$274,352 |
| Home | | | |
| Mortgage Payment and Basics (11) | \$58,017,066 | \$69,515,418 | \$11,498,352 |
| Maintenance and Remodeling Services | \$20,031,124 | \$24,002,445 | \$3,971,321 |
| Maintenance and Remodeling Materials (12) | \$3,716,587 | \$4,452,757 | \$736,170 |
| Utilities, Fuel, and Public Services | \$21,298,623 | \$25,519,300 | \$4,220,677 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

| | 2024 Consumer Spending | 2029 Forecasted Demand | Projected Spending Growth |
|--|------------------------|------------------------|---------------------------|
| Household Furnishings and Equipment | | | |
| Household Textiles (13) | \$467,839 | \$560,560 | \$92,721 |
| Furniture | \$3,740,952 | \$4,482,218 | \$741,266 |
| Rugs | \$188,397 | \$225,739 | \$37,342 |
| Major Appliances (14) | \$2,252,560 | \$2,698,987 | \$446,427 |
| Housewares (15) | \$373,746 | \$447,848 | \$74,102 |
| Small Appliances | \$5,198,933 | \$6,229,394 | \$49,904 |
| Luggage | \$80,801 | \$96,812 | \$16,011 |
| Telephones and Accessories | \$367,153 | \$439,895 | \$72,742 |
| Household Operations | | | |
| Child Care | \$2,288,774 | \$2,742,036 | \$453,262 |
| Lawn/Garden (16) | \$2,867,168 | \$3,435,429 | \$568,261 |
| Moving/Storage/Freight Express | \$429,720 | \$514,956 | \$85,236 |
| Housekeeping Supplies (17) | \$3,234,893 | \$3,876,027 | \$641,134 |
| Insurance | | | |
| Owners and Renters Insurance | \$3,312,820 | \$3,969,174 | \$656,354 |
| Vehicle Insurance | \$7,156,231 | \$8,574,481 | \$1,418,250 |
| Life/Other Insurance | \$2,846,256 | \$3,410,166 | \$563,910 |
| Health Insurance | \$18,762,977 | \$22,481,347 | \$3,718,370 |
| Transportation | | | |
| Payments on Vehicles excluding Leases | \$10,994,424 | \$13,172,164 | \$2,177,740 |
| Gasoline and Motor Oil | \$11,122,917 | \$13,327,295 | \$2,204,378 |
| Vehicle Maintenance and Repairs | \$5,299,496 | \$6,349,845 | \$1,050,349 |
| Travel | | | |
| Airline Fares | \$2,438,594 | \$2,922,107 | \$483,513 |
| Lodging on Trips | \$3,953,507 | \$4,737,062 | \$783,555 |
| Auto/Truck Rental on Trips | \$458,874 | \$549,803 | \$90,929 |
| Food and Drink on Trips | \$2,857,834 | \$3,424,250 | \$566,416 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

- (1) Apparel Products and Services includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs includes membership fees for social, recreational, and health clubs.
- (3) Audio includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Snacks and Other Food at Home includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (10) Personal Care Products includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (11) Mortgage Payment and Basics includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Retail Demand Outlook

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time of 15 minutes



| Top Tapestry Segments | Percent | Demographic Summary | 2024 | 2029 |
|-------------------------|---------|-------------------------|-----------|-----------|
| Green Acres (6A) | 45.0% | Population | 16,630 | 17,676 |
| Savvy Suburbanites (1D) | 39.8% | Households | 6,061 | 6,526 |
| Exurbanites (1E) | 7.6% | Families | 4,817 | 5,155 |
| Workday Drive (4A) | 5.5% | Median Age | 46.6 | 47.0 |
| The Great Outdoors (6C) | 1.6% | Median Household Income | \$130,402 | \$151,226 |

| | 2024 Consumer Spending | 2029 Forecasted Demand | Projected Spending Growth |
|--|------------------------|------------------------|---------------------------|
| Apparel and Services | \$19,572,358 | \$24,063,721 | \$4,491,363 |
| Men's | \$3,753,440 | \$4,615,211 | \$861,771 |
| Women's | \$6,436,592 | \$7,913,261 | \$1,476,669 |
| Children's | \$2,884,782 | \$3,545,445 | \$660,663 |
| Footwear | \$4,011,490 | \$4,931,352 | \$919,862 |
| Watches & Jewelry | \$2,077,238 | \$2,555,765 | \$478,527 |
| Apparel Products and Services (1) | \$408,815 | \$502,687 | \$93,872 |
| Computer | | | |
| Computers and Hardware for Home Use | \$2,241,329 | \$2,755,804 | \$514,475 |
| Portable Memory | \$35,008 | \$43,044 | \$8,036 |
| Computer Software | \$119,144 | \$146,454 | \$27,310 |
| Computer Accessories | \$189,194 | \$232,475 | \$43,281 |
| Education | | | |
| School Books for College | \$306,399 | \$376,821 | \$70,422 |
| School Books for Elementary/High School | \$43,893 | \$53,945 | \$10,052 |
| School Books for Vocational/Technical School | \$5,244 | \$6,449 | \$1,205 |
| School Books for Daycare/Nurseries | \$2,154 | \$2,647 | \$493 |
| School Books for Other Schools | \$7,855 | \$9,660 | \$1,805 |
| School Supplies and Equipment | \$275,124 | \$338,139 | \$63,015 |
| Other School Supplies | \$729,809 | \$897,364 | \$167,555 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

| | 2024 Consumer Spending | 2029 Forecasted Demand | Projected Spending Growth |
|--|------------------------|------------------------|---------------------------|
| Entertainment & Recreation | \$36,277,360 | \$44,598,308 | \$8,320,948 |
| Fees and Admissions | \$8,174,977 | \$10,056,231 | \$1,881,254 |
| Membership Fees for Clubs (2) | \$3,017,090 | \$3,711,462 | \$694,372 |
| Fees for Participant Sports, excl. Trips | \$1,361,402 | \$1,674,518 | \$313,116 |
| Tickets to Theatre/Operas/Concerts | \$741,840 | \$912,644 | \$170,804 |
| Tickets to Movies | \$204,957 | \$252,002 | \$47,045 |
| Tickets to Parks or Museums | \$320,821 | \$394,404 | \$73,583 |
| Admission to Sporting Events, excl. Trips | \$821,560 | \$1,010,463 | \$188,903 |
| Fees for Recreational Lessons | \$1,701,341 | \$2,093,397 | \$392,056 |
| Dating Services | \$5,967 | \$7,340 | \$1,373 |
| TV/Video/Audio | \$10,940,822 | \$13,448,199 | \$2,507,377 |
| Cable and Satellite Television Services | \$6,300,275 | \$7,744,072 | \$1,443,797 |
| Televisions | \$1,255,505 | \$1,543,372 | \$287,867 |
| Satellite Dishes | \$8,193 | \$10,068 | \$1,875 |
| VCRs, Video Cameras, and DVD Players | \$35,545 | \$43,670 | \$8,125 |
| Miscellaneous Video Equipment | \$183,115 | \$225,127 | \$42,012 |
| Video Cassettes and DVDs | \$44,684 | \$54,917 | \$10,233 |
| Video Game Hardware/Accessories | \$341,054 | \$419,159 | \$78,105 |
| Video Game Software | \$149,894 | \$184,251 | \$34,357 |
| Rental/Streaming/Downloaded Video | \$1,385,640 | \$1,702,753 | \$317,113 |
| Installation of Televisions | \$22,002 | \$27,088 | \$5,086 |
| Audio (3) | \$1,201,642 | \$1,477,402 | \$275,760 |
| Rental of TV/VCR/Radio/Sound Equipment | \$1,866 | \$2,295 | \$429 |
| Repair of TV/Radio/Sound Equipment | \$11,407 | \$14,025 | \$2,618 |
| Pets | \$8,966,485 | \$11,022,070 | \$2,055,585 |
| Toys/Games/Crafts/Hobbies (4) | \$1,518,785 | \$1,866,107 | \$347,322 |
| Recreational Vehicles and Fees (5) | \$1,844,953 | \$2,266,928 | \$421,975 |
| Sports/Recreation/Exercise Equipment (6) | \$2,687,637 | \$3,303,043 | \$615,406 |
| Photo Equipment and Supplies (7) | \$558,861 | \$687,303 | \$128,442 |
| Reading (8) | \$1,235,768 | \$1,519,559 | \$283,791 |
| Live Entertainment-for Catered Affairs | \$163,362 | \$200,633 | \$37,271 |
| Rental of Party Supplies for Catered Affairs | \$185,710 | \$228,235 | \$42,525 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

| | 2024 Consumer Spending | 2029 Forecasted Demand | Projected Spending Growth |
|---|------------------------|------------------------|---------------------------|
| Food | \$93,124,145 | \$114,487,576 | \$21,363,431 |
| Food at Home | \$60,017,261 | \$73,781,850 | \$13,764,589 |
| Bakery and Cereal Products | \$7,857,438 | \$9,660,100 | \$1,802,662 |
| Meats, Poultry, Fish, and Eggs | \$12,580,641 | \$15,465,210 | \$2,884,569 |
| Dairy Products | \$5,752,951 | \$7,072,109 | \$1,319,158 |
| Fruits and Vegetables | \$11,955,565 | \$14,699,186 | \$2,743,621 |
| Snacks and Other Food at Home (9) | \$21,870,668 | \$26,885,245 | \$5,014,577 |
| Food Away from Home | \$33,106,883 | \$40,705,726 | \$7,598,843 |
| Alcoholic Beverages | \$5,590,209 | \$6,874,385 | \$1,284,176 |
| Financial | | | |
| Value of Stocks/Bonds/Mutual Funds | \$487,498,208 | \$599,787,351 | \$112,289,143 |
| Value of Retirement Plans | \$1,733,731,358 | \$2,132,624,041 | \$398,892,683 |
| Value of Other Financial Assets | \$87,294,783 | \$107,330,886 | \$20,036,103 |
| Vehicle Loan Amount excluding Interest | \$28,619,213 | \$35,164,166 | \$6,544,953 |
| Value of Credit Card Debt | \$25,622,139 | \$31,505,716 | \$5,883,577 |
| Health | | | |
| Nonprescription Drugs | \$1,499,306 | \$1,842,704 | \$343,398 |
| Prescription Drugs | \$3,677,979 | \$4,519,689 | \$841,710 |
| Eyeglasses and Contact Lenses | \$1,145,781 | \$1,408,452 | \$262,671 |
| Personal Care Products (10) | \$4,595,917 | \$5,650,505 | \$1,054,588 |
| Smoking Products | \$3,230,209 | \$3,967,029 | \$736,820 |
| Home | | | |
| Mortgage Payment and Basics (11) | \$133,917,276 | \$164,691,082 | \$30,773,806 |
| Maintenance and Remodeling Services | \$46,709,796 | \$57,427,255 | \$10,717,459 |
| Maintenance and Remodeling Materials (12) | \$8,562,648 | \$10,523,366 | \$1,960,718 |
| Utilities, Fuel, and Public Services | \$49,420,778 | \$60,744,196 | \$11,323,418 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

| | 2024 Consumer Spending | 2029 Forecasted Demand | Projected Spending Growth |
|--|------------------------|------------------------|---------------------------|
| Household Furnishings and Equipment | | | |
| Household Textiles (13) | \$1,085,298 | \$1,334,240 | \$248,942 |
| Furniture | \$8,657,073 | \$10,642,114 | \$1,985,041 |
| Rugs | \$433,937 | \$533,791 | \$99,854 |
| Major Appliances (14) | \$5,226,097 | \$6,424,552 | \$1,198,455 |
| Housewares (15) | \$876,038 | \$1,076,806 | \$200,768 |
| Small Appliances | \$12,086,122 | \$14,858,057 | \$135,529 |
| Luggage | \$185,852 | \$228,578 | \$42,726 |
| Telephones and Accessories | \$845,280 | \$1,039,248 | \$193,968 |
| Household Operations | | | |
| Child Care | \$5,203,225 | \$6,399,565 | \$1,196,340 |
| Lawn/Garden (16) | \$6,654,082 | \$8,179,944 | \$1,525,862 |
| Moving/Storage/Freight Express | \$1,005,220 | \$1,236,344 | \$231,124 |
| Housekeeping Supplies (17) | \$7,509,771 | \$9,231,994 | \$1,722,223 |
| Insurance | | | |
| Owners and Renters Insurance | \$7,657,245 | \$9,411,920 | \$1,754,675 |
| Vehicle Insurance | \$16,667,486 | \$20,484,950 | \$3,817,464 |
| Life/Other Insurance | \$6,532,101 | \$8,032,342 | \$1,500,241 |
| Health Insurance | \$43,551,550 | \$53,530,966 | \$9,979,416 |
| Transportation | | | |
| Payments on Vehicles excluding Leases | \$25,405,768 | \$31,219,185 | \$5,813,417 |
| Gasoline and Motor Oil | \$25,993,874 | \$31,939,323 | \$5,945,449 |
| Vehicle Maintenance and Repairs | \$12,341,931 | \$15,169,489 | \$2,827,558 |
| Travel | | | |
| Airline Fares | \$5,678,511 | \$6,983,308 | \$1,304,797 |
| Lodging on Trips | \$9,143,699 | \$11,243,338 | \$2,099,639 |
| Auto/Truck Rental on Trips | \$1,056,821 | \$1,299,624 | \$242,803 |
| Food and Drink on Trips | \$6,627,112 | \$8,147,734 | \$1,520,622 |

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

- (1) Apparel Products and Services includes shoe repair and other shoe services, apparel laundry and dry cleaning, alteration, repair and tailoring of apparel, clothing rental and storage, and watch and jewelry repair.
- (2) Membership Fees for Clubs includes membership fees for social, recreational, and health clubs.
- (3) Audio includes satellite radio service, radios, stereos, sound components, equipment and accessories, digital audio players, records, CDs, audio tapes, streaming/downloaded audio, musical instruments and accessories, and rental and repair of musical instruments.
- (4) Toys and Games includes toys, games, arts and crafts, tricycles, playground equipment, arcade games, online entertainment and games, and stamp and coin collecting.
- (5) Recreational Vehicles & Fees includes docking and landing fees for boats and planes, payments on boats, trailers, campers and RVs, rental of boats, trailers, campers and RVs, and camp fees.
- (6) Sports/Recreation/Exercise Equipment includes exercise equipment and gear, game tables, bicycles, camping equipment, hunting and fishing equipment, winter sports equipment, water sports equipment, other sports equipment, and rental/repair of sports/recreation/exercise equipment.
- (7) Photo Equipment includes film, film processing, photographic equipment, rental and repair of photo equipment, and photographer fees.
- (8) Reading includes digital book readers, books, magazine and newspaper subscriptions, and single copies of magazines and newspapers.
- (9) Snacks and Other Food at Home includes candy, chewing gum, sugar, artificial sweeteners, jam, jelly, preserves, margarine, fats and oils, salad dressing, nondairy cream and milk, peanut butter, frozen prepared food, potato chips and other snacks, nuts, salt, spices, seasonings, olives, pickles, relishes, sauces, gravy, other condiments, soup, prepared salad, prepared dessert, baby food, miscellaneous prepared food, and nonalcoholic beverages.
- (10) Personal Care Products includes hair care products, nonelectric articles for hair, wigs, hairpieces, oral hygiene products, shaving needs, perfume, cosmetics, skincare, bath products, nail products, deodorant, feminine hygiene products, adult diapers, other miscellaneous care products and personal care appliances.
- (11) Mortgage Payment and Basics includes mortgage interest, mortgage principal, property taxes, homeowners insurance, and ground rent on owned dwellings.
- (12) Maintenance and Remodeling Materials includes supplies/tools/equipment for painting and wallpapering, plumbing supplies and equipment, electrical/heating/AC supplies, materials for roofing/gutters, materials for plaster/panel/siding, materials for patio/fence/brick work, landscaping materials, and insulation materials for owned homes.
- (13) Household Textiles includes bathroom linens, bedroom linens, kitchen linens, dining room linens, other linens, curtains, draperies, slipcovers and decorative pillows.
- (14) Major Appliances includes dishwashers, disposals, refrigerators, freezers, washers, dryers, stoves, ovens, microwaves, window air conditioners, electric floor cleaning equipment, sewing machines, and miscellaneous appliances.
- (15) Housewares includes flatware, dishes, cups glasses, serving pieces, nonelectric cookware, and tableware.
- (16) Lawn and Garden includes lawn and garden supplies, equipment and care service, indoor plants, fresh flowers, and repair/rental of lawn and garden equipment.
- (17) Housekeeping Supplies includes soaps and laundry detergents, cleaning products, toilet tissue, paper towels, napkins, paper/plastic/foil products, stationery, giftwrap supplies, postage, and delivery services.



Source: Esri forecasts for 2024 and 2029; Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Restaurant Market Potential



Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time of 5 minutes

| Demographic Summary | 2024 | 2029 |
|-------------------------|-----------|-----------|
| Population | 2,807 | 2,994 |
| Population 18+ | 2,198 | 2,354 |
| Households | 1,019 | 1,111 |
| Median Household Income | \$119,850 | \$136,883 |

| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|---|---------------------------|---------|-----|
| Went to Family Restaurant/Steak House Last 6 Mo | 1,612 | 73.3% | 103 |
| Went to Family Restaurant/Steak House 4+ Times Last 30 Days | 527 | 24.0% | 103 |
| Spent \$1-\$30 at Family Restaurant/Steak House Last 30 Days | 123 | 5.6% | 94 |
| Spent \$31-\$50 at Family Restaurant/Steak House Last 30 Days | 192 | 8.7% | 98 |
| Spent \$51-\$100 at Family Restaurant/Steak House Last 30 Days | 353 | 16.1% | 101 |
| Spent \$101-\$200 at Family Restaurant/Steak House Last 30 Days | 275 | 12.5% | 107 |
| Spent \$201+ at Family Restaurant/Steak House Last 30 Days | 174 | 7.9% | 118 |
| Spent \$1-\$100 at Fine Dining Restaurants Last 30 Days | 84 | 3.8% | 110 |
| Spent \$101-\$200 at Fine Dining Restaurants Last 30 Days | 105 | 4.8% | 166 |
| Spent \$201+ at Fine Dining Restaurants Last 30 Days | 90 | 4.1% | 146 |
| Went for Breakfast at Family Restaurant/Steak House Last 6 Mo | 293 | 13.3% | 109 |
| Went for Lunch at Family Restaurant/Steak House Last 6 Mo | 391 | 17.8% | 95 |
| Went for Dinner at Family Restaurant/Steak House Last 6 Mo | 1,132 | 51.5% | 110 |
| Went for Snacks at Family Restaurant/Steak House Last 6 Mo | 22 | 1.0% | 60 |
| Went on Workday to Family Restaurant/Steak House Last 6 Mo | 779 | 35.4% | 109 |
| Went on Weekend to Family Restaurant/Steak House Last 6 Mo | 905 | 41.2% | 103 |
| Went to Applebee's Last 6 Mo | 305 | 13.9% | 91 |
| Went to Bob Evans Last 6 Mo | 48 | 2.2% | 89 |
| Went to Buffalo Wild Wings Last 6 Mo | 181 | 8.2% | 92 |
| Went to California Pizza Kitchen Last 6 Mo | 30 | 1.4% | 77 |
| Went to Carrabba's Last 6 Mo | 63 | 2.9% | 133 |
| Went to The Cheesecake Factory Last 6 Mo | 156 | 7.1% | 101 |
| Went to Chili's Grill & Bar Last 6 Mo | 201 | 9.1% | 95 |
| Went to Cracker Barrel Last 6 Mo | 248 | 11.3% | 103 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|--|---------------------------|---------|-----|
| Went to Denny's Last 6 Mo | 92 | 4.2% | 62 |
| Went to Golden Corral Last 6 Mo | 48 | 2.2% | 52 |
| Went to IHOP Last 6 Mo | 152 | 6.9% | 89 |
| Went to Logan's Roadhouse Last 6 Mo | 33 | 1.5% | 79 |
| Went to Longhorn Steakhouse Last 6 Mo | 165 | 7.5% | 120 |
| Went to Olive Garden Last 6 Mo | 352 | 16.0% | 102 |
| Went to Outback Steakhouse Last 6 Mo | 197 | 9.0% | 112 |
| Went to Red Lobster Last 6 Mo | 150 | 6.8% | 92 |
| Went to Red Robin Last 6 Mo | 142 | 6.5% | 119 |
| Went to Ruby Tuesday Last 6 Mo | 32 | 1.5% | 83 |
| Went to Texas Roadhouse Last 6 Mo | 298 | 13.6% | 105 |
| Went to T.G.I. Friday's Last 6 Mo | 43 | 2.0% | 79 |
| Went to Waffle House Last 6 Mo | 88 | 4.0% | 76 |
| Went to Fast Food or Drive-In Restaurant Last 6 Mo | 2,018 | 91.8% | 101 |
| Went to Fast Food or Drive-In Rest 9+ Times Last 30 Days | 786 | 35.8% | 90 |
| Spent \$1-\$10 at Fast Food Restaurant Last 30 Days | 86 | 3.9% | 110 |
| Spent \$11-\$20 at Fast Food Restaurant Last 30 Days | 211 | 9.6% | 118 |
| Spent \$21-\$40 at Fast Food Restaurant Last 30 Days | 350 | 15.9% | 99 |
| Spent \$41-\$50 at Fast Food Restaurant Last 30 Days | 203 | 9.2% | 101 |
| Spent \$51-\$100 at Fast Food Restaurant Last 30 Days | 428 | 19.5% | 95 |
| Spent \$101-\$200 at Fast Food Restaurant Last 30 Days | 279 | 12.7% | 98 |
| Spent \$201+ at Fast Food Restaurant Last 30 Days | 116 | 5.3% | 90 |
| Ordered Eat-In Fast Food Last 6 Mo | 638 | 29.0% | 101 |
| Ordered Home Delivery Fast Food Last 6 Mo | 199 | 9.1% | 70 |
| Take-Out/Drive-Thru/Curbside Fast Food Last 6 Mo | 1,205 | 54.8% | 104 |
| Ordered Take-Out/Walk-In Fast Food Last 6 Mo | 522 | 23.8% | 104 |
| Bought Breakfast at Fast Food Restaurant Last 6 Mo | 773 | 35.2% | 98 |
| Bought Lunch at Fast Food Restaurant Last 6 Mo | 1,189 | 54.1% | 101 |
| Bought Dinner at Fast Food Restaurant Last 6 Mo | 1,181 | 53.7% | 99 |
| Bought Snack at Fast Food Restaurant Last 6 Mo | 298 | 13.6% | 97 |
| Bought from Fast Food Restaurant on Weekday Last 6 Mo | 1,505 | 68.5% | 103 |
| Bought from Fast Food Restaurant on Weekend Last 6 Mo | 1,110 | 50.5% | 96 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.


| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|---|---------------------------|---------|-----|
| Bought A&W Last 6 Mo | 37 | 1.7% | 78 |
| Bought Arby's Last 6 Mo | 391 | 17.8% | 98 |
| Bought Baskin-Robbins Last 6 Mo | 60 | 2.7% | 81 |
| Bought Boston Market Last 6 Mo | 41 | 1.9% | 105 |
| Bought Burger King Last 6 Mo | 536 | 24.4% | 90 |
| Bought Captain D's Last 6 Mo | 32 | 1.5% | 51 |
| Bought Carl's Jr. Last 6 Mo | 41 | 1.9% | 40 |
| Bought Checkers Last 6 Mo | 33 | 1.5% | 63 |
| Bought Chick-Fil-A Last 6 Mo | 790 | 35.9% | 107 |
| Bought Chipotle Mexican Grill Last 6 Mo | 425 | 19.3% | 113 |
| Bought Chuck E. Cheese's Last 6 Mo | 18 | 0.8% | 55 |
| Bought Church's Fried Chicken Last 6 Mo | 26 | 1.2% | 39 |
| Bought Cold Stone Creamery Last 6 Mo | 73 | 3.3% | 108 |
| Bought Dairy Queen Last 6 Mo | 349 | 15.9% | 101 |
| Bought Del Taco Last 6 Mo | 33 | 1.5% | 42 |
| Bought Domino's Pizza Last 6 Mo | 299 | 13.6% | 81 |
| Bought Dunkin` Donuts Last 6 Mo | 429 | 19.5% | 132 |
| Bought Five Guys Last 6 Mo | 248 | 11.3% | 114 |
| Bought Hardee's Last 6 Mo | 73 | 3.3% | 67 |
| Bought Jack in the Box Last 6 Mo | 53 | 2.4% | 35 |
| Bought Jersey Mike's Last 6 Mo | 230 | 10.5% | 123 |
| Bought Jimmy John's Last 6 Mo | 166 | 7.5% | 123 |
| Bought KFC Last 6 Mo | 302 | 13.7% | 79 |
| Bought Krispy Kreme Doughnuts Last 6 Mo | 113 | 5.1% | 77 |
| Bought Little Caesars Last 6 Mo | 163 | 7.4% | 61 |
| Bought Long John Silver's Last 6 Mo | 33 | 1.5% | 58 |
| Bought McDonald's Last 6 Mo | 1,041 | 47.4% | 96 |
| Bought Panda Express Last 6 Mo | 214 | 9.7% | 74 |
| Bought Panera Bread Last 6 Mo | 430 | 19.6% | 145 |
| Bought Papa John's Last 6 Mo | 157 | 7.1% | 86 |
| Bought Papa Murphy's Last 6 Mo | 87 | 4.0% | 117 |
| Bought Pizza Hut Last 6 Mo | 195 | 8.9% | 72 |
| Bought Popeyes Chicken Last 6 Mo | 248 | 11.3% | 82 |
| Bought Sonic Drive-In Last 6 Mo | 189 | 8.6% | 76 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|--|---------------------------|---------|-----|
| Bought Starbucks Last 6 Mo | 479 | 21.8% | 103 |
| Bought Steak `N Shake Last 6 Mo | 54 | 2.5% | 86 |
| Bought Subway Last 6 Mo | 429 | 19.5% | 86 |
| Bought Taco Bell Last 6 Mo | 516 | 23.5% | 85 |
| Bought Wendy's Last 6 Mo | 552 | 25.1% | 93 |
| Bought Whataburger Last 6 Mo | 104 | 4.7% | 79 |
| Bought White Castle Last 6 Mo | 64 | 2.9% | 121 |
| Bought Wing-Stop Last 6 Mo | 45 | 2.0% | 56 |
| Went to Fine Dining Restaurant Last 6 Mo | 432 | 19.6% | 127 |
| Went to Fine Dining Restaurant Last 30 Days | 347 | 15.8% | 135 |
| Went to Fine Dining Restaurant 2+ Times Last 30 Days | 157 | 7.1% | 130 |
| Used DoorDash Website/App for Take-Out/Delivery Last 30 Days | 224 | 10.2% | 81 |
| Used Grubhub Website/App for Take-Out/Delivery Last 30 Days | 99 | 4.5% | 98 |
| Used Postmates Website/App for Take-Out/Delivery Last 30 Days | 11 | 0.5% | 45 |
| Used Restaurant Website/App for Take-Out/Delivery Last 30 Days | 530 | 24.1% | 111 |
| Used Uber Eats Website/App for Take-Out/Delivery Last 30 Days | 128 | 5.8% | 81 |
| Used Yelp Website or App for Take-Out/Delivery Last 30 Days | 14 | 0.6% | 48 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

Restaurant Market Potential



Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time of 10 minutes

| Demographic Summary | 2024 | 2029 |
|-------------------------|-----------|-----------|
| Population | 7,543 | 7,727 |
| Population 18+ | 6,045 | 6,225 |
| Households | 2,744 | 2,866 |
| Median Household Income | \$126,376 | \$145,619 |

| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|---|---------------------------|---------|-----|
| Went to Family Restaurant/Steak House Last 6 Mo | 4,430 | 73.3% | 103 |
| Went to Family Restaurant/Steak House 4+ Times Last 30 Days | 1,448 | 23.9% | 103 |
| Spent \$1-\$30 at Family Restaurant/Steak House Last 30 Days | 337 | 5.6% | 94 |
| Spent \$31-\$50 at Family Restaurant/Steak House Last 30 Days | 530 | 8.8% | 98 |
| Spent \$51-\$100 at Family Restaurant/Steak House Last 30 Days | 969 | 16.0% | 100 |
| Spent \$101-\$200 at Family Restaurant/Steak House Last 30 Days | 755 | 12.5% | 106 |
| Spent \$201+ at Family Restaurant/Steak House Last 30 Days | 476 | 7.9% | 117 |
| Spent \$1-\$100 at Fine Dining Restaurants Last 30 Days | 232 | 3.8% | 110 |
| Spent \$101-\$200 at Fine Dining Restaurants Last 30 Days | 288 | 4.8% | 165 |
| Spent \$201+ at Fine Dining Restaurants Last 30 Days | 249 | 4.1% | 147 |
| Went for Breakfast at Family Restaurant/Steak House Last 6 Mo | 805 | 13.3% | 109 |
| Went for Lunch at Family Restaurant/Steak House Last 6 Mo | 1,075 | 17.8% | 95 |
| Went for Dinner at Family Restaurant/Steak House Last 6 Mo | 3,109 | 51.4% | 110 |
| Went for Snacks at Family Restaurant/Steak House Last 6 Mo | 59 | 1.0% | 59 |
| Went on Workday to Family Restaurant/Steak House Last 6 Mo | 2,144 | 35.5% | 109 |
| Went on Weekend to Family Restaurant/Steak House Last 6 Mo | 2,487 | 41.1% | 103 |
| Went to Applebee's Last 6 Mo | 837 | 13.8% | 91 |
| Went to Bob Evans Last 6 Mo | 132 | 2.2% | 89 |
| Went to Buffalo Wild Wings Last 6 Mo | 495 | 8.2% | 91 |
| Went to California Pizza Kitchen Last 6 Mo | 82 | 1.4% | 77 |
| Went to Carrabba's Last 6 Mo | 174 | 2.9% | 133 |
| Went to The Cheesecake Factory Last 6 Mo | 427 | 7.1% | 100 |
| Went to Chili's Grill & Bar Last 6 Mo | 553 | 9.2% | 95 |
| Went to Cracker Barrel Last 6 Mo | 681 | 11.3% | 102 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|--|---------------------------|---------|-----|
| Went to Denny's Last 6 Mo | 252 | 4.2% | 62 |
| Went to Golden Corral Last 6 Mo | 131 | 2.2% | 51 |
| Went to IHOP Last 6 Mo | 418 | 6.9% | 89 |
| Went to Logan's Roadhouse Last 6 Mo | 91 | 1.5% | 79 |
| Went to Longhorn Steakhouse Last 6 Mo | 450 | 7.4% | 119 |
| Went to Olive Garden Last 6 Mo | 966 | 16.0% | 102 |
| Went to Outback Steakhouse Last 6 Mo | 541 | 8.9% | 111 |
| Went to Red Lobster Last 6 Mo | 412 | 6.8% | 92 |
| Went to Red Robin Last 6 Mo | 390 | 6.5% | 119 |
| Went to Ruby Tuesday Last 6 Mo | 89 | 1.5% | 83 |
| Went to Texas Roadhouse Last 6 Mo | 816 | 13.5% | 104 |
| Went to T.G.I. Friday's Last 6 Mo | 116 | 1.9% | 77 |
| Went to Waffle House Last 6 Mo | 242 | 4.0% | 76 |
| Went to Fast Food or Drive-In Restaurant Last 6 Mo | 5,548 | 91.8% | 101 |
| Went to Fast Food or Drive-In Rest 9+ Times Last 30 Days | 2,158 | 35.7% | 90 |
| Spent \$1-\$10 at Fast Food Restaurant Last 30 Days | 237 | 3.9% | 110 |
| Spent \$11-\$20 at Fast Food Restaurant Last 30 Days | 581 | 9.6% | 118 |
| Spent \$21-\$40 at Fast Food Restaurant Last 30 Days | 964 | 15.9% | 99 |
| Spent \$41-\$50 at Fast Food Restaurant Last 30 Days | 554 | 9.2% | 100 |
| Spent \$51-\$100 at Fast Food Restaurant Last 30 Days | 1,176 | 19.4% | 95 |
| Spent \$101-\$200 at Fast Food Restaurant Last 30 Days | 763 | 12.6% | 97 |
| Spent \$201+ at Fast Food Restaurant Last 30 Days | 319 | 5.3% | 90 |
| Ordered Eat-In Fast Food Last 6 Mo | 1,756 | 29.1% | 101 |
| Ordered Home Delivery Fast Food Last 6 Mo | 548 | 9.1% | 70 |
| Take-Out/Drive-Thru/Curbside Fast Food Last 6 Mo | 3,309 | 54.7% | 104 |
| Ordered Take-Out/Walk-In Fast Food Last 6 Mo | 1,431 | 23.7% | 104 |
| Bought Breakfast at Fast Food Restaurant Last 6 Mo | 2,123 | 35.1% | 98 |
| Bought Lunch at Fast Food Restaurant Last 6 Mo | 3,267 | 54.0% | 100 |
| Bought Dinner at Fast Food Restaurant Last 6 Mo | 3,243 | 53.6% | 99 |
| Bought Snack at Fast Food Restaurant Last 6 Mo | 818 | 13.5% | 97 |
| Bought from Fast Food Restaurant on Weekday Last 6 Mo | 4,137 | 68.4% | 103 |
| Bought from Fast Food Restaurant on Weekend Last 6 Mo | 3,047 | 50.4% | 95 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.


| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|---|---------------------------|---------|-----|
| Bought A&W Last 6 Mo | 101 | 1.7% | 77 |
| Bought Arby's Last 6 Mo | 1,074 | 17.8% | 97 |
| Bought Baskin-Robbins Last 6 Mo | 166 | 2.8% | 82 |
| Bought Boston Market Last 6 Mo | 112 | 1.9% | 104 |
| Bought Burger King Last 6 Mo | 1,472 | 24.4% | 90 |
| Bought Captain D's Last 6 Mo | 87 | 1.4% | 50 |
| Bought Carl's Jr. Last 6 Mo | 118 | 1.9% | 41 |
| Bought Checkers Last 6 Mo | 91 | 1.5% | 63 |
| Bought Chick-Fil-A Last 6 Mo | 2,165 | 35.8% | 107 |
| Bought Chipotle Mexican Grill Last 6 Mo | 1,165 | 19.3% | 112 |
| Bought Chuck E. Cheese's Last 6 Mo | 49 | 0.8% | 54 |
| Bought Church's Fried Chicken Last 6 Mo | 70 | 1.2% | 38 |
| Bought Cold Stone Creamery Last 6 Mo | 198 | 3.3% | 106 |
| Bought Dairy Queen Last 6 Mo | 959 | 15.9% | 101 |
| Bought Del Taco Last 6 Mo | 93 | 1.5% | 43 |
| Bought Domino's Pizza Last 6 Mo | 823 | 13.6% | 81 |
| Bought Dunkin' Donuts Last 6 Mo | 1,172 | 19.4% | 131 |
| Bought Five Guys Last 6 Mo | 679 | 11.2% | 114 |
| Bought Hardee's Last 6 Mo | 202 | 3.3% | 67 |
| Bought Jack in the Box Last 6 Mo | 151 | 2.5% | 37 |
| Bought Jersey Mike's Last 6 Mo | 633 | 10.5% | 123 |
| Bought Jimmy John's Last 6 Mo | 454 | 7.5% | 122 |
| Bought KFC Last 6 Mo | 831 | 13.8% | 79 |
| Bought Krispy Kreme Doughnuts Last 6 Mo | 311 | 5.1% | 77 |
| Bought Little Caesars Last 6 Mo | 452 | 7.5% | 61 |
| Bought Long John Silver's Last 6 Mo | 91 | 1.5% | 58 |
| Bought McDonald's Last 6 Mo | 2,857 | 47.3% | 95 |
| Bought Panda Express Last 6 Mo | 595 | 9.8% | 75 |
| Bought Panera Bread Last 6 Mo | 1,176 | 19.4% | 144 |
| Bought Papa John's Last 6 Mo | 432 | 7.2% | 86 |
| Bought Papa Murphy's Last 6 Mo | 241 | 4.0% | 118 |
| Bought Pizza Hut Last 6 Mo | 537 | 8.9% | 72 |
| Bought Popeyes Chicken Last 6 Mo | 680 | 11.3% | 82 |
| Bought Sonic Drive-In Last 6 Mo | 519 | 8.6% | 76 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|--|---------------------------|---------|-----|
| Bought Starbucks Last 6 Mo | 1,315 | 21.8% | 103 |
| Bought Steak `N Shake Last 6 Mo | 149 | 2.5% | 86 |
| Bought Subway Last 6 Mo | 1,182 | 19.6% | 87 |
| Bought Taco Bell Last 6 Mo | 1,421 | 23.5% | 85 |
| Bought Wendy's Last 6 Mo | 1,516 | 25.1% | 93 |
| Bought Whataburger Last 6 Mo | 285 | 4.7% | 79 |
| Bought White Castle Last 6 Mo | 173 | 2.9% | 119 |
| Bought Wing-Stop Last 6 Mo | 125 | 2.1% | 56 |
| Went to Fine Dining Restaurant Last 6 Mo | 1,189 | 19.7% | 127 |
| Went to Fine Dining Restaurant Last 30 Days | 954 | 15.8% | 135 |
| Went to Fine Dining Restaurant 2+ Times Last 30 Days | 434 | 7.2% | 131 |
| Used DoorDash Website/App for Take-Out/Delivery Last 30 Days | 617 | 10.2% | 81 |
| Used Grubhub Website/App for Take-Out/Delivery Last 30 Days | 272 | 4.5% | 98 |
| Used Postmates Website/App for Take-Out/Delivery Last 30 Days | 30 | 0.5% | 44 |
| Used Restaurant Website/App for Take-Out/Delivery Last 30 Days | 1,455 | 24.1% | 111 |
| Used Uber Eats Website/App for Take-Out/Delivery Last 30 Days | 349 | 5.8% | 80 |
| Used Yelp Website or App for Take-Out/Delivery Last 30 Days | 39 | 0.7% | 49 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

 **Source:** These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

Restaurant Market Potential

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time of 15 minutes



| Demographic Summary | 2024 | 2029 |
|-------------------------|-----------|-----------|
| Population | 16,630 | 17,676 |
| Population 18+ | 13,313 | 14,301 |
| Households | 6,061 | 6,526 |
| Median Household Income | \$130,402 | \$151,226 |

| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|---|---------------------------|---------|-----|
| Went to Family Restaurant/Steak House Last 6 Mo | 9,728 | 73.1% | 102 |
| Went to Family Restaurant/Steak House 4+ Times Last 30 Days | 3,153 | 23.7% | 102 |
| Spent \$1-\$30 at Family Restaurant/Steak House Last 30 Days | 742 | 5.6% | 94 |
| Spent \$31-\$50 at Family Restaurant/Steak House Last 30 Days | 1,184 | 8.9% | 100 |
| Spent \$51-\$100 at Family Restaurant/Steak House Last 30 Days | 2,109 | 15.8% | 99 |
| Spent \$101-\$200 at Family Restaurant/Steak House Last 30 Days | 1,649 | 12.4% | 106 |
| Spent \$201+ at Family Restaurant/Steak House Last 30 Days | 1,025 | 7.7% | 115 |
| Spent \$1-\$100 at Fine Dining Restaurants Last 30 Days | 506 | 3.8% | 109 |
| Spent \$101-\$200 at Fine Dining Restaurants Last 30 Days | 622 | 4.7% | 162 |
| Spent \$201+ at Fine Dining Restaurants Last 30 Days | 551 | 4.1% | 148 |
| Went for Breakfast at Family Restaurant/Steak House Last 6 Mo | 1,745 | 13.1% | 107 |
| Went for Lunch at Family Restaurant/Steak House Last 6 Mo | 2,362 | 17.7% | 94 |
| Went for Dinner at Family Restaurant/Steak House Last 6 Mo | 6,798 | 51.1% | 109 |
| Went for Snacks at Family Restaurant/Steak House Last 6 Mo | 129 | 1.0% | 58 |
| Went on Workday to Family Restaurant/Steak House Last 6 Mo | 4,736 | 35.6% | 109 |
| Went on Weekend to Family Restaurant/Steak House Last 6 Mo | 5,434 | 40.8% | 102 |
| Went to Applebee's Last 6 Mo | 1,834 | 13.8% | 90 |
| Went to Bob Evans Last 6 Mo | 287 | 2.2% | 88 |
| Went to Buffalo Wild Wings Last 6 Mo | 1,072 | 8.1% | 89 |
| Went to California Pizza Kitchen Last 6 Mo | 181 | 1.4% | 77 |
| Went to Carrabba's Last 6 Mo | 377 | 2.8% | 131 |
| Went to The Cheesecake Factory Last 6 Mo | 914 | 6.9% | 97 |
| Went to Chili's Grill & Bar Last 6 Mo | 1,199 | 9.0% | 93 |
| Went to Cracker Barrel Last 6 Mo | 1,472 | 11.1% | 100 |

Data Note: An MPI (Market Potential Index) measures the relative likelihood of the adults or households in the specified trade area to exhibit certain consumer behavior or purchasing patterns compared to the U.S. An MPI of 100 represents the U.S. average.

Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.

| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|--|---------------------------|---------|-----|
| Went to Denny's Last 6 Mo | 560 | 4.2% | 63 |
| Went to Golden Corral Last 6 Mo | 298 | 2.2% | 53 |
| Went to IHOP Last 6 Mo | 914 | 6.9% | 89 |
| Went to Logan's Roadhouse Last 6 Mo | 190 | 1.4% | 75 |
| Went to Longhorn Steakhouse Last 6 Mo | 956 | 7.2% | 115 |
| Went to Olive Garden Last 6 Mo | 2,093 | 15.7% | 100 |
| Went to Outback Steakhouse Last 6 Mo | 1,156 | 8.7% | 108 |
| Went to Red Lobster Last 6 Mo | 895 | 6.7% | 91 |
| Went to Red Robin Last 6 Mo | 842 | 6.3% | 116 |
| Went to Ruby Tuesday Last 6 Mo | 199 | 1.5% | 85 |
| Went to Texas Roadhouse Last 6 Mo | 1,763 | 13.2% | 102 |
| Went to T.G.I. Friday's Last 6 Mo | 251 | 1.9% | 76 |
| Went to Waffle House Last 6 Mo | 532 | 4.0% | 76 |
| Went to Fast Food or Drive-In Restaurant Last 6 Mo | 12,187 | 91.5% | 100 |
| Went to Fast Food or Drive-In Rest 9+ Times Last 30 Days | 4,688 | 35.2% | 89 |
| Spent \$1-\$10 at Fast Food Restaurant Last 30 Days | 530 | 4.0% | 112 |
| Spent \$11-\$20 at Fast Food Restaurant Last 30 Days | 1,297 | 9.7% | 119 |
| Spent \$21-\$40 at Fast Food Restaurant Last 30 Days | 2,156 | 16.2% | 101 |
| Spent \$41-\$50 at Fast Food Restaurant Last 30 Days | 1,181 | 8.9% | 97 |
| Spent \$51-\$100 at Fast Food Restaurant Last 30 Days | 2,584 | 19.4% | 95 |
| Spent \$101-\$200 at Fast Food Restaurant Last 30 Days | 1,642 | 12.3% | 95 |
| Spent \$201+ at Fast Food Restaurant Last 30 Days | 687 | 5.2% | 88 |
| Ordered Eat-In Fast Food Last 6 Mo | 3,881 | 29.1% | 101 |
| Ordered Home Delivery Fast Food Last 6 Mo | 1,196 | 9.0% | 69 |
| Take-Out/Drive-Thru/Curbside Fast Food Last 6 Mo | 7,227 | 54.3% | 103 |
| Ordered Take-Out/Walk-In Fast Food Last 6 Mo | 3,089 | 23.2% | 102 |
| Bought Breakfast at Fast Food Restaurant Last 6 Mo | 4,625 | 34.7% | 97 |
| Bought Lunch at Fast Food Restaurant Last 6 Mo | 7,171 | 53.9% | 100 |
| Bought Dinner at Fast Food Restaurant Last 6 Mo | 7,084 | 53.2% | 98 |
| Bought Snack at Fast Food Restaurant Last 6 Mo | 1,783 | 13.4% | 96 |
| Bought from Fast Food Restaurant on Weekday Last 6 Mo | 9,068 | 68.1% | 103 |
| Bought from Fast Food Restaurant on Weekend Last 6 Mo | 6,644 | 49.9% | 94 |

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Source: These data are based upon national propensities to use various products and services, applied to local demographic composition. Usage data were collected by MRI-Simmons in a nationally representative survey of U.S. households. Esri forecasts for 2024 and 2029.


| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|---|---------------------------|---------|-----|
| Bought A&W Last 6 Mo | 238 | 1.8% | 83 |
| Bought Arby's Last 6 Mo | 2,366 | 17.8% | 98 |
| Bought Baskin-Robbins Last 6 Mo | 374 | 2.8% | 84 |
| Bought Boston Market Last 6 Mo | 237 | 1.8% | 100 |
| Bought Burger King Last 6 Mo | 3,232 | 24.3% | 90 |
| Bought Captain D's Last 6 Mo | 199 | 1.5% | 52 |
| Bought Carl's Jr. Last 6 Mo | 313 | 2.4% | 50 |
| Bought Checkers Last 6 Mo | 192 | 1.4% | 61 |
| Bought Chick-Fil-A Last 6 Mo | 4,641 | 34.9% | 104 |
| Bought Chipotle Mexican Grill Last 6 Mo | 2,492 | 18.7% | 109 |
| Bought Chuck E. Cheese's Last 6 Mo | 99 | 0.7% | 50 |
| Bought Church's Fried Chicken Last 6 Mo | 147 | 1.1% | 37 |
| Bought Cold Stone Creamery Last 6 Mo | 414 | 3.1% | 101 |
| Bought Dairy Queen Last 6 Mo | 2,116 | 15.9% | 101 |
| Bought Del Taco Last 6 Mo | 234 | 1.8% | 49 |
| Bought Domino's Pizza Last 6 Mo | 1,802 | 13.5% | 81 |
| Bought Dunkin` Donuts Last 6 Mo | 2,480 | 18.6% | 126 |
| Bought Five Guys Last 6 Mo | 1,449 | 10.9% | 110 |
| Bought Hardee's Last 6 Mo | 459 | 3.5% | 69 |
| Bought Jack in the Box Last 6 Mo | 392 | 2.9% | 43 |
| Bought Jersey Mike's Last 6 Mo | 1,400 | 10.5% | 124 |
| Bought Jimmy John's Last 6 Mo | 980 | 7.4% | 120 |
| Bought KFC Last 6 Mo | 1,825 | 13.7% | 79 |
| Bought Krispy Kreme Doughnuts Last 6 Mo | 675 | 5.1% | 76 |
| Bought Little Caesars Last 6 Mo | 1,022 | 7.7% | 63 |
| Bought Long John Silver's Last 6 Mo | 207 | 1.6% | 60 |
| Bought McDonald's Last 6 Mo | 6,246 | 46.9% | 95 |
| Bought Panda Express Last 6 Mo | 1,354 | 10.2% | 77 |
| Bought Panera Bread Last 6 Mo | 2,502 | 18.8% | 140 |
| Bought Papa John's Last 6 Mo | 939 | 7.0% | 85 |
| Bought Papa Murphy's Last 6 Mo | 567 | 4.3% | 126 |
| Bought Pizza Hut Last 6 Mo | 1,196 | 9.0% | 73 |
| Bought Popeyes Chicken Last 6 Mo | 1,466 | 11.0% | 80 |
| Bought Sonic Drive-In Last 6 Mo | 1,140 | 8.6% | 76 |

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| Product/Consumer Behavior | Expected Number of Adults | Percent | MPI |
|--|---------------------------|---------|-----|
| Bought Starbucks Last 6 Mo | 2,839 | 21.3% | 101 |
| Bought Steak `N Shake Last 6 Mo | 323 | 2.4% | 85 |
| Bought Subway Last 6 Mo | 2,645 | 19.9% | 88 |
| Bought Taco Bell Last 6 Mo | 3,149 | 23.6% | 85 |
| Bought Wendy's Last 6 Mo | 3,304 | 24.8% | 92 |
| Bought Whataburger Last 6 Mo | 608 | 4.6% | 76 |
| Bought White Castle Last 6 Mo | 356 | 2.7% | 112 |
| Bought Wing-Stop Last 6 Mo | 265 | 2.0% | 54 |
| Went to Fine Dining Restaurant Last 6 Mo | 2,620 | 19.7% | 127 |
| Went to Fine Dining Restaurant Last 30 Days | 2,097 | 15.8% | 135 |
| Went to Fine Dining Restaurant 2+ Times Last 30 Days | 972 | 7.3% | 133 |
| Used DoorDash Website/App for Take-Out/Delivery Last 30 Days | 1,359 | 10.2% | 81 |
| Used Grubhub Website/App for Take-Out/Delivery Last 30 Days | 584 | 4.4% | 95 |
| Used Postmates Website/App for Take-Out/Delivery Last 30 Days | 66 | 0.5% | 44 |
| Used Restaurant Website/App for Take-Out/Delivery Last 30 Days | 3,162 | 23.8% | 109 |
| Used Uber Eats Website/App for Take-Out/Delivery Last 30 Days | 744 | 5.6% | 78 |
| Used Yelp Website or App for Take-Out/Delivery Last 30 Days | 107 | 0.8% | 61 |

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Tapestry Segmentation Area Profile

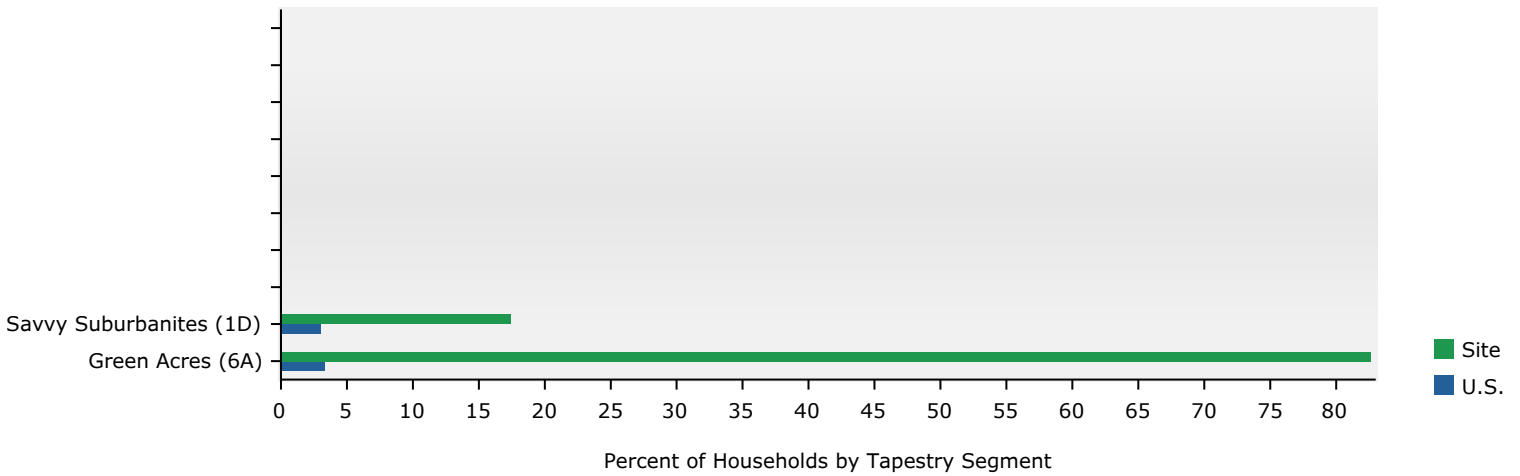
Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 5 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

Top Twenty Tapestry Segments

| Rank | Tapestry Segment | 2024 Households | | 2024 U.S. Households | | Index |
|-----------------|-------------------------|-----------------|--------------------|----------------------|--------------------|-------------|
| | | Percent | Cumulative Percent | Percent | Cumulative Percent | |
| 1 | Green Acres (6A) | 82.6% | 82.6% | 3.3% | 3.3% | 2503 |
| 2 | Savvy Suburbanites (1D) | 17.4% | 100.0% | 3.0% | 6.3% | 586 |
| Subtotal | | 100.0% | | 6.3% | | |
| Total | | 100.0% | | 6.3% | | 1596 |

Top Ten Tapestry Segments Site vs. U.S.



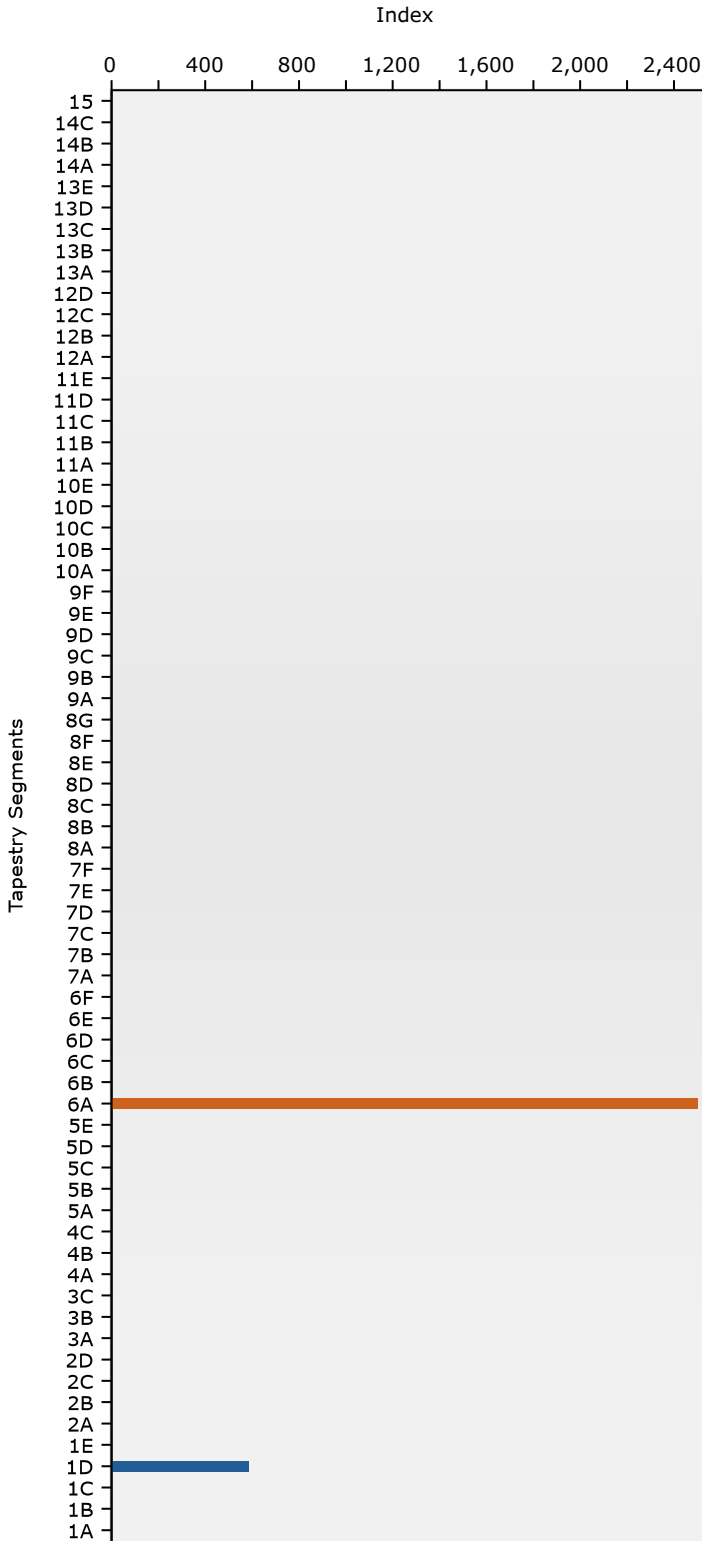
Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

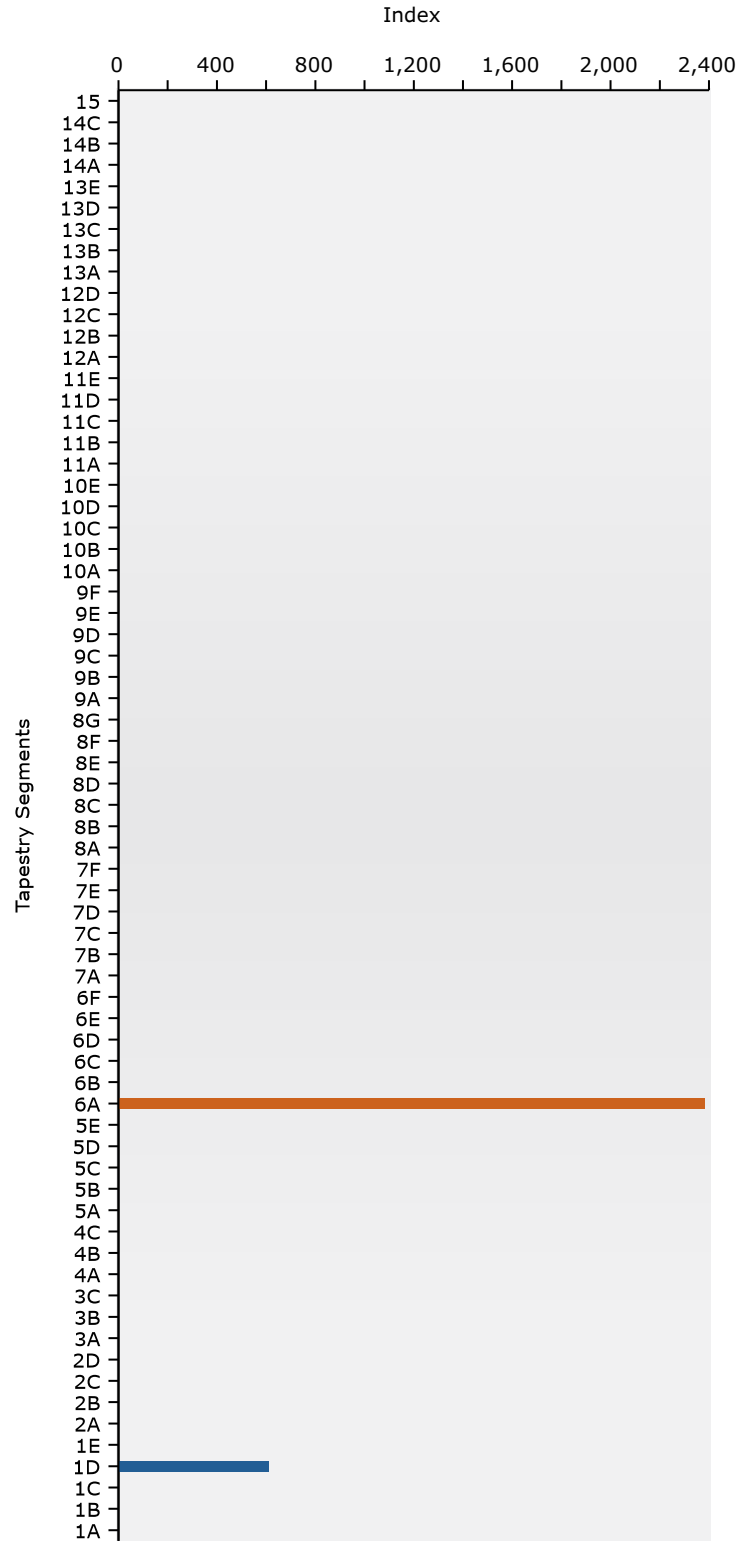
Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 5 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

2024 Tapestry Indexes by Households



2024 Tapestry Indexes by Total Population 18+



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



Tapestry Segmentation Area Profile

Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 5 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

| Tapestry LifeMode Groups | 2024 Households | | | 2024 Adult Population | | |
|---------------------------------|-----------------|--------------|------------|-----------------------|--------------|------------|
| | Number | Percent | Index | Number | Percent | Index |
| Total: | 1,019 | 100.0% | | 2,198 | 100.0% | |
| 1. Affluent Estates | 177 | 17.4% | 172 | 431 | 19.6% | 179 |
| Top Tier (1A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Professional Pride (1B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Boomburbs (1C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Savvy Suburbanites (1D) | 177 | 17.4% | 586 | 431 | 19.6% | 614 |
| Exurbanites (1E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 2. Upscale Avenues | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Chic (2A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Pleasantville (2B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Pacific Heights (2C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Enterprising Professionals (2D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 3. Uptown Individuals | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Laptops and Lattes (3A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Metro Renters (3B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Trendsetters (3C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 4. Family Landscapes | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Workday Drive (4A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Home Improvement (4B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Middleburg (4C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 5. GenXurban | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Comfortable Empty Nesters (5A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| In Style (5B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Parks and Rec (5C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rustbelt Traditions (5D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Midlife Constants (5E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 6. Cozy Country Living | 842 | 82.6% | 700 | 1,767 | 80.4% | 699 |
| Green Acres (6A) | 842 | 82.6% | 2,503 | 1,767 | 80.4% | 2,384 |
| Salt of the Earth (6B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| The Great Outdoors (6C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Prairie Living (6D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rural Resort Dwellers (6E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Heartland Communities (6F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 7. Sprouting Explorers | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Up and Coming Families (7A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Villages (7B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Edge Families (7C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Forging Opportunity (7D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Farm to Table (7E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Southwestern Families (7F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



Tapestry Segmentation Area Profile

Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 5 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

| Tapestry LifeMode Groups | 2024 Households | | | 2024 Adult Population | | |
|----------------------------------|-----------------|-------------|----------|-----------------------|-------------|----------|
| | Number | Percent | Index | Number | Percent | Index |
| Total: | 1,019 | 100.0% | | 2,198 | 100.0% | |
| 8. Middle Ground | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Lights (8A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Emerald City (8B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Bright Young Professionals (8C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Downtown Melting Pot (8D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Front Porches (8E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Old and Newcomers (8F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Hometown Heritage (8G) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 9. Senior Styles | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Silver & Gold (9A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Golden Years (9B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| The Elders (9C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Senior Escapes (9D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Retirement Communities (9E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Social Security Set (9F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 10. Rustic Outposts | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Southern Satellites (10A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rooted Rural (10B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Economic BedRock (10C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Down the Road (10D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rural Bypasses (10E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 11. Midtown Singles | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Strivers (11A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Young and Restless (11B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Metro Fusion (11C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Set to Impress (11D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Commons (11E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 12. Hometown | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Family Foundations (12A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Traditional Living (12B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Small Town Sincerity (12C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Modest Income Homes (12D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 13. Next Wave | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Diverse Convergence (13A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Family Extensions (13B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| NeWest Residents (13C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Fresh Ambitions (13D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| High Rise Renters (13E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 14. Scholars and Patriots | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Military Proximity (14A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| College Towns (14B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Dorms to Diplomas (14C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Unclassified (15) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |

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Source: Esri



Tapestry Segmentation Area Profile

Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 5 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

| Tapestry Urbanization Groups | 2024 Households | | | 2024 Adult Population | | |
|----------------------------------|-----------------|-------------|----------|-----------------------|-------------|----------|
| | Number | Percent | Index | Number | Percent | Index |
| Total: | 1,019 | 100.0% | | 2,198 | 100.0% | |
| 1. Principal Urban Center | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Laptops and Lattes (3A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Metro Renters (3B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Trendsetters (3C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Downtown Melting Pot (8D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Strivers (11A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| NeWest Residents (13C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Fresh Ambitions (13D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| High Rise Renters (13E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 2. Urban Periphery | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Pacific Heights (2C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rustbelt Traditions (5D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Villages (7B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Edge Families (7C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Forging Opportunity (7D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Southwestern Families (7F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Lights (8A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Bright Young Professionals (8C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Metro Fusion (11C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Family Foundations (12A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Modest Income Homes (12D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Diverse Convergence (13A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Family Extensions (13B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 3. Metro Cities | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| In Style (5B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Emerald City (8B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Front Porches (8E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Old and Newcomers (8F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Hometown Heritage (8G) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Retirement Communities (9E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Social Security Set (9F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Young and Restless (11B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Set to Impress (11D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Commons (11E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Traditional Living (12B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| College Towns (14B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Dorms to Diplomas (14C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |

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Source: Esri



Tapestry Segmentation Area Profile

Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 5 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

| Tapestry Urbanization Groups | 2024 Households | | | 2024 Adult Population | | |
|---------------------------------|-----------------|--------------|------------|-----------------------|--------------|------------|
| | Number | Percent | Index | Number | Percent | Index |
| Total: | 1,019 | 100.0% | | 2,198 | 100.0% | |
| 4. Suburban Periphery | 177 | 17.4% | 54 | 431 | 19.6% | 58 |
| Top Tier (1A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Professional Pride (1B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Boomburbs (1C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Savvy Suburbanites (1D) | 177 | 17.4% | 586 | 431 | 19.6% | 614 |
| Exurbanites (1E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Chic (2A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Pleasantville (2B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Enterprising Professionals (2D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Workday Drive (4A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Home Improvement (4B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Comfortable Empty Nesters (5A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Parks and Rec (5C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Midlife Constants (5E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Up and Coming Families (7A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Silver & Gold (9A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Golden Years (9B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| The Elders (9C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Military Proximity (14A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 5. Semirural | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Middleburg (4C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Heartland Communities (6F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Farm to Table (7E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Senior Escapes (9D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Down the Road (10D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Small Town Sincerity (12C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 6. Rural | 842 | 82.6% | 504 | 1,767 | 80.4% | 497 |
| Green Acres (6A) | 842 | 82.6% | 2,503 | 1,767 | 80.4% | 2,384 |
| Salt of the Earth (6B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| The Great Outdoors (6C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Prairie Living (6D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rural Resort Dwellers (6E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Southern Satellites (10A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rooted Rural (10B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Economic BedRock (10C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rural Bypasses (10E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Unclassified (15) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

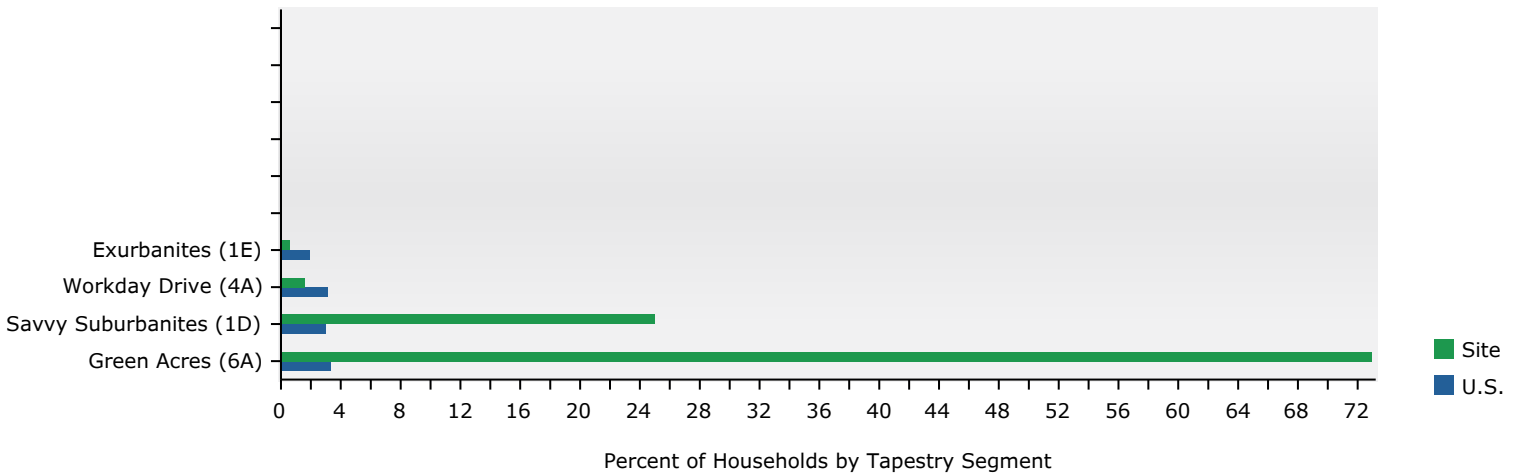
Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 10 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

Top Twenty Tapestry Segments

| Rank | Tapestry Segment | 2024 Households | | 2024 U.S. Households | | Index |
|-----------------|-------------------------|-----------------|--------------------|----------------------|--------------------|------------|
| | | Percent | Cumulative Percent | Percent | Cumulative Percent | |
| 1 | Green Acres (6A) | 72.9% | 72.9% | 3.3% | 3.3% | 2208 |
| 2 | Savvy Suburbanites (1D) | 25.0% | 97.9% | 3.0% | 6.3% | 843 |
| 3 | Workday Drive (4A) | 1.6% | 99.5% | 3.1% | 9.4% | 51 |
| 4 | Exurbanites (1E) | 0.5% | 100.0% | 1.9% | 11.3% | 29 |
| Subtotal | | 100.0% | | 11.3% | | |
| Total | | 100.0% | | 11.3% | | 886 |

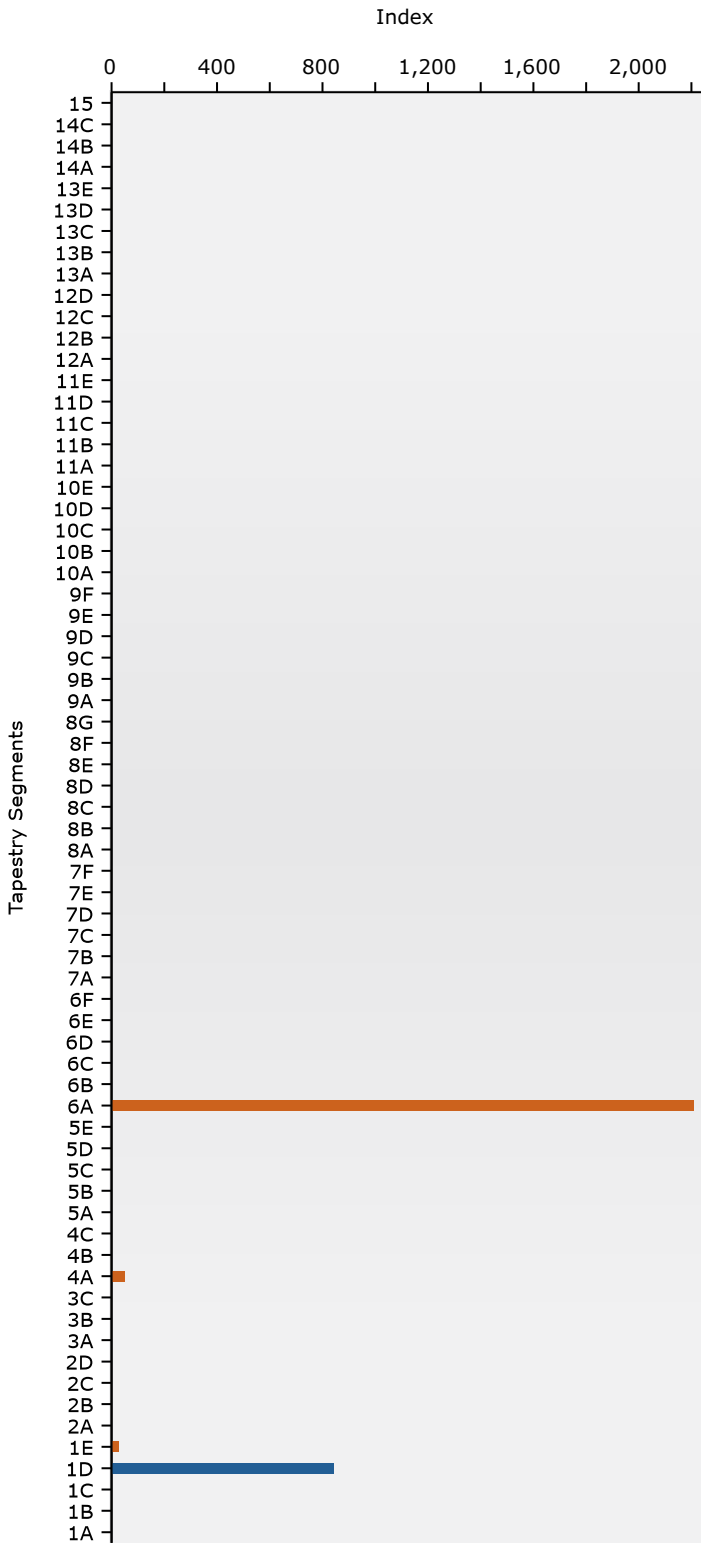
Top Ten Tapestry Segments Site vs. U.S.



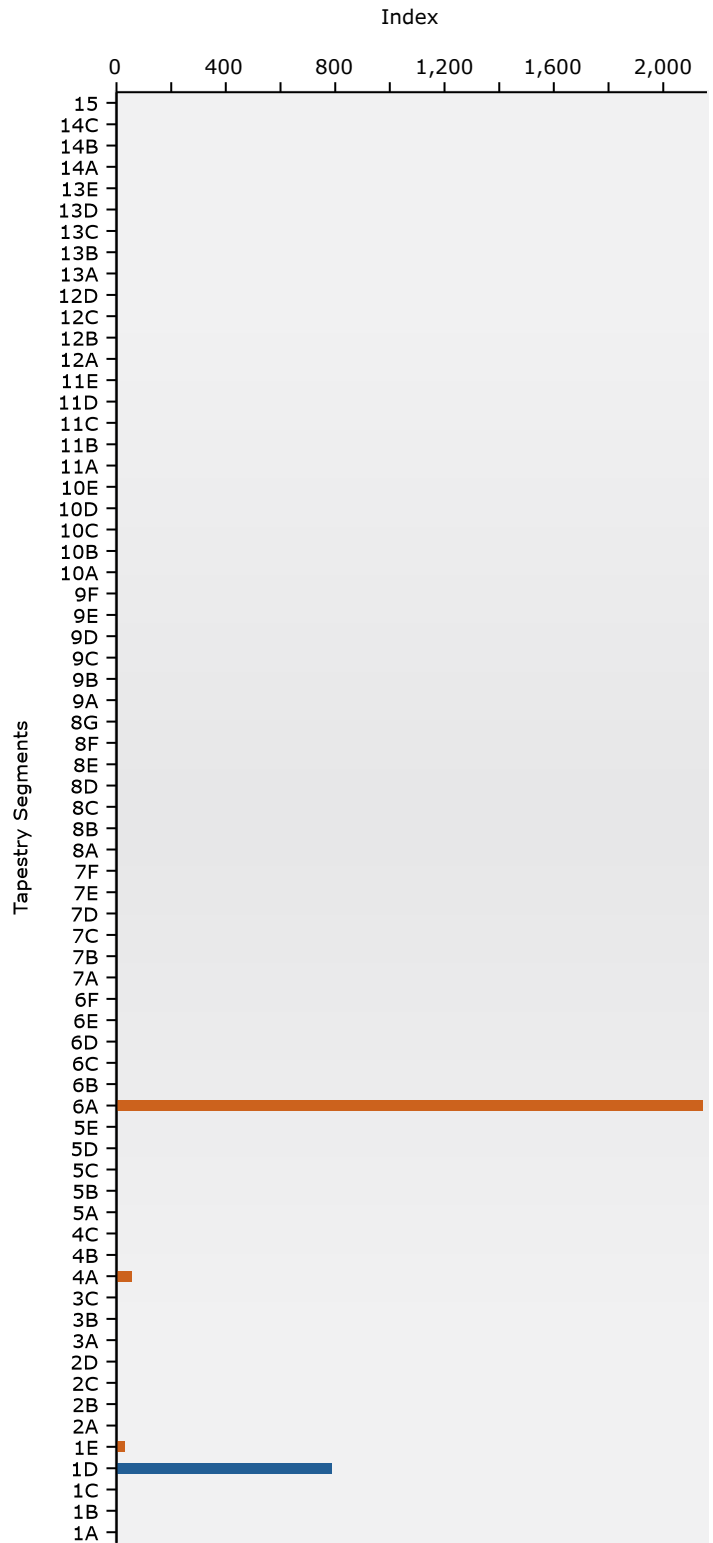
Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

2024 Tapestry Indexes by Households



2024 Tapestry Indexes by Total Population 18+



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



Tapestry Segmentation Area Profile

Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 10 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

| Tapestry LifeMode Groups | 2024 Households | | | 2024 Adult Population | | |
|---------------------------------|-----------------|--------------|------------|-----------------------|--------------|------------|
| | Number | Percent | Index | Number | Percent | Index |
| Total: | 2,744 | 100.0% | | 6,044 | 100.0% | |
| 1. Affluent Estates | 701 | 25.5% | 253 | 1,557 | 25.8% | 236 |
| Top Tier (1A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Professional Pride (1B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Boomburbs (1C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Savvy Suburbanites (1D) | 686 | 25.0% | 843 | 1,519 | 25.1% | 787 |
| Exurbanites (1E) | 15 | 0.5% | 29 | 38 | 0.6% | 32 |
| 2. Upscale Avenues | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Chic (2A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Pleasantville (2B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Pacific Heights (2C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Enterprising Professionals (2D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 3. Uptown Individuals | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Laptops and Lattes (3A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Metro Renters (3B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Trendsetters (3C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 4. Family Landscapes | 43 | 1.6% | 20 | 117 | 1.9% | 23 |
| Workday Drive (4A) | 43 | 1.6% | 51 | 117 | 1.9% | 58 |
| Home Improvement (4B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Middleburg (4C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 5. GenXurban | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Comfortable Empty Nesters (5A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| In Style (5B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Parks and Rec (5C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rustbelt Traditions (5D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Midlife Constants (5E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 6. Cozy Country Living | 2,000 | 72.9% | 617 | 4,370 | 72.3% | 628 |
| Green Acres (6A) | 2,000 | 72.9% | 2,208 | 4,370 | 72.3% | 2,144 |
| Salt of the Earth (6B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| The Great Outdoors (6C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Prairie Living (6D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rural Resort Dwellers (6E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Heartland Communities (6F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 7. Sprouting Explorers | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Up and Coming Families (7A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Villages (7B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Edge Families (7C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Forging Opportunity (7D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Farm to Table (7E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Southwestern Families (7F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



Tapestry Segmentation Area Profile

Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 10 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

| Tapestry LifeMode Groups | 2024 Households | | | 2024 Adult Population | | |
|----------------------------------|-----------------|-------------|----------|-----------------------|-------------|----------|
| | Number | Percent | Index | Number | Percent | Index |
| Total: | 2,744 | 100.0% | | 6,044 | 100.0% | |
| 8. Middle Ground | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Lights (8A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Emerald City (8B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Bright Young Professionals (8C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Downtown Melting Pot (8D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Front Porches (8E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Old and Newcomers (8F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Hometown Heritage (8G) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 9. Senior Styles | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Silver & Gold (9A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Golden Years (9B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| The Elders (9C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Senior Escapes (9D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Retirement Communities (9E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Social Security Set (9F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 10. Rustic Outposts | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Southern Satellites (10A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rooted Rural (10B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Economic BedRock (10C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Down the Road (10D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rural Bypasses (10E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 11. Midtown Singles | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Strivers (11A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Young and Restless (11B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Metro Fusion (11C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Set to Impress (11D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Commons (11E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 12. Hometown | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Family Foundations (12A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Traditional Living (12B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Small Town Sincerity (12C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Modest Income Homes (12D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 13. Next Wave | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Diverse Convergence (13A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Family Extensions (13B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| NeWest Residents (13C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Fresh Ambitions (13D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| High Rise Renters (13E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 14. Scholars and Patriots | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Military Proximity (14A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| College Towns (14B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Dorms to Diplomas (14C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Unclassified (15) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



Tapestry Segmentation Area Profile

Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 10 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

| Tapestry Urbanization Groups | 2024 Households | | | 2024 Adult Population | | |
|----------------------------------|-----------------|-------------|----------|-----------------------|-------------|----------|
| | Number | Percent | Index | Number | Percent | Index |
| Total: | 2,744 | 100.0% | | 6,044 | 100.0% | |
| 1. Principal Urban Center | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Laptops and Lattes (3A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Metro Renters (3B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Trendsetters (3C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Downtown Melting Pot (8D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Strivers (11A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| NeWest Residents (13C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Fresh Ambitions (13D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| High Rise Renters (13E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 2. Urban Periphery | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Pacific Heights (2C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rustbelt Traditions (5D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Villages (7B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Edge Families (7C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Forging Opportunity (7D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Southwestern Families (7F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Lights (8A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Bright Young Professionals (8C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Metro Fusion (11C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Family Foundations (12A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Modest Income Homes (12D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Diverse Convergence (13A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Family Extensions (13B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 3. Metro Cities | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| In Style (5B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Emerald City (8B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Front Porches (8E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Old and Newcomers (8F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Hometown Heritage (8G) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Retirement Communities (9E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Social Security Set (9F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Young and Restless (11B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Set to Impress (11D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Commons (11E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Traditional Living (12B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| College Towns (14B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Dorms to Diplomas (14C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 10 minute radius

Prepared by Esri
Latitude: 39.36099
Longitude: -104.59589

| Tapestry Urbanization Groups | 2024 Households | | | 2024 Adult Population | | |
|---------------------------------|-----------------|--------------|------------|-----------------------|--------------|------------|
| | Number | Percent | Index | Number | Percent | Index |
| Total: | 2,744 | 100.0% | | 6,044 | 100.0% | |
| 4. Suburban Periphery | 744 | 27.1% | 84 | 1,674 | 27.7% | 83 |
| Top Tier (1A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Professional Pride (1B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Boomburbs (1C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Savvy Suburbanites (1D) | 686 | 25.0% | 843 | 1,519 | 25.1% | 787 |
| Exurbanites (1E) | 15 | 0.5% | 29 | 38 | 0.6% | 32 |
| Urban Chic (2A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Pleasantville (2B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Enterprising Professionals (2D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Workday Drive (4A) | 43 | 1.6% | 51 | 117 | 1.9% | 58 |
| Home Improvement (4B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Comfortable Empty Nesters (5A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Parks and Rec (5C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Midlife Constants (5E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Up and Coming Families (7A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Silver & Gold (9A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Golden Years (9B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| The Elders (9C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Military Proximity (14A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 5. Semirural | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Middleburg (4C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Heartland Communities (6F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Farm to Table (7E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Senior Escapes (9D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Down the Road (10D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Small Town Sincerity (12C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 6. Rural | 2,000 | 72.9% | 445 | 4,370 | 72.3% | 447 |
| Green Acres (6A) | 2,000 | 72.9% | 2,208 | 4,370 | 72.3% | 2,144 |
| Salt of the Earth (6B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| The Great Outdoors (6C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Prairie Living (6D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rural Resort Dwellers (6E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Southern Satellites (10A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rooted Rural (10B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Economic BedRock (10C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rural Bypasses (10E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Unclassified (15) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Tapestry Segmentation Area Profile

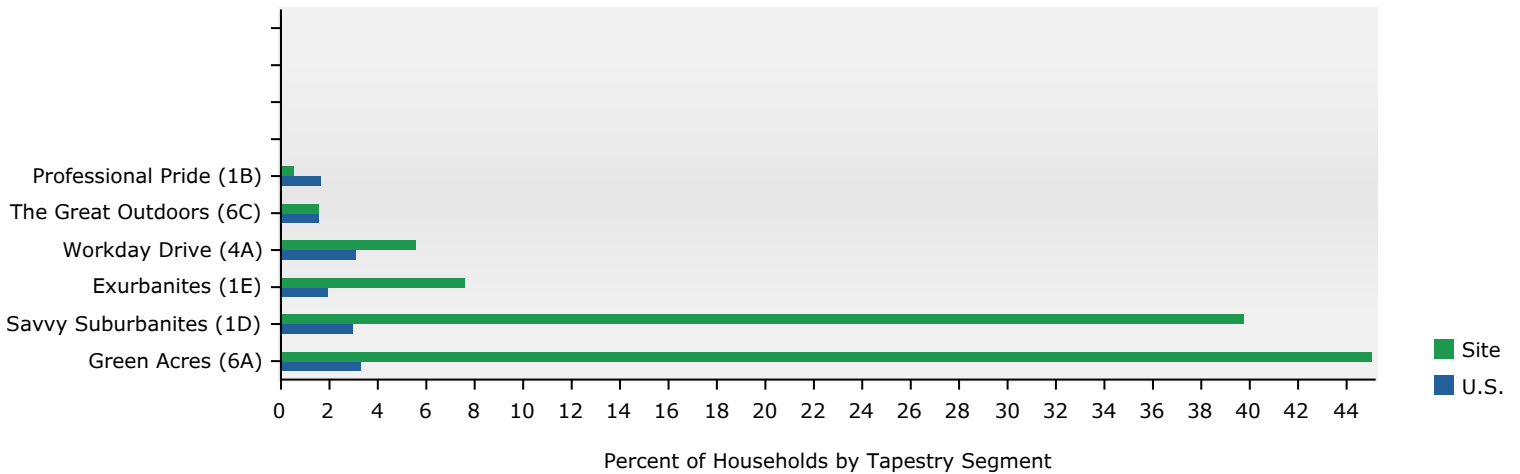
Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 15 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

Top Twenty Tapestry Segments

| Rank | Tapestry Segment | 2024 Households | | 2024 U.S. Households | | Index |
|-----------------|-------------------------|-----------------|--------------------|----------------------|--------------------|------------|
| | | Percent | Cumulative Percent | Percent | Cumulative Percent | |
| 1 | Green Acres (6A) | 45.0% | 45.0% | 3.3% | 3.3% | 1365 |
| 2 | Savvy Suburbanites (1D) | 39.8% | 84.8% | 3.0% | 6.3% | 1,341 |
| 3 | Exurbanites (1E) | 7.6% | 92.4% | 1.9% | 8.2% | 396 |
| 4 | Workday Drive (4A) | 5.5% | 97.9% | 3.1% | 11.3% | 179 |
| 5 | The Great Outdoors (6C) | 1.6% | 99.5% | 1.6% | 12.8% | 99 |
| Subtotal | | 99.5% | | 12.9% | | |
| 6 | Professional Pride (1B) | 0.5% | 100.0% | 1.6% | 14.5% | 31 |
| Subtotal | | 0.5% | | 1.6% | | |
| Total | | 100.0% | | 14.5% | | 690 |

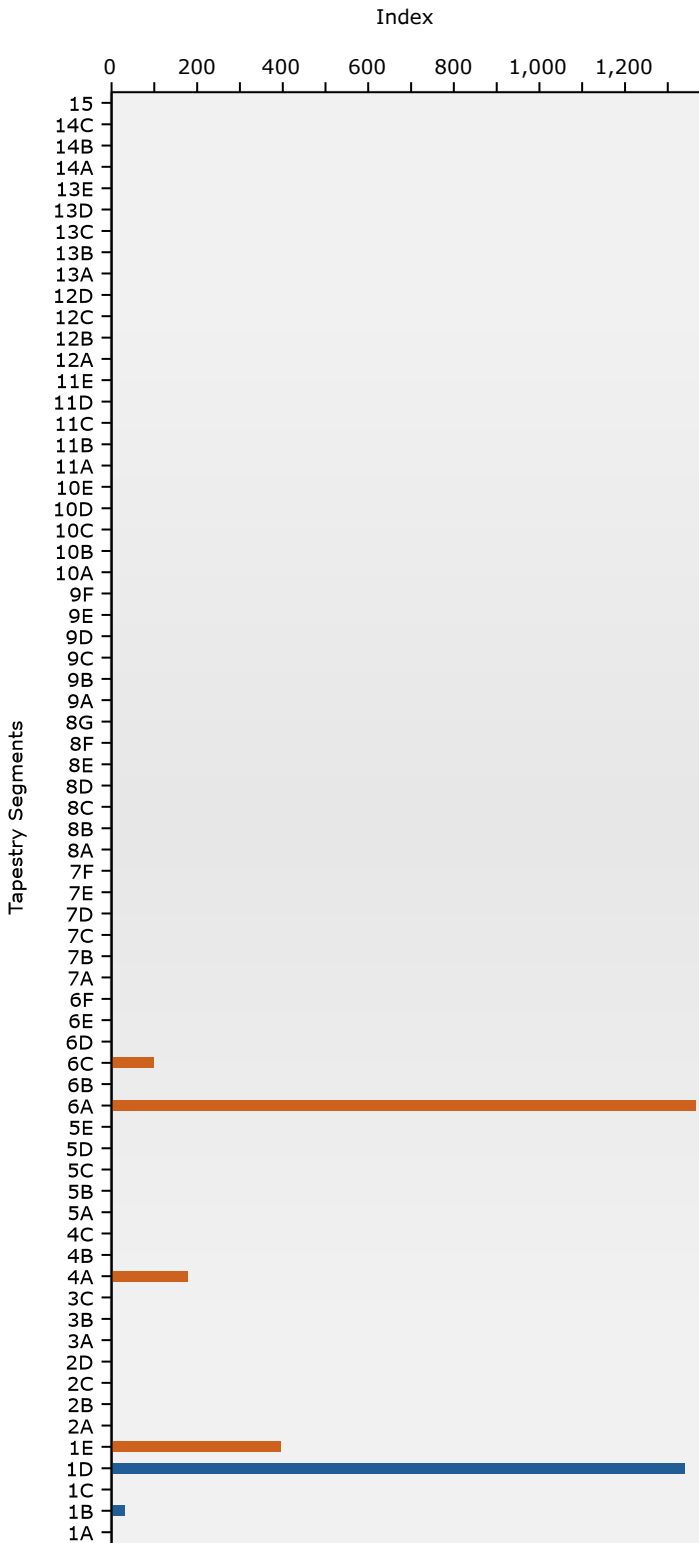
Top Ten Tapestry Segments Site vs. U.S.



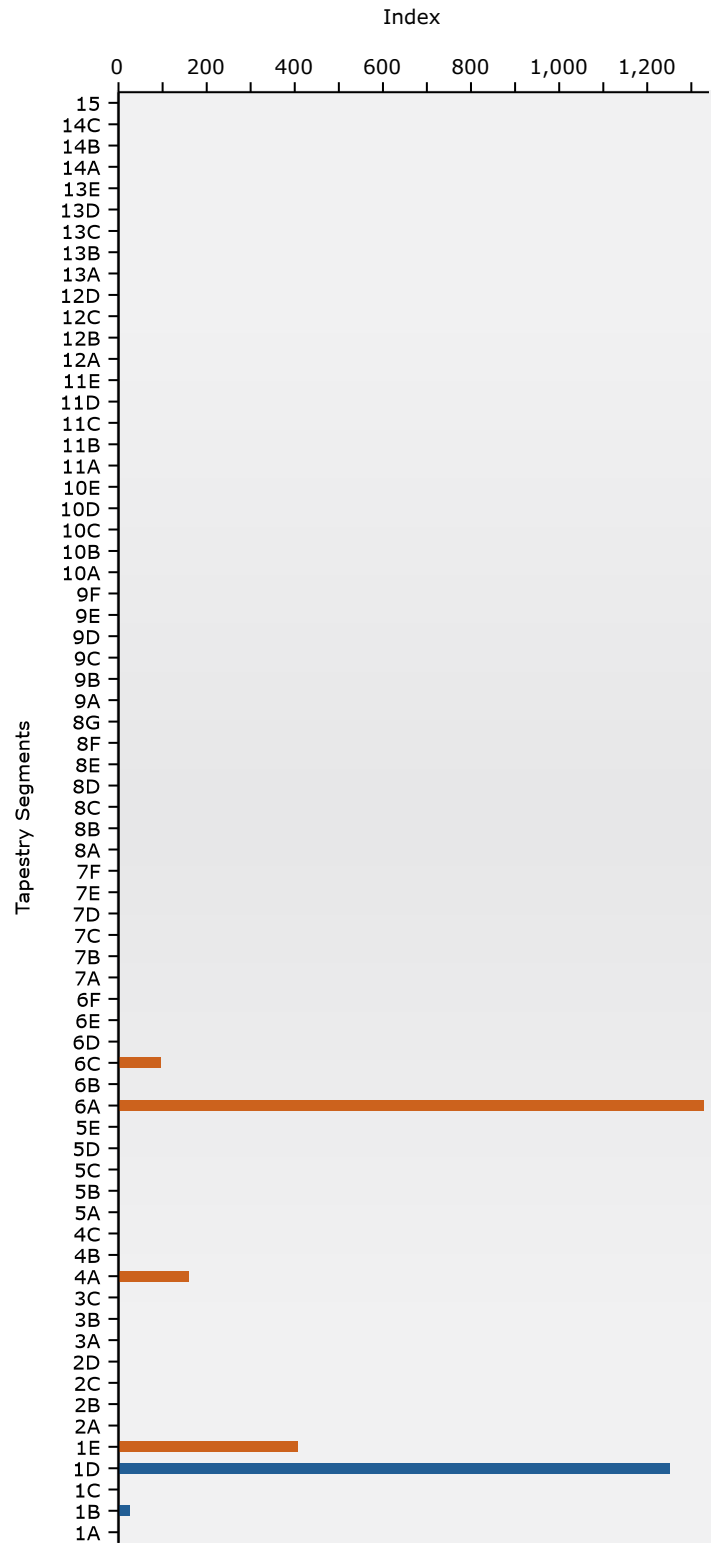
Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

2024 Tapestry Indexes by Households



2024 Tapestry Indexes by Total Population 18+



Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



Tapestry Segmentation Area Profile

Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 15 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

| Tapestry LifeMode Groups | 2024 Households | | | 2024 Adult Population | | |
|---------------------------------|-----------------|--------------|------------|-----------------------|--------------|------------|
| | Number | Percent | Index | Number | Percent | Index |
| Total: | 6,061 | 100.0% | | 13,313 | 100.0% | |
| 1. Affluent Estates | 2,901 | 47.9% | 473 | 6,443 | 48.4% | 443 |
| Top Tier (1A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Professional Pride (1B) | 31 | 0.5% | 31 | 66 | 0.5% | 27 |
| Boomburbs (1C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Savvy Suburbanites (1D) | 2,410 | 39.8% | 1341 | 5,322 | 40.0% | 1252 |
| Exurbanites (1E) | 460 | 7.6% | 396 | 1,055 | 7.9% | 408 |
| 2. Upscale Avenues | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Chic (2A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Pleasantville (2B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Pacific Heights (2C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Enterprising Professionals (2D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 3. Uptown Individuals | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Laptops and Lattes (3A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Metro Renters (3B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Trendsetters (3C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 4. Family Landscapes | 336 | 5.5% | 70 | 709 | 5.3% | 65 |
| Workday Drive (4A) | 336 | 5.5% | 179 | 709 | 5.3% | 160 |
| Home Improvement (4B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Middleburg (4C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 5. GenXurban | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Comfortable Empty Nesters (5A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| In Style (5B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Parks and Rec (5C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rustbelt Traditions (5D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Midlife Constants (5E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 6. Cozy Country Living | 2,824 | 46.6% | 395 | 6,161 | 46.3% | 402 |
| Green Acres (6A) | 2,730 | 45.0% | 1,365 | 5,966 | 44.8% | 1,329 |
| Salt of the Earth (6B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| The Great Outdoors (6C) | 94 | 1.6% | 99 | 195 | 1.5% | 96 |
| Prairie Living (6D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rural Resort Dwellers (6E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Heartland Communities (6F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 7. Sprouting Explorers | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Up and Coming Families (7A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Villages (7B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Edge Families (7C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Forging Opportunity (7D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Farm to Table (7E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Southwestern Families (7F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |

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Source: Esri



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Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 15 minute radius

Prepared by Esri
 Latitude: 39.36099
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| Tapestry LifeMode Groups | 2024 Households | | | 2024 Adult Population | | |
|----------------------------------|-----------------|-------------|----------|-----------------------|-------------|----------|
| | Number | Percent | Index | Number | Percent | Index |
| Total: | 6,061 | 100.0% | | 13,313 | 100.0% | |
| 8. Middle Ground | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Lights (8A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Emerald City (8B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Bright Young Professionals (8C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Downtown Melting Pot (8D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Front Porches (8E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Old and Newcomers (8F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Hometown Heritage (8G) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 9. Senior Styles | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Silver & Gold (9A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Golden Years (9B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| The Elders (9C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Senior Escapes (9D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Retirement Communities (9E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Social Security Set (9F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 10. Rustic Outposts | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Southern Satellites (10A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rooted Rural (10B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Economic BedRock (10C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Down the Road (10D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rural Bypasses (10E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 11. Midtown Singles | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Strivers (11A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Young and Restless (11B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Metro Fusion (11C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Set to Impress (11D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Commons (11E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 12. Hometown | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Family Foundations (12A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Traditional Living (12B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Small Town Sincerity (12C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Modest Income Homes (12D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 13. Next Wave | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Diverse Convergence (13A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Family Extensions (13B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| NeWest Residents (13C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Fresh Ambitions (13D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| High Rise Renters (13E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 14. Scholars and Patriots | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Military Proximity (14A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| College Towns (14B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Dorms to Diplomas (14C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Unclassified (15) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |

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| Tapestry Urbanization Groups | 2024 Households | | | 2024 Adult Population | | |
|----------------------------------|-----------------|-------------|----------|-----------------------|-------------|----------|
| | Number | Percent | Index | Number | Percent | Index |
| Total: | 6,061 | 100.0% | | 13,313 | 100.0% | |
| 1. Principal Urban Center | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Laptops and Lattes (3A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Metro Renters (3B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Trendsetters (3C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Downtown Melting Pot (8D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Strivers (11A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| NeWest Residents (13C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Fresh Ambitions (13D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| High Rise Renters (13E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 2. Urban Periphery | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Pacific Heights (2C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rustbelt Traditions (5D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Villages (7B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Urban Edge Families (7C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Forging Opportunity (7D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Southwestern Families (7F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Lights (8A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Bright Young Professionals (8C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Metro Fusion (11C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Family Foundations (12A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Modest Income Homes (12D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Diverse Convergence (13A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Family Extensions (13B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 3. Metro Cities | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| In Style (5B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Emerald City (8B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Front Porches (8E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Old and Newcomers (8F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Hometown Heritage (8G) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Retirement Communities (9E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Social Security Set (9F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Young and Restless (11B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Set to Impress (11D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| City Commons (11E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Traditional Living (12B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| College Towns (14B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Dorms to Diplomas (14C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri



Tapestry Segmentation Area Profile

Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 15 minute radius

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

| Tapestry Urbanization Groups | 2024 Households | | | 2024 Adult Population | | |
|---------------------------------|-----------------|--------------|------------|-----------------------|--------------|------------|
| | Number | Percent | Index | Number | Percent | Index |
| Total: | 6,061 | 100.0% | | 13,313 | 100.0% | |
| 4. Suburban Periphery | 3,237 | 53.4% | 165 | 7,152 | 53.7% | 160 |
| Top Tier (1A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Professional Pride (1B) | 31 | 0.5% | 31 | 66 | 0.5% | 27 |
| Boomburbs (1C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Savvy Suburbanites (1D) | 2,410 | 39.8% | 1,341 | 5,322 | 40.0% | 1,252 |
| Exurbanites (1E) | 460 | 7.6% | 396 | 1,055 | 7.9% | 408 |
| Urban Chic (2A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Pleasantville (2B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Enterprising Professionals (2D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Workday Drive (4A) | 336 | 5.5% | 179 | 709 | 5.3% | 160 |
| Home Improvement (4B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Comfortable Empty Nesters (5A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Parks and Rec (5C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Midlife Constants (5E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Up and Coming Families (7A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Silver & Gold (9A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Golden Years (9B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| The Elders (9C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Military Proximity (14A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 5. Semirural | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Middleburg (4C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Heartland Communities (6F) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Farm to Table (7E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Senior Escapes (9D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Down the Road (10D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Small Town Sincerity (12C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| 6. Rural | 2,824 | 46.6% | 284 | 6,161 | 46.3% | 286 |
| Green Acres (6A) | 2,730 | 45.0% | 1,365 | 5,966 | 44.8% | 1,329 |
| Salt of the Earth (6B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| The Great Outdoors (6C) | 94 | 1.6% | 99 | 195 | 1.5% | 96 |
| Prairie Living (6D) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rural Resort Dwellers (6E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Southern Satellites (10A) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rooted Rural (10B) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Economic BedRock (10C) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Rural Bypasses (10E) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |
| Unclassified (15) | 0 | 0.0% | 0 | 0 | 0.0% | 0 |

Data Note: This report identifies neighborhood segments in the area, and describes the socioeconomic quality of the immediate neighborhood. The index is a comparison of the percent of households or Total Population 18+ in the area, by Tapestry segment, to the percent of households or Total Population 18+ in the United States, by segment. An index of 100 is the US average.

Source: Esri

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.36099
Longitude: -104.59589

| | | | |
|--------------------------------------|--------|-----------------------------|---------------|
| 2020 Population: | 14,910 | 2024 Total Sales | \$704,586,000 |
| 2024 Population: | 16,630 | 2024 Total Employees | 4,739 |
| 2029 Population: | 17,676 | Employee/Population Ratio: | 28.50:100 |
| Annual Population Growth 2024 - 2029 | 1.23% | Total Number of Businesses: | 690 |

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|---|---------------|-----------------------------|-----------|-------------|
| 602103 | ATM S Main St Elizabeth, CO 80107 | Kiosk | 0.00 N | 0 | N/A |
| 554112 | Electric Charging Station S Main St Elizabeth, CO 80107 | Kiosk | 0.00 N | 0 | N/A |
| 599201 | Elizabeth Florist Main St Elizabeth, CO 80107 | Independent | 0.03 NE | 2 | \$88,000 |
| 738999 | Powder River Hat Co S Main St Elizabeth, CO 80107 | Independent | 0.04 SE | 2 | \$248,000 |
| 544101 | Mountain Man Elizabeth S Main St Elizabeth, CO 80107 | Independent | 0.04 SE | 4 | \$202,000 |
| 653118 | Colorado Homes & Ranch LLC S Main St Elizabeth, CO 80107 | Independent | 0.04 E | 10 | \$662,000 |
| 861104 | Elizabeth Area Chamber of Commerce S Main St Elizabeth, CO 80107 | Branch | 0.04 E | 2 | N/A |
| 799105 | One Mind Spa S Main St Elizabeth, CO 80107 | Independent | 0.04 E | 8 | \$535,000 |
| 641112 | Means Agency Inc S Main St Elizabeth, CO 80107 | Independent | 0.04 E | 3 | \$303,000 |
| 546105 | Small Town Mini Donuts S Main St Elizabeth, CO 80107 | Independent | 0.04 E | 3 | \$165,000 |
| 653118 | Andrea Richardson Osgood Team Real Estate S Main St Elizabeth, CO 80107 | Independent | 0.04 E | 3 | \$199,000 |
| 171102 | B C Building Service Inc E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.04 W | 10 | \$867,000 |
| 208201 | The Elizabeth Brewing Company S Main St Elizabeth, CO 80107 | Independent | 0.05 SE | 10 | \$7,453,000 |
| 481207 | Viaero Wireless E Kiowa Ave Elizabeth, CO 80107 | Branch | 0.05 N | 4 | \$2,154,000 |

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Source: Copyright 2024 Data Axle and Esri. Esri Total Population forecasts for 2024. Data Axle Business Locations (Feb 2024).

Business Locator

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.36099
Longitude: -104.59589

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|--|---------------|-----------------------------|-----------|-------------|
| 723106 | Elizabeth Salon & Boutique E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.05 N | 6 | \$271,000 |
| 723102 | Kim Yoon Kyun E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.05 N | 3 | \$136,000 |
| 723106 | Natural Reflections E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.05 N | 1 | \$46,000 |
| 653118 | Down Home Realty LLC E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.05 N | 2 | \$133,000 |
| 616201 | Taylor Mortgage Group E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.05 NE | 2 | \$573,000 |
| 861102 | Elizabeth Rodeo Association E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.06 NE | 1 | N/A |
| 753801 | Larry's 4 X 4 & Auto Repair E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.06 NE | 1 | \$90,000 |
| 553117 | 360 Diesel & Automotive Repair E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.06 NE | 3 | \$809,000 |
| 753834 | LifeSafer Ignition Interlock E Kiowa Ave Elizabeth, CO 80107 | Branch | 0.06 NE | 4 | \$360,000 |
| 919904 | Elizabeth Town Hall S Banner St Elizabeth, CO 80107 | Independent | 0.06 W | 16 | N/A |
| 641112 | Farmers Union Insurance E Kiowa Ave Elizabeth, CO 80107 | Branch | 0.06 W | 3 | \$303,000 |
| 616201 | Banner Mortgage, Inc E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.06 W | 1 | \$287,000 |
| 723106 | Rustic Lucks Beautique LLC S Main St Elizabeth, CO 80107 | Independent | 0.07 SE | 4 | \$181,000 |
| 422501 | Railway Arms Self Storage E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.07 E | 1 | \$48,000 |
| 152103 | Colorado Urethane Applicators E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.07 NE | 2 | \$478,000 |
| 542107 | Elizabeth Locker Plant E Grant St Elizabeth, CO 80107 | Independent | 0.08 N | 12 | \$1,218,000 |

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Business Locator

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.36099
Longitude: -104.59589

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|--|---------------|-----------------------------|-----------|-------------|
| 581208 | Catalina's Diner E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.09 NW | 6 | \$190,000 |
| 753801 | Greenlee's Pro Auto Care E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.09 NE | 4 | \$360,000 |
| 753834 | Intoxalock Ignition Interlock E Kiowa Ave Elizabeth, CO 80107 | Branch | 0.09 NE | 3 | \$270,000 |
| 999977 | Monarch Music Management Elm St Elizabeth, CO 80107 | Independent | 0.09 SE | N/A | N/A |
| 753801 | Elizabeth Auto Repair S Pine St Elizabeth, CO 80107 | Independent | 0.10 W | 4 | \$360,000 |
| 722101 | Jeff Struthers Photography LLC S Main St Elizabeth, CO 80107 | Independent | 0.10 SE | 2 | \$37,000 |
| 724101 | Elizabeth Barber Shop E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.10 NW | 1 | \$21,000 |
| 641112 | Acv Insurance Inc S Main St Elizabeth, CO 80107 | Independent | 0.10 S | 2 | \$202,000 |
| 999977 | Elizabeth Town S Banner St Elizabeth, CO 80107 | Independent | 0.11 S | N/A | N/A |
| 641112 | Neal Wilson-State Farm Insurance Agent E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.12 W | 4 | \$404,000 |
| 526132 | Legacy Plow & Trailer Inc E Grant St Elizabeth, CO 80107 | Independent | 0.12 N | 2 | \$287,000 |
| 751303 | U-Haul Neighborhood Dealer E Grant St Elizabeth, CO 80107 | Branch | 0.12 N | 2 | \$651,000 |
| 753834 | Smart Start Ignition Interlock E Grant St Elizabeth, CO 80107 | Branch | 0.12 N | 7 | \$630,000 |
| 526109 | Jr's Village Repair E Grant St Elizabeth, CO 80107 | Independent | 0.12 N | 9 | \$1,291,000 |
| 866107 | Elizabeth Presbyterian Church S Banner St Elizabeth, CO 80107 | Independent | 0.12 SW | 4 | N/A |
| 799102 | Access Total Fitness E Grant St Elizabeth, CO 80107 | Independent | 0.12 N | 2 | \$134,000 |

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Business Locator

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.36099
Longitude: -104.59589

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|---|---------------|-----------------------------|-----------|-------------|
| 874822 | William E Payne & Associates E Grant St Elizabeth, CO 80107 | Independent | 0.13 NW | 2 | \$124,000 |
| 802101 | Elizabeth's Family Dentist E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.14 W | 3 | \$232,000 |
| 531104 | Carriage Shoppes S Main St Elizabeth, CO 80107 | Independent | 0.14 SE | 31 | \$4,042,000 |
| 581208 | The Teaspoon S Main St Elizabeth, CO 80107 | Independent | 0.14 SE | 10 | \$317,000 |
| 922104 | Elizabeth Police Department S Main St Elizabeth, CO 80107 | Independent | 0.14 S | 6 | N/A |
| 653118 | Wendler Properties E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.14 W | 3 | \$199,000 |
| 922404 | Elizabeth Fire Rescue Administration Building N Elbert St Elizabeth, CO 80107 | Independent | 0.15 W | 17 | N/A |
| 922404 | Elizabeth Fire Protection District N Elbert St Elizabeth, CO 80107 | Independent | 0.15 W | 70 | N/A |
| 171105 | Rattlesnake Drain Cleaning S Banner St Elizabeth, CO 80107 | Independent | 0.16 S | 1 | \$87,000 |
| 999977 | AC Pipeline Construction S Main St Elizabeth, CO 80107 | Independent | 0.16 S | N/A | N/A |
| 523110 | Safevue Auto Glass E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.19 E | 1 | \$229,000 |
| 754903 | Grease Monkey E Kiowa Ave Elizabeth, CO 80107 | Branch | 0.19 E | 6 | N/A |
| 349402 | Bams N Banner St Elizabeth, CO 80107 | Independent | 0.20 N | 2 | N/A |
| 599201 | Elizabeth Floral E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.21 E | 1 | \$44,000 |
| 912116 | Elizabeth Public Works Washington St Elizabeth, CO 80107 | Independent | 0.22 N | 4 | N/A |
| 912104 | Town of Elizabeth Washington St Elizabeth, CO 80107 | Independent | 0.22 N | 2 | N/A |

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Business Locator

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.36099
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| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|--|---------------|-----------------------------|-----------|-------------|
| 382204 | Tech Instrumentation Inc E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.23 E | 4 | \$408,000 |
| 581208 | Dairy Queen Grill & Chill Crossroads Cir Elizabeth, CO 80107 | Branch | 0.23 E | 26 | \$823,000 |
| 411902 | Elizabeth Fire Station 271 W Kiowa Ave Elizabeth, CO 80107 | Independent | 0.24 W | 18 | \$1,254,000 |
| 733110 | USPS Collection Box E Kiowa Ave Elizabeth, CO 80107 | Kiosk | 0.24 E | 0 | N/A |
| 602101 | BMO E Kiowa Ave Elizabeth, CO 80107 | Branch | 0.25 E | 8 | \$4,296,000 |
| 602103 | ATM E Kiowa Ave Elizabeth, CO 80107 | Kiosk | 0.25 E | 0 | N/A |
| 999977 | The Poo Wranglers W Poplar St Elizabeth, CO 80107 | Independent | 0.25 SW | N/A | N/A |
| 999977 | Stitches & Threads LLC S Tabor St Elizabeth, CO 80107 | Independent | 0.26 W | N/A | N/A |
| 999977 | Elizabeth Technology Center S Tabor St Elizabeth, CO 80107 | Independent | 0.26 W | N/A | N/A |
| 866107 | Peace in Christ S Tabor St Elizabeth, CO 80107 | Independent | 0.27 W | 1 | N/A |
| 866107 | Peace in Christ Church S Tabor St Elizabeth, CO 80107 | Independent | 0.27 W | 1 | N/A |
| 832201 | Steps to Healing Counseling PLLC E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.27 E | 3 | \$77,000 |
| 581208 | El Pinito Family Restaurant E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.29 E | 20 | \$633,000 |
| 821120 | Elizabeth School District No C-1 Dale Ct Elizabeth, CO 80107 | Independent | 0.29 SW | 8 | N/A |
| 821120 | Elizabeth School District Dale Ct Elizabeth, CO 80107 | Independent | 0.29 SW | 12 | N/A |
| 821120 | Elbert County School District Dale Ct Elizabeth, CO 80107 | Independent | 0.29 SW | 4 | N/A |

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Business Locator

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.36099
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| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|--|---------------|-----------------------------|-----------|--------------|
| 602103 | ATM W Kiowa Ave Elizabeth, CO 80107 | Kiosk | 0.29 W | 0 | N/A |
| 525104 | True Value-Elizabeth W Kiowa Ave Elizabeth, CO 80107 | Branch | 0.29 W | 8 | \$867,000 |
| 753201 | Bender Menders Crossroads Cir Elizabeth, CO 80107 | Independent | 0.29 NE | 1 | \$204,000 |
| 598406 | AmeriGas Propane Exchange S Tabor St Elizabeth, CO 80107 | Kiosk | 0.29 W | 0 | N/A |
| 598405 | AmeriGas Cylinder Propane Refill S Tabor St Elizabeth, CO 80107 | Branch | 0.29 W | 6 | \$2,878,000 |
| 553111 | The Rock Parts Company Crossroads Cir Elizabeth, CO 80107 | Independent | 0.29 E | 10 | \$2,695,000 |
| 809305 | Centennial Mental Health Center, Inc E Walnut St Elizabeth, CO 80107 | Independent | 0.30 SE | 12 | \$1,744,000 |
| 821120 | Elizabeth School District S Elbert St Elizabeth, CO 80107 | Independent | 0.30 SW | 50 | N/A |
| 514939 | Elizabeth C1 Food Service E Walnut St Elizabeth, CO 80107 | Independent | 0.31 SW | 25 | \$33,270,000 |
| 872101 | Robinson & Jones County Rd 17 Cir Elizabeth, CO 80107 | Independent | 0.31 W | 8 | \$369,000 |
| 999977 | Cootonwood Community County Rd 17 Cir Elizabeth, CO 80107 | Independent | 0.31 W | N/A | N/A |
| 176109 | America Pro Roofing County Rd 17 Cir Elizabeth, CO 80107 | Independent | 0.31 W | 3 | \$260,000 |
| 029101 | Rolling Plains Ranch Saddle Horn Dr Elizabeth, CO 80107 | Independent | 0.31 W | 2 | \$59,000 |
| 152144 | Meraki Construction County Rd 17 Cir Elizabeth, CO 80107 | Independent | 0.31 W | 5 | \$478,000 |
| 799901 | Summer's Ice County Rd 17 Cir Elizabeth, CO 80107 | Independent | 0.31 W | 13 | \$1,186,000 |
| 422503 | Gold Creek Self Storage County Road 13 Elizabeth, CO 80107 | Independent | 0.31 W | 1 | \$48,000 |

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Business Locator

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.36099
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| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|---|---------------|-----------------------------|-----------|-------------|
| 723106 | Sizzor Magic E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.31 E | 4 | \$181,000 |
| 872105 | Karen L Tate Public Accountant Inc E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.31 E | 4 | \$185,000 |
| 581203 | Rose's Creamery E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.31 E | 4 | \$127,000 |
| 581222 | Domino's E Kiowa Ave Elizabeth, CO 80107 | Branch | 0.31 E | 20 | \$633,000 |
| 531104 | Secret Well LLC E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.31 E | 2 | \$261,000 |
| 866107 | Pine Valley Church E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.31 E | 1 | N/A |
| 802101 | Timberline Family Dentistry E Kiowa Ave Elizabeth, CO 80107 | Independent | 0.31 E | 5 | \$386,000 |
| 811103 | Myka Marie Landry Attorney at Law County Rd 17 Cir Elizabeth, CO 80107 | Independent | 0.32 E | 4 | \$405,000 |
| 074203 | Dusty Plains Veterinary Service County Rd 17 Cir Elizabeth, CO 80107 | Independent | 0.32 E | 5 | \$407,000 |
| 553111 | O'Reilly Auto Parts Crossroads Cir Elizabeth, CO 80107 | Branch | 0.32 E | 5 | \$1,348,000 |
| 027298 | Iron Horse Equine Medical & Surgical Services W Kiowa Ave Elizabeth, CO 80107 | Independent | 0.33 W | 10 | \$438,000 |
| 074203 | Elizabeth Animal Hospital W Kiowa Ave Elizabeth, CO 80107 | Independent | 0.33 W | 16 | \$1,300,000 |
| 431101 | United States Postal Service E Kiowa Ave Elizabeth, CO 80107 | Branch | 0.33 E | 4 | N/A |
| 161102 | Leveled LLC Liberty St Elizabeth, CO 80107 | Independent | 0.33 NW | 12 | \$2,883,000 |
| 821103 | Elizabeth Schools Special Service S Elbert St Elizabeth, CO 80107 | Independent | 0.33 SW | 19 | N/A |
| 866107 | Elizabeth United Methodist Church W Kiowa Ave Elizabeth, CO 80107 | Independent | 0.34 W | 3 | N/A |

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Latitude: 39.36099
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| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|---|---------------|-----------------------------|-----------|-------------|
| 726103 | Elibath Funeral Home & Crematory Sprouse Ct Elizabeth, CO 80107 | Independent | 0.34 W | 3 | \$212,000 |
| 737398 | Information Partners, Inc W Kiowa Ave Elizabeth, CO 80107 | Independent | 0.35 W | 2 | \$380,000 |
| 729917 | Back in Balance Therapeutic W Kiowa Ave Elizabeth, CO 80107 | Independent | 0.35 W | 2 | \$36,000 |
| 999977 | Catalyst Lending W Kiowa Ave Elizabeth, CO 80107 | Independent | 0.35 W | N/A | N/A |
| 171102 | Classic Heating W Kiowa Ave Elizabeth, CO 80107 | Independent | 0.35 W | 2 | \$174,000 |
| 804101 | Boykin Chiropractic Care W Kiowa Ave Elizabeth, CO 80107 | Independent | 0.35 W | 3 | \$165,000 |
| 999977 | Archetype Animal, LLC Zane Ct Elizabeth, CO 80107 | Independent | 0.35 NW | N/A | N/A |
| 594129 | MCM Tactical, LLC Rushmore St Elizabeth, CO 80107 | Independent | 0.37 NW | 2 | \$206,000 |
| 508599 | B2B Solutions LLC Zane Ct Elizabeth, CO 80107 | Independent | 0.37 NW | 2 | \$2,344,000 |
| 653118 | RE/MAX Accord W Kiowa Ave Elizabeth, CO 80107 | Branch | 0.37 W | 10 | \$662,000 |
| 866107 | Harvest Bible Church of Elizabeth S Elbert St Elizabeth, CO 80107 | Independent | 0.40 S | 4 | N/A |
| 799951 | Elizabeth Park and Recreation District County Road 17 Elizabeth, CO 80107 | Independent | 0.40 NE | 8 | \$730,000 |
| 866107 | Elizabeth Christian Fellowship Park Ln Elizabeth, CO 80107 | Independent | 0.42 E | 1 | N/A |
| 562105 | Skadoodles Highway 86 Elizabeth, CO 80107 | Independent | 0.43 E | 3 | \$218,000 |
| 599201 | Embellished Rose Highway 86 Elizabeth, CO 80107 | Independent | 0.43 E | 2 | \$88,000 |
| 999977 | Colorado Greenhouse Builders Highway 86 Elizabeth, CO 80107 | Independent | 0.43 E | N/A | N/A |

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Source: Copyright 2024 Data Axle and Esri. Esri Total Population forecasts for 2024. Data Axle Business Locations (Feb 2024).

Business Locator

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.36099
Longitude: -104.59589

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|---|---------------|-----------------------------|-----------|-------------|
| 866107 | Christ Our Savior Lutheran Church Park Ln Elizabeth, CO 80107 | Independent | 0.44 SE | 2 | N/A |
| 835102 | Running Creek Pre School S Elbert St Elizabeth, CO 80107 | Independent | 0.45 SW | 5 | \$54,000 |
| 821120 | Elizabeth School District No C-1 S Elbert St Elizabeth, CO 80107 | Independent | 0.45 SW | 49 | N/A |
| 821103 | Running Creek Elementary School S Elbert St Elizabeth, CO 80107 | Independent | 0.45 SW | 63 | N/A |
| 171105 | McBeth Plumbing Inc Amanda Ct Elizabeth, CO 80107 | Independent | 0.48 NW | 1 | \$87,000 |
| 173101 | Bigfoot Electric S Mobile St Elizabeth, CO 80107 | Independent | 0.57 SW | 1 | \$87,000 |
| 075215 | Linda K Donaldson S Pine Ridge St Elizabeth, CO 80107 | Independent | 0.58 W | 2 | \$110,000 |
| 421237 | Roll-Off Solutions, Inc County Road 17 Elizabeth, CO 80107 | Independent | 0.58 NE | 10 | \$569,000 |
| 999977 | Rodeo Elizabeth Stampede Highway 86 Elizabeth, CO 80107 | Independent | 0.60 E | N/A | N/A |
| 554101 | Shell County Road 13 Elizabeth, CO 80107 | Branch | 0.61 W | 7 | \$3,525,000 |
| 602103 | ATM County Road 13 Elizabeth, CO 80107 | Kiosk | 0.61 W | 0 | N/A |
| 598406 | Blue Rhino County Road 13 Elizabeth, CO 80107 | Kiosk | 0.61 W | 0 | N/A |
| 581208 | Krispy Krunchy Chicken County Road 13 Elizabeth, CO 80107 | Branch | 0.61 W | 18 | \$570,000 |
| 592102 | Outback Liquors S Elizabeth St Elizabeth, CO 80107 | Independent | 0.64 W | 1 | \$193,000 |
| 861107 | Colorado Farm Bureau Insurance S Elizabeth St Elizabeth, CO 80107 | Branch | 0.66 W | 4 | N/A |
| 628203 | Edward Jones S Elizabeth St Elizabeth, CO 80107 | Branch | 0.66 W | 2 | \$527,000 |

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Business Locator

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.36099
Longitude: -104.59589

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|--|---------------|-----------------------------|-----------|-------------|
| 871202 | DCC Architects S Elizabeth St Elizabeth, CO 80107 | Independent | 0.66 W | 2 | \$226,000 |
| 809319 | Fyzical Therapy & Balance Centers-Elizabeth S Elizabeth St Elizabeth, CO 80107 | Branch | 0.66 W | 5 | \$727,000 |
| 899999 | Industrial Implementation Services S Pine Ridge St Elizabeth, CO 80107 | Independent | 0.66 SW | 2 | \$216,000 |
| 737415 | DSL Elizabeth Elizabeth St Elizabeth, CO 80107 | Independent | 0.66 W | 3 | \$419,000 |
| 554101 | Safeway Fuel Station Elizabeth St Elizabeth, CO 80107 | Branch | 0.69 W | 4 | \$2,014,000 |
| 581208 | Subway Elizabeth St Elizabeth, CO 80107 | Branch | 0.70 W | 8 | \$254,000 |
| 729944 | Once Upon A Tan Elizabeth St Elizabeth, CO 80107 | Independent | 0.70 W | 2 | \$36,000 |
| 175107 | Trust Garage Door Repair Elizabeth St Elizabeth, CO 80107 | Independent | 0.70 W | 3 | \$260,000 |
| 802101 | Terry Dental, LLC Elizabeth St Elizabeth, CO 80107 | Independent | 0.70 W | 4 | \$540,000 |
| 581208 | Catrina Mexican Grill Burrito Elizabeth St Elizabeth, CO 80107 | Independent | 0.70 W | 5 | \$159,000 |
| 809907 | Portercare Adventist Health System Elizabeth St Elizabeth, CO 80107 | Independent | 0.70 W | 8 | \$695,000 |
| 802101 | Parker Orthodontics-Elizabeth Elizabeth St Elizabeth, CO 80107 | Independent | 0.70 W | 5 | \$386,000 |
| 602101 | Community Banks of Colorado Elizabeth St Elizabeth, CO 80107 | Branch | 0.73 W | 8 | \$4,296,000 |
| 821103 | Elizabeth High School County Road 13 Elizabeth, CO 80107 | Independent | 0.74 NW | 100 | N/A |
| 581228 | Starbucks Elizabeth St Elizabeth, CO 80107 | Branch | 0.76 W | 5 | \$159,000 |
| 591205 | Safeway Pharmacy Elizabeth St Elizabeth, CO 80107 | Branch | 0.76 W | 6 | \$1,317,000 |

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Business Locator

Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|---|---------------|-----------------------------|-----------|--------------|
| 738905 | Coinstar Elizabeth St Elizabeth, CO 80107 | Kiosk | 0.76 W | 0 | N/A |
| 541105 | Safeway Elizabeth St Elizabeth, CO 80107 | Branch | 0.76 W | 90 | \$16,358,000 |
| 602103 | ATM Elizabeth St Elizabeth, CO 80107 | Kiosk | 0.76 W | 0 | N/A |
| 609902 | Western Union Agent Location Elizabeth St Elizabeth, CO 80107 | Branch | 0.76 W | 3 | \$1,383,000 |
| 598406 | AmeriGas Propane Exchange Elizabeth St Elizabeth, CO 80107 | Kiosk | 0.76 W | 0 | N/A |
| 733110 | USPS Collection Box Elizabeth St Elizabeth, CO 80107 | Kiosk | 0.76 W | 0 | N/A |
| 581208 | SONIC Drive-in Elizabeth St Elizabeth, CO 80107 | Branch | 0.78 W | 32 | \$1,013,000 |
| 075204 | Gigi's Grooming Elizabeth St Elizabeth, CO 80107 | Independent | 0.78 W | 7 | \$385,000 |
| 723102 | Shellac Nail & Spa Elizabeth St Elizabeth, CO 80107 | Independent | 0.78 W | 4 | \$181,000 |
| 531104 | Integrated Life Choices Elizabeth St Elizabeth, CO 80107 | Independent | 0.78 W | 2 | \$261,000 |
| 641112 | Allstate Insurance Elizabeth St Elizabeth, CO 80107 | Branch | 0.78 W | 3 | \$303,000 |
| 801101 | AdventHealth Medical Group Primary Care Elizabeth St Elizabeth, CO 80107 | Branch | 0.78 W | 15 | \$2,292,000 |
| 801101 | Sharon McKelvey, DO-Family Medicine Elizabeth St Elizabeth, CO 80107 | Independent | 0.78 W | 13 | \$1,490,000 |
| 801101 | Louisa Sisnroy, NP-Nurse Practitioner-Family Elizabeth St Elizabeth, CO 80107 | Independent | 0.78 W | 16 | \$1,948,000 |
| 912103 | Elbert County Partnership Elizabeth St Elizabeth, CO 80107 | Independent | 0.78 W | 21 | N/A |
| 821103 | Elizabeth Middle School County Road 13 Elizabeth, CO 80107 | Independent | 0.78 NW | 66 | N/A |

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Business Locator

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.36099
Longitude: -104.59589

| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|---|---------------|-----------------------------|-----------|--------------|
| 873303 | Pines-PLN Libraries Foundation Beverly St Elizabeth, CO 80107 | Independent | 0.80 W | 4 | N/A |
| 823105 | Elbert County Library District Beverly St Elizabeth, CO 80107 | Headquarters | 0.80 W | 4 | N/A |
| 823106 | Elizabeth County Public Library Beverly St Elizabeth, CO 80107 | Branch | 0.80 W | 5 | N/A |
| 519102 | Big R Stores Beverly St Elizabeth, CO 80107 | Branch | 0.80 W | 35 | \$38,735,000 |
| 602103 | ATM Beverly St Elizabeth, CO 80107 | Kiosk | 0.80 W | 0 | N/A |
| 598405 | AmeriGas Cylinder Propane Refill Beverly St Elizabeth, CO 80107 | Branch | 0.80 W | 7 | N/A |
| 553123 | Big O Tires Elizabeth St Elizabeth, CO 80107 | Branch | 0.81 W | 9 | \$2,425,000 |
| 861102 | Colorado State Shooting Association Bonnie Ridge Cir Elizabeth, CO 80107 | Independent | 0.82 N | 2 | N/A |
| 821120 | Elizabeth School District Transportation County Road 13 Elizabeth, CO 80107 | Independent | 0.82 NW | 25 | N/A |
| 804918 | Marder Physical Therapy Forest Park Dr Elizabeth, CO 80107 | Independent | 0.91 E | 4 | \$115,000 |
| 811103 | Kendig Jeffrey PC Ma Forest Park Dr Elizabeth, CO 80107 | Independent | 0.91 E | 3 | \$304,000 |
| 801101 | Elizabeth Family Health PC Forest Park Dr Elizabeth, CO 80107 | Independent | 0.91 E | 15 | \$1,719,000 |
| 598401 | Spring Valley Gas Inc County Road 13 Elizabeth, CO 80107 | Independent | 0.92 NW | 4 | \$1,919,000 |
| 799106 | Access Total Fitness Highway 86 Elizabeth, CO 80107 | Independent | 0.92 W | 2 | \$134,000 |
| 581228 | Cowgirlz Coffee Company Highway 86 Elizabeth, CO 80107 | Independent | 0.92 W | 5 | \$330,000 |
| 912103 | Elbert County Coroner Bluebird Ln Elizabeth, CO 80107 | Independent | 0.93 E | 3 | N/A |

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Business Locator

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.36099
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| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|--|---------------|-----------------------------|-----------|-------------|
| 327209 | Creative Flatwork Gold Creek Dr Elizabeth, CO 80107 | Independent | 1.09 SW | 6 | \$815,000 |
| 152112 | Sunwest Homes LLC Sly Fox Cir Elizabeth, CO 80107 | Independent | 1.10 SW | 1 | \$239,000 |
| 804101 | Gentle Care Chiropractic-Ann R Chumbley DC Meadowlark Dr Elizabeth, CO 80107 | Independent | 1.15 E | 2 | \$110,000 |
| 799936 | Gymnastics Etc County Road 13 Elizabeth, CO 80107 | Independent | 1.21 NW | 9 | \$821,000 |
| 075210 | Creekside Animal Hospital County Road 13 Elizabeth, CO 80107 | Independent | 1.21 NW | 7 | \$605,000 |
| 999977 | Stayin Fit & Lovin It! County Road 13 Elizabeth, CO 80107 | Independent | 1.21 NW | N/A | N/A |
| 581228 | Ziggi's Coffee Legacy Cir Elizabeth, CO 80107 | Branch | 1.22 W | 10 | N/A |
| 802101 | Elizabeth Family Dental Legacy Cir Elizabeth, CO 80107 | Independent | 1.26 W | 9 | \$694,000 |
| 799101 | Anytime Fitness Legacy Cir Elizabeth, CO 80107 | Branch | 1.26 W | 5 | \$335,000 |
| 581208 | Taco Bell Legacy Cir Elizabeth, CO 80107 | Branch | 1.27 W | 10 | \$471,000 |
| 152144 | RM Design & Construction Inc Bluejay Ct Elizabeth, CO 80107 | Independent | 1.30 E | 3 | \$717,000 |
| 553111 | AutoZone Legacy Cir Elizabeth, CO 80107 | Branch | 1.30 W | 7 | \$1,886,000 |
| 541103 | Murphy Express Legacy Cir Elizabeth, CO 80107 | Branch | 1.31 W | 6 | \$1,091,000 |
| 598406 | AmeriGas Propane Exchange Legacy Cir Elizabeth, CO 80107 | Kiosk | 1.31 W | 0 | N/A |
| 598406 | Blue Rhino Legacy Cir Elizabeth, CO 80107 | Kiosk | 1.31 W | 0 | N/A |
| 075204 | Anna Car & Dog Wash Legacy Cir Elizabeth, CO 80107 | Independent | 1.31 W | 9 | \$495,000 |

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 165 S Main St, Elizabeth, Colorado, 80107
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| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|--|---------------|-----------------------------|-----------|--------------|
| 999977 | Ponderosa Plains Farm Corp Spruce Ct Elizabeth, CO 80107 | Independent | 1.31 E | N/A | N/A |
| 801104 | Stallings Family Medicine LLC Horsetail Loop Elizabeth, CO 80107 | Independent | 1.33 SW | 6 | \$688,000 |
| 602106 | Ent Express-Elizabeth Legacy Cir Elizabeth, CO 80107 | Kiosk | 1.33 W | 0 | N/A |
| 171102 | Eagle Repair Services LLC High Point Trl Elizabeth, CO 80107 | Independent | 1.34 W | 2 | \$174,000 |
| 531102 | Walmart Supercenter Legacy Cir Elizabeth, CO 80107 | Branch | 1.43 W | 184 | \$23,991,000 |
| 738905 | Coinstar Legacy Cir Elizabeth, CO 80107 | Kiosk | 1.43 W | 0 | N/A |
| 602103 | ATM Legacy Cir Elizabeth, CO 80107 | Kiosk | 1.43 W | 0 | N/A |
| 591205 | Walmart Pharmacy Legacy Cir Elizabeth, CO 80107 | Branch | 1.43 W | 5 | \$1,098,000 |
| 738401 | Walmart Photo Center Legacy Cir Elizabeth, CO 80107 | Branch | 1.43 W | 3 | \$48,000 |
| 546102 | Walmart Bakery Legacy Cir Elizabeth, CO 80107 | Branch | 1.43 W | 7 | \$384,000 |
| 526104 | Walmart Garden Center Legacy Cir Elizabeth, CO 80107 | Branch | 1.43 W | 12 | \$1,721,000 |
| 769991 | Minute Key Legacy Cir Elizabeth, CO 80107 | Kiosk | 1.43 W | 0 | N/A |
| 729101 | Jackson Hewitt Tax Service in Walmart Legacy Cir Elizabeth, CO 80107 | Branch | 1.43 W | 4 | \$235,000 |
| 598406 | AmeriGas Propane Exchange Legacy Cir Elizabeth, CO 80107 | Kiosk | 1.43 W | 0 | N/A |
| 762902 | Al's Appliance Service & Maintenance Pinto Trl Elizabeth, CO 80107 | Independent | 1.48 W | 1 | \$41,000 |
| 738902 | Corporate Interior Design Co Shetland Trl Elizabeth, CO 80107 | Independent | 1.49 NW | 1 | \$124,000 |

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Business Locator

Gesin Lot
165 S Main St, Elizabeth, Colorado, 80107
Drive time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 39.36099
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| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|---|---------------|-----------------------------|-----------|--------------|
| 639999 | Aftermarket Concepts LLC County Road 21 Elizabeth, CO 80107 | Independent | 1.50 NE | 3 | \$1,623,000 |
| 503211 | Ewing Landscape Materials County Road 13 Elizabeth, CO 80107 | Independent | 1.51 NW | 8 | \$5,886,000 |
| 508305 | Ewing Irrigation-Hardscape SPL County Road 13 Elizabeth, CO 80107 | Branch | 1.51 NW | 5 | \$4,482,000 |
| 839998 | Cartwright Foundation For Care Pinon Dr Elizabeth, CO 80107 | Independent | 1.53 E | 1 | N/A |
| 899999 | Turnkey MSP LLC County Road 21 Elizabeth, CO 80107 | Independent | 1.54 NE | 2 | \$216,000 |
| 874213 | Theia Strategies S High Point Trl Elizabeth, CO 80107 | Independent | 1.55 W | 2 | \$127,000 |
| 517208 | Spring Valley Gas Inc Highway 86 Elizabeth, CO 80107 | Independent | 1.55 E | 3 | \$14,790,000 |
| 999977 | Black Bruin Mechanical LLC High Point Trl Elizabeth, CO 80107 | Independent | 1.56 W | N/A | N/A |
| 152138 | Colorado Deck & Patio LLC County Road 21 Elizabeth, CO 80107 | Independent | 1.56 NE | 9 | \$2,149,000 |
| 078204 | Bear Valley Hardscape Inc Legacy Trl Elizabeth, CO 80107 | Independent | 1.58 W | 3 | \$337,000 |
| 581208 | McDonald's Legacy Trl Elizabeth, CO 80107 | Branch | 1.58 W | 18 | \$570,000 |
| 176109 | Roof Right Restoration Black Saddle St Elizabeth, CO 80107 | Independent | 1.58 W | 2 | \$174,000 |
| 152112 | Quality Home Builders LLC Cimarron Trl Elizabeth, CO 80107 | Independent | 1.59 NW | 2 | \$478,000 |
| 171105 | Pinson Plumbing & Heating Whetstone Ct Elizabeth, CO 80107 | Independent | 1.61 NE | 2 | \$174,000 |
| 753914 | Brakes Plus Legacy Trl Elizabeth, CO 80107 | Branch | 1.65 W | 3 | \$340,000 |
| 489903 | Thinair Communications Inc Highway 86 Elizabeth, CO 80107 | Independent | 1.69 E | 8 | \$1,964,000 |

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Business Locator

Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 39.36099
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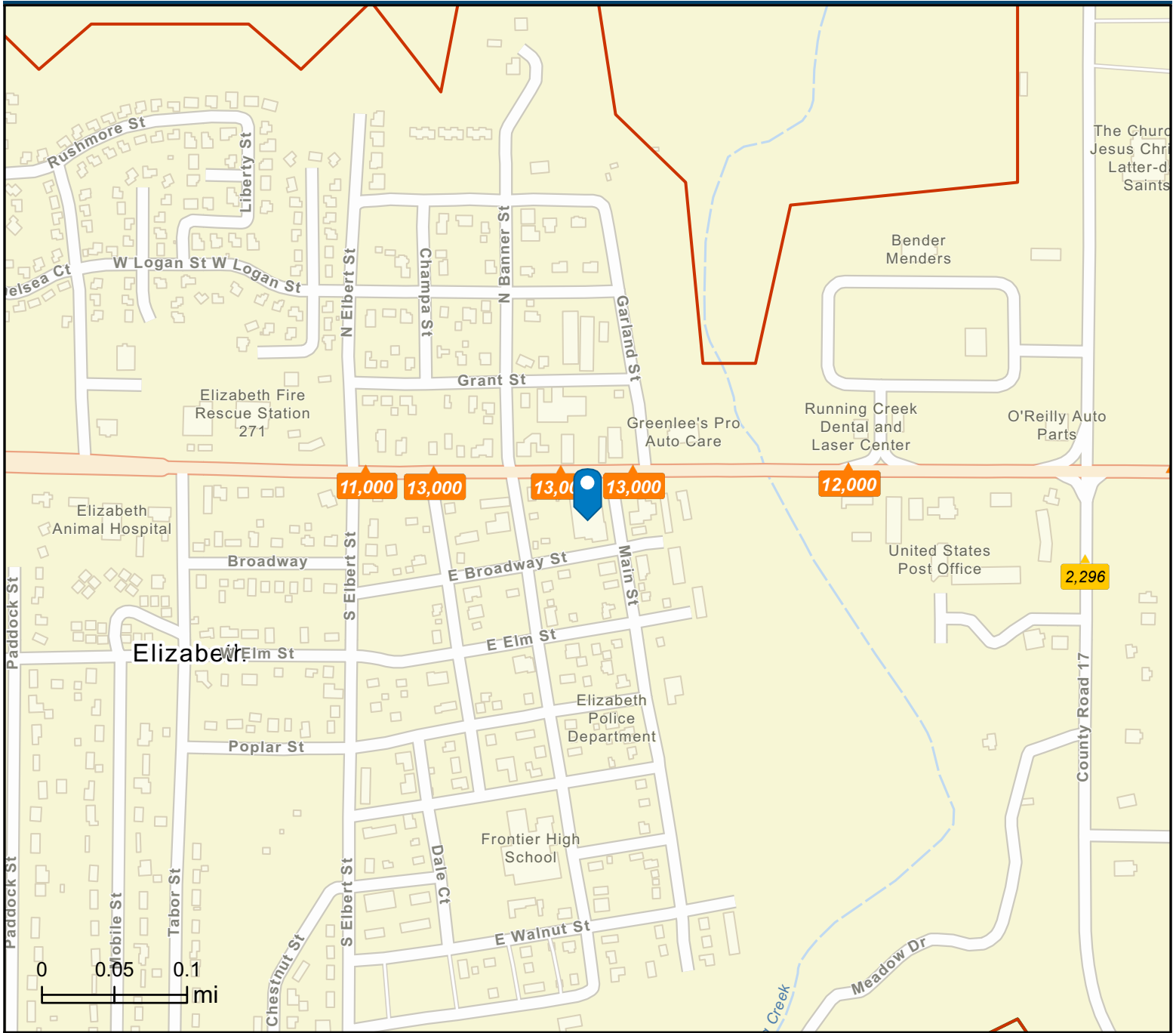
| SIC Code | Business Name | Business Type | Distance From Site in Miles | Employees | Sales |
|----------|--|---------------|-----------------------------|-----------|-------------|
| 422503 | Elizabeth Prime RV Storage Highway 86 Elizabeth, CO 80107 | Independent | 1.69 E | 6 | \$95,000 |
| 152144 | Prism Builds LLC Highway 86 Elizabeth, CO 80107 | Independent | 1.69 E | 15 | \$3,582,000 |
| 174205 | Colorado Urethane Applicators County Road 21 Elizabeth, CO 80107 | Independent | 1.73 E | 4 | \$174,000 |
| 821103 | Legacy Academy Legacy Cir Elizabeth, CO 80107 | Independent | 1.73 W | 37 | N/A |
| 526104 | Holly Acres Nursery Highway 86 Elizabeth, CO 80107 | Independent | 1.75 E | 5 | \$717,000 |
| 176109 | All Roof County Road 13 Elizabeth, CO 80107 | Independent | 1.76 NW | 14 | \$1,214,000 |
| 871301 | 3 D Land Surveying LLC Appaloosa Trl Elizabeth, CO 80107 | Independent | 1.78 NW | 2 | \$374,000 |
| 173101 | Sun Valley Electric Inc Highway 86 Elizabeth, CO 80107 | Independent | 1.81 E | 11 | \$954,000 |
| 753811 | Elizabeth Recreational Vehicle Highway 86 Elizabeth, CO 80107 | Independent | 1.81 E | 1 | \$90,000 |
| 489903 | Anew Communications Tech Inc Morgan Trl Elizabeth, CO 80107 | Independent | 1.83 W | 3 | \$737,000 |
| 539901 | Arena Products & Service LLC Rainleaf Ct Elizabeth, CO 80107 | Independent | 1.83 NE | 2 | \$289,000 |
| 616201 | MK Mortgage Group LLC Prominence Cir Elizabeth, CO 80107 | Independent | 1.91 SW | 2 | \$573,000 |

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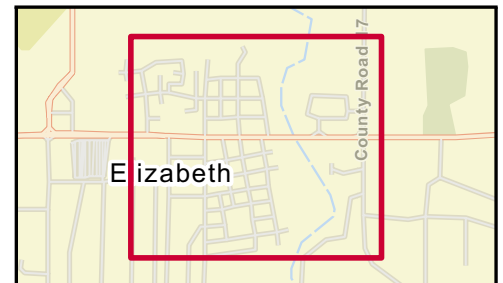
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Gesin Lot
 165 S Main St, Elizabeth, Colorado, 80107
 Drive time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 39.36099
 Longitude: -104.59589



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 05/17/2026 to 05/30/2026



ELIZABETH POLICE DEPARTMENT'S MISSION STATEMENT:

"The Elizabeth Police Department is committed to service excellence in protecting life and property, impartial enforcement of law, and building community with those who live, work, and visit, the Town of Elizabeth."

The following is an informational breakdown of EPD police activity from **05/17/2026 at 12:01 a.m. to 05/30/2026 at 11:59 p.m.** This information is compiled from our Records Management System (RMS), identified as New World (NW), as well as Douglas County Regional Dispatch (DCRD) records.

**All suspects/defendants are presumed innocent until proven guilty in a Court of Law. **



425 S. Main St., P.O. Box 1527, Elizabeth, Colorado, 80107
Phone: 303-646-4664 Fax: 303-646-0616
Email: Police@townofelizabeth.org
www.townofelizabeth.org



Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 05/17/2026 to 05/30/2026

Total Calls for Service:

261

Traffic Stops:

| Total Stops: | Penalty Assessments Issued: | Warnings Issued: |
|--------------|-----------------------------|------------------|
| 46 | 14 | 32 |

Other Calls for Service:

| Call Type: | Number of Calls: |
|----------------------------|------------------|
| 911 Rapid SOS | 3 |
| Alarm-Business Burglary | 4 |
| Alarm- Business Hold Up | 1 |
| Alarm-Residential Burglary | 2 |
| Animal Barking | 1 |
| Animal Complaint | 2 |
| Assault | 2 |
| Assist to Fire Department | 2 |



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Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 05/17/2026 to 05/30/2026

| | |
|------------------------|----|
| Assist to Other Agency | 4 |
| Attempt to Contact | 1 |
| Business Check | 22 |
| Citizen Assist | 14 |
| Citizen Contact | 10 |
| Crime Prevention | 16 |
| Criminal Mischief | 2 |
| Disturbance | 1 |
| Fireworks | 1 |
| Flock | 1 |
| Follow Up | 22 |
| Failure to Yield | 1 |
| Harassment | 3 |
| House Watch | 3 |
| Increased Patrol | 19 |
| Juvenile Complaint | 7 |
| Littering Complaint | 1 |
| Livestock Complaint | 1 |
| Medical Assist | 4 |



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Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 05/17/2026 to 05/30/2026

| | |
|---|----|
| Missing Person | 1 |
| Motorcycle Complaint | 1 |
| Motorist Assist | 5 |
| Municipal Ordinance Violation | 16 |
| Motor Vehicle Crash with Property Damage | 4 |
| Motor Vehicle Crash with Unknown Injuries | 1 |
| Noise Complaint | 2 |
| Park Check | 4 |
| Parking Complaint | 1 |
| Report Every Drunk Driver Immediately (REDDI) | 2 |
| Repossession | 1 |
| Solicitor | 1 |
| Special Assignment | 2 |
| Suicidal Subject | 1 |
| Suspicious Circumstance | 2 |
| Suspicious Person | 1 |
| Suspicious Vehicle | 4 |
| Theft | 1 |
| Traffic Complaint | 4 |



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Colorado Association of
Chiefs of Police



TOWN OF ELIZABETH POLICE DEPARTMENT

CHIEF OF POLICE JEFF ENGEL

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 05/17/2026 to 05/30/2026

| | |
|----------------|----|
| Traffic Hazard | 2 |
| Traffic Stop | 46 |
| Trespass | 2 |
| VIN Verify | 2 |
| Welfare Check | 3 |
| Wildlife | 1 |

Open Patrol Division Criminal Investigations:

| Case Number: | Call Type: | Details: |
|--------------|--------------------|---|
| 25-6683 | Financial Crimes | Investigation into theft and fraud of a local business. |
| 26-1889 | Financial Crimes | Investigation into theft and fraud of a resident. |
| 26-1417 | Financial Crimes | Investigation into fraud of a resident. |
| 26-2384 | Drug Investigation | Investigation into possible multiple drug violations |
| 26-2427 | Financial Crimes | Investigation into fraud of a resident. |
| 26-2487 | Theft | Investigation into theft from a local business. |



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Period: 05/17/2026 to 05/30/2026

| | | |
|---------|-------------------------|---|
| 26-2486 | Theft | Investigation into theft from a local business. |
| 26-2101 | Suspicious Circumstance | Investigation into a letter received by a local school. |

Open Community Services Division Municipal Ordinance Violations:

| Case Number: | Call Type: | Notes: |
|--------------|------------|----------------|
| N/A | N/A | No open cases. |

**Please note that limited information regarding open investigations is available. This is to protect the integrity of the investigations. **

Closed Case/Incident Reports:

| Case/Incident Number: | Call Type: | Details: |
|-----------------------|---------------------------|--|
| 26-2549 | Municipal Ordinance | EPD Community Services located several signs that were posted in violation of Town code. The signs were returned to their owners. |
| 26-2685 | Sex Offense | EPD responded to a reported sex offense involving a juvenile. After preliminary investigation, it was determined the alleged crime would have occurred within another jurisdiction. The case was forwarded to that jurisdiction for further investigation. |
| 26-2687 | Domestic Violence- Verbal | EPD Officers responded to a reported domestic violence call at a local apartment |



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ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 05/17/2026 to 05/30/2026

| | | |
|---------|-----------------------------|--|
| | | complex. After investigation, there was insufficient probable cause to support criminal charges. |
| 26-2526 | Restraining Order Violation | EPD responded to a report that a party was communicating with a party with whom they were restrained from communicating with. After investigation, it was determined that no crime had occurred. |
| 26-2603 | Domestic Violence-Verbal | EPD responded to a report of a domestic violence call. Criminal charges were submitted to the District Attorney, however after review the District Attorney the case was not prosecuted. |
| 26-2764 | Assist to Aurora Police | While off duty, an EPD Officer was notified of a possible death. The officer attempted to render aid; however, the subject was obviously deceased. The proper jurisdiction was notified. |
| 26-2777 | Assist to Arapahoe County | EPD Community Services assisted the Arapahoe County Sheriff's Office Animal Control on an animal abuse investigation. |
| 26-2804 | Accident | While on duty, an EPD Officer was involved in a crash. There were no injuries. The crash will be investigated by EPD on an administrative side and the Elbert County Sheriff's Office investigated the actual crash. |
| 26-2796 | Liquor Violation | EPD Officers contacted a juvenile with an open container of alcohol. The juvenile was issued a Municipal Summons. |



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CHIEF OF POLICE JEFF ENGEL

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 05/17/2026 to 05/30/2026

| | | |
|---------|-------------------|---|
| 26-2810 | Traffic Violation | An EPD Officer attempted to initiate a traffic stop on a vehicle. The vehicle failed to yield initially, and drove carelessly through a work zone. The driver then pulled over and was issued a Municipal Summons for several traffic offenses. |
| 26-2855 | Trespass | EPD Officers responded to a reported trespass in a vacant building. Upon arrival, Officers contacted several juveniles who admitted trespassing on the property. The juveniles were issued Municipal Summonses. |



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TOWN OF ELIZABETH POLICE DEPARTMENT

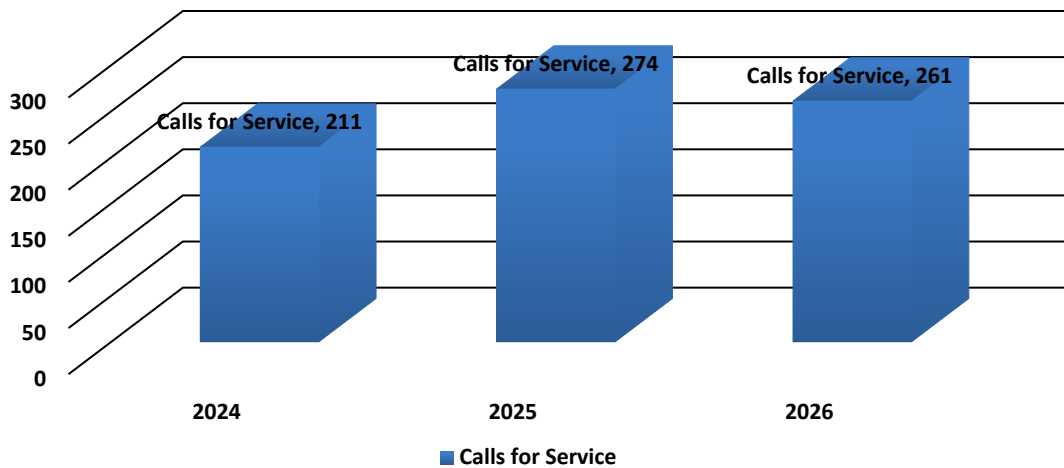
CHIEF OF POLICE JEFF ENGEL

ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

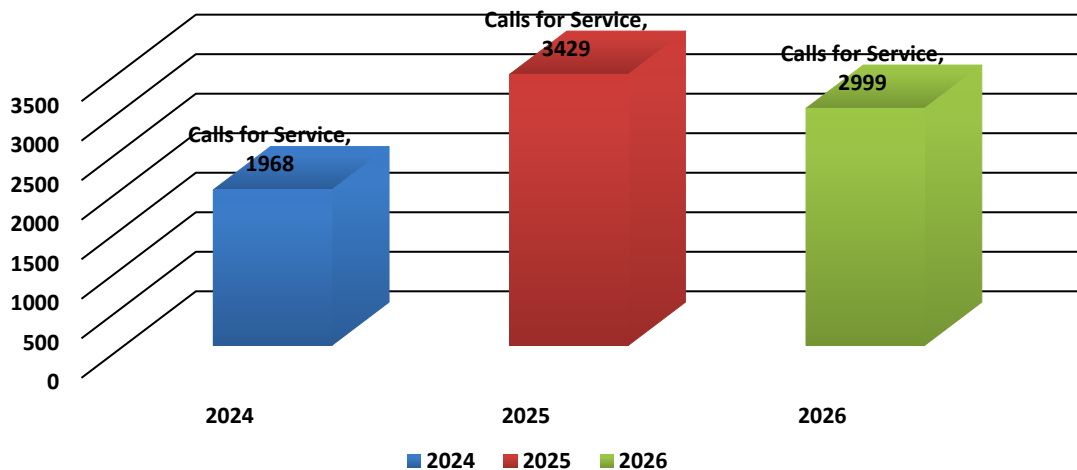
Period: 05/17/2026 to 05/30/2026

Historical Data:

Calls for Service For Same Period:



Total Calls for Service Year to Date



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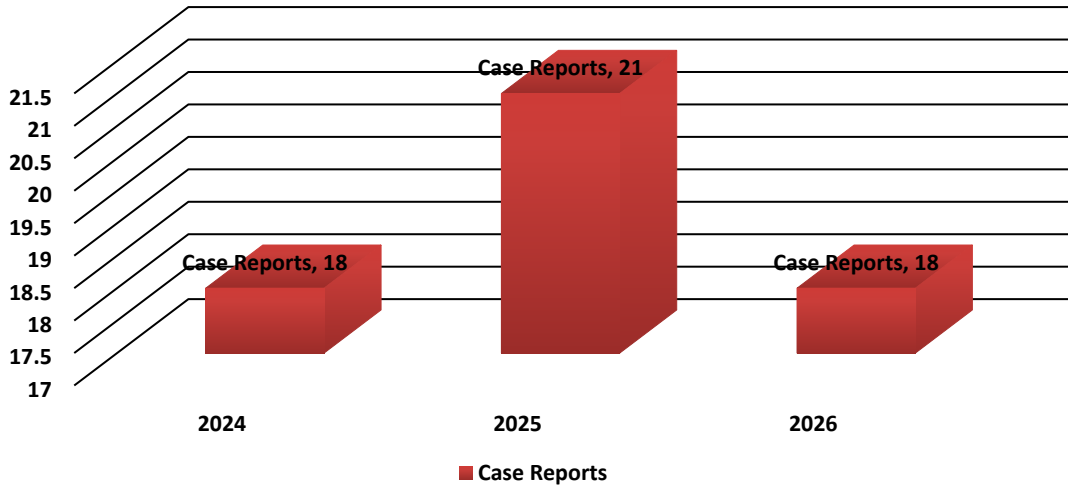
TOWN OF ELIZABETH POLICE DEPARTMENT

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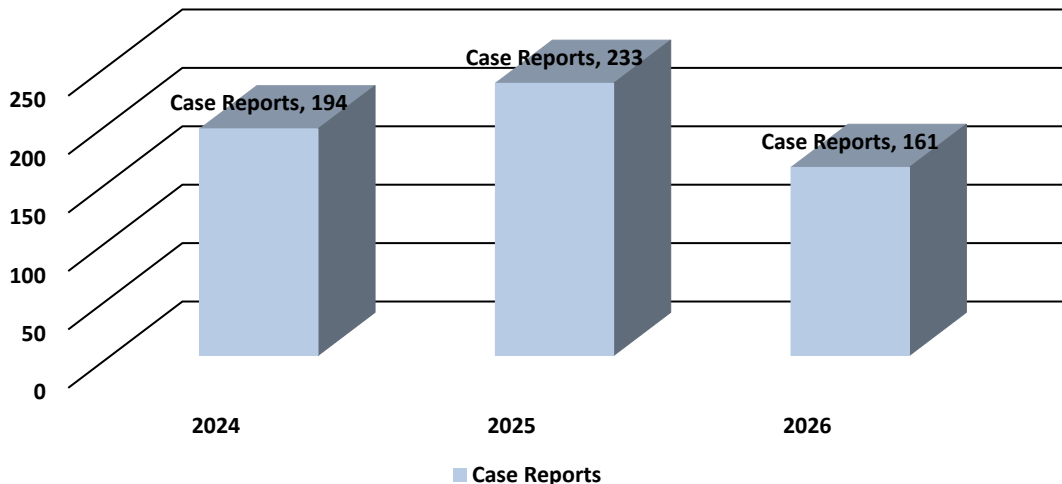
ELIZABETH POLICE DEPARTMENT ACTIVITY STATISTICS REPORT

Period: 05/17/2026 to 05/30/2026

Case Reports Pulled For Same Period:



Total Case Reports Pulled Year to Date:



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TOWN OF ELIZABETH POLICE DEPARTMENT

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Town of Elizabeth Police Department Monitoring Report

June 8, 2026

Departmental Updates:

- The draft e-bike ordinance has been completed by Corey Hoffmann, legal counsel for the Town of Elizabeth, and is under review for consideration.
- The department currently has three Community Policing initiatives underway, specifically utilizing a Problem-Oriented Policing approach. Two projects are focused on ongoing neighborhood disputes, while the third addresses issues related to e-bike usage. Each project has been assigned to an individual officer and is being supervised by command staff to ensure progress and accountability.
- The department is actively preparing for the upcoming Friday Night Market series, where significant attendance is anticipated. Operational priorities will include overall event safety, security, and post-event pedestrian protection.

The department has been awarded a High Visibility Enforcement (HVE) grant through the State of Colorado. Utilizing these resources, officers will conduct focused traffic enforcement following event closures, with an emphasis on motorist violations involving pedestrian right-of-way, particularly failure to yield in crosswalks.

Based on observations from previous Friday Night Market events, pedestrian safety has been identified as a key area of concern, and enforcement efforts will be aligned accordingly.

Training Updates:

- Commander Cutler is entering session two (2) of ten (10) for the Northwestern Command College.
- The Elizabeth Police Department hosted *Advanced Police Concepts: Emerging Leadership for Modern Public Safety* on June 1–2. The training was attended by personnel from multiple agencies across the metro area, including the Colorado State Patrol, Colorado Parks and Wildlife, Dacono Police Department, Littleton Police Department, Thornton Police Department, and the Elizabeth Police Department.

The course focused on key leadership and organizational concepts, including leadership development, micro-cultures within agencies, decision-making in complex or ambiguous situations (“leading in the gray”), emotional intelligence, and systems theory.



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Participant feedback was overwhelmingly positive. The department anticipates hosting this course again in the future, along with additional training opportunities to support regional collaboration and professional development.



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June 9th, 2026

Management Team Updates

Community Development — Alexandra Cramer, AICP, Community Development Director

Current Activities (2025-2026)

- **Land Use Applications:** As of this reporting period, the Town has zero active land use applications on file, and staff believes this is the first time that has been the case in at least the past five years, if not longer. While the community's desire to manage residential growth thoughtfully is well understood and respected, the absence of any active applications — including commercial — is something the Board should take note of, as it raises broader questions about how Elizabeth is perceived by those considering investing here in any capacity. Prospective businesses and commercial interests are doing their homework before they ever make contact, and the overall impression a community projects matters in that process. This pause presents an opportunity for the Board to have honest conversations about how Elizabeth presents itself to the outside world and, specifically, to the kinds of commercial investment the community does want to attract. Staff suggests that continuing to advance code modernization, streamlining the permitting process, and fostering a welcoming tone toward commercial development would be meaningful steps in that direction.
- **Façade Grant Program:** The 2026 Façade Grant Program is open for applications. Staff is accepting applications from June 1-July 24, with awards being given by August 7. Information has been sent out to qualifying properties and is located on the Town's website.
- **HAB:** The HAB will be presenting the 2026 Historic Building Coloring Contest awards at the upcoming first Friday Night Market on June 12th.
- **2026 Event Planning:** Staff is actively planning the Main Street 5K/Color Run and the 250/150 Community Celebration, which are scheduled on the same day. For the Backyard BBQ Contest, staff has received sanctioning approval from the Kansas City BBQ Society and is coordinating with the Elbert County Health Department. Sponsorship and vendor recruitment for the event is underway. Amanda Love will be handling sponsorship recruitment and organization for both the BBQ Contest and the 5K/Color Run. A full calendar of Town events is available on the Town's website.
- **Planning Commission:** The Planning Commission now has all 7 seats filled. at their May 19th meeting, the PC discussed that with a full and highly qualified commission in place, it would be of interest to begin a section-by-section review of the 2019 Comprehensive Plan, noting any areas in need of updating. This is directly conducive to the BOT's 2025 strategic plan and its outlook toward a comprehensive plan update over the next few years — this preliminary work will allow that process to get started in a meaningful way. The PC will also begin training over the coming months, with presentations from various referral agencies to provide an overview of what they evaluate in submitted plans.

- **2026 Licensing Activity:** In 2026, the CD Department has processed 17 new business licenses to date, 12 of which were issued in April alone. New businesses include: *TPLO2GO (313 E Kiowa Ave)*, *Legends Real Estate (276 E Kiowa Ave #104)*, *Elizabeth Card and Game (210 S Elizabeth St)*, *Rock Canyon Roofing (375 S Main St)*, *Sizzor Magic Hair & Nail Salon (796 E Kiowa Ave #109)*, *All Star Pet Grooming (724 E Kiowa Ave #106)*, *Montessori School of Elizabeth (635 W Beverly St)*, *Light to Wellness (810 E Kiowa Ave #107)*, *Golden Spur Feed Store (125 S Tabor St)*, *Elizabeth Liquors (787 Crossroads Circle)*, *Heritage Cleaners (276 E Kiowa Ave #106)*, *Doug's Diner (724 E Kiowa Ave)*, *Insightful Healing Therapy (286 S Main St)*, *Safeway Fuel Center #1532 (110 S Elizabeth St)*, *ECC Kitchen & Bath (755 Crossroads Circle #101/102)*, *Elevated Auto Body 2 LLC dba Bender Menders LLC (763 Crossroads Circle)*, and *The Pokémon Company International Inc (220 S Elizabeth St)*.
- **MSBOD:** Staff intends to establish a meeting between the BOT and MSBOD beginning in June to discuss Main Street matters, specifically with the Gesin Lot. Staff has also connected with Main Street managers from Pagosa Springs and Silverton regarding a regional business summit they recently executed. The Elizabeth Main Street program is interested in pursuing a similar initiative and will be working on developing this concept and gathering partners over the coming months.
- **Code Updates:** Staff is working on identifying areas in the code that are recommended to be updated/revised. Staff has seen a notable uptick in resident inquiries regarding ADUs — specifically how property owners can pursue them on their properties. This trend appears consistent with broader challenges around home ownership affordability and the need for income supplementation. In reviewing the Town's current ADU requirements, staff has found them to be outdated relative to other Colorado municipalities. Staff plans to bring this to the attention of the Planning Commission and Board of Trustees in the coming month. Staff is also continuing research on downtown district height standards. If the Board has additional code topics it would like to see addressed, please let staff know.

Background & Context — Main Street Board

- **2025 Permit and Licensing Activity:** Building permit fees remain unchanged since Resolution 22R55 adoption. Staff utilizes SAFEbuilt's valuation calculator for consistent use tax assessment. *2025 activity included: 166 building permits issued, 23 new business licenses processed, and 14 sign permits issued.*
- **Chamber Collaboration (October 25):** Some members on the MSBOD will be assisting the Elizabeth Chamber of Commerce at their BooBash on October 25th. This cooperation came out of several meetings the MSBOD had with Chamber on how to better collaborate and assist with each organization's events and efforts. The MSBOD is also sponsoring a musician to play on Main Street during the event from 11am-1pm to encourage attendees to stay and patronize the businesses.
- **2025 5K and Family Color Run:** The 5K and Family Color Run was a success this year. We had approximately 240 participants. We were sponsored by the following organizations/businesses: Waste Management, Independence/Craft

Companies, Potestio Brothers, Bobo Bars, EBC, EPR District. We partnered with the Elizabeth Chamber of Commerce to help coordinate sponsorships to pay for the t-shirts this year. We received donations from the following businesses: RNK Running & Walking, Sprouts, Mountain Man, Randy's Antiques, IC Threads, The Nest, EBC, The Prickly Pear and Coffee House on Mainstreet, Carriage Shoppes. We had volunteers from the following organizations: EHS Poms Team, Running Creek PTCO, Boy Scout Troop 636, Elbert Schools Booster Club, Elbert County Fair Royalty, Kiowa Schools, and Redstone Bank.

- **DOLA Colorado Main Street Manager Summit:** Staff attended the Colorado Main Street Manager Summit in Lyons, where Main Street communities across the state presented their recent work. Notable accomplishments included: Windsor received the Colorful Colorado Choice Award for their Downtown Master Plan and launched a new 501(c)(3) Main Street Partnership; Silverton secured full funding for their Blair Street Revitalization Project; Town of Lyons completed town-wide wayfinding signage; Pagosa Springs supported downtown businesses through a two-year US 160 reconstruction; Rifle launched "Third Thursday on Third Street"; Wellington completed two new downtown murals and launched their Walk of Fame project; Victor adopted a new Land Use Code and launched a Revitalization Program providing \$7,500 property improvement grants to 10 businesses. The MSBOD will review all accomplishments presented at the summit to identify programs and initiatives that could be adapted for Elizabeth.
- **Main Street Car Show (September 5, 2025):** The Main Street Car Show took place on September 5th, 2025. There were over 80 cars that participated. We had 3 food trucks and a local musician. We received good feedback from both participants and attendees—some that were visiting Elizabeth Main Street for the first time. The MSBOD would like to explore another car show in the spring.
- **Colorado Main Street Community of the Year Award (2024):** The MSBOD was named the Colorado Main Street Community of the Year in 2024. As part of this recognition, the Town was awarded professional services from DOLA Main Street with Ayres Associates to conduct a development analysis for the Gesin Lot. The analysis was completed in June with the report scheduled for presentation to the BOT in July.
- **Oddfellows Building Mural (May):** Through DOLA mini grant funds, Staff and MSBOD members collaborated to install a mural on the Oddfellows building in May. The public art installation has received positive community reactions.
- **Chamber of Commerce Partnership Development:** The MSBOD is working to build stronger partnerships with the Chamber of Commerce. Staff and MSBOD members have met with the Chamber several times over the past six months to identify collaboration opportunities and improve resources for the business community. Staff also coordinated a meeting with DOLA Main Street and the Chamber to further these discussions. All meetings have been successful, with the Chamber moving forward to assist with 5K sponsorships for the first time.
- **Locable Website Development:** The MSBOD's Locable website continues to grow with approximately 40 local businesses and organizations registered in the directory. The website has been opened to all businesses within Town limits and

features numerous events in the calendar. Staff and the MSBOD will continue promoting the website as the Elizabeth area's primary event calendar resource.

- **ElizaBash Weekend Promotion:** During ElizaBash weekend, the MSBOD provided Main Street stickers, temporary tattoos, and bags to participating Main Street businesses for patron distribution. The businesses expressed appreciation for these promotional offerings.
- **Networking Event (May):** The MSBOD held a networking event at Elizabeth Brewing Company in May with approximately 50 attendees from various boards, organizations, businesses, and the general public. The event was catered by the Elizabeth High School Culinary Class and was successful.
- **Stampede Participation:** The MSBOD attempted to attend the Stampede, but their participation was cut short due to storms and tent malfunctions.

Background & Context — Historic Advisory Board

- **Oral History Program:** The HAB continues to expand their oral history collection available at historicalizabetchco.org. Bob Rasmussen and Lynn Mitchell, with the assistance of Dianna Hiatt, have been conducting interviews and compiling oral histories. The website currently features 10 completed oral histories with a backlog of additional interviews to be posted. These have proven to be an effective community engagement tool, with social media generating 250+ engagements on Facebook.
- **11th Historic Walk and Talk (September 27):** The HAB held their 11th Historic Walk and Talk on September 27th at 9:30am with approximately 100 attendees. The event received positive feedback from both new and returning participants. Highlights included a tour of the Oddfellows building and a first-person historic character enactment performed by a Historic Advisory Board member, who dressed in historically accurate attire and portrayed Elsie Banes through monologue. Staff created brochures focusing on the town's historic figures for distribution at the event. American Legion provided lunch, and Elizabeth Brewing Company featured their "Elizabrew" commemorating the town's 135-year anniversary.
- **Museum Tour:** The HAB recently took a tour of the Elbert County Museum and got to meet some of their board members.
- **Historic Building Coloring Contest:** The HAB completed their first historic building coloring contest and received 14 entries. Community voting determined winners from each grade level (K-3rd). The four winners received award bags presented at the First Friday Night Market, and all participants were offered complimentary DQ ice cream cones. The Town thanks the Library District and Elbert County Artist Guild for their partnership on this project. All contest entries can be viewed on the HAB's website.
- **Historic Property Research:** Historic property research efforts are ongoing with several properties completed. As research is finalized, properties are added to the virtual walking tour map on the HAB's website. Property owners receive completed packets of research findings. Staff has received positive feedback from property owners expressing gratitude for the opportunity to meet with HAB members and learn previously unknown history about their properties.

- **Partnership Development:** The HAB is exploring new partnerships with the Library District as well as the Elbert County Historical Society and Museum.

Additional Department Updates

- **Consulting Services Clarification:** At the workshop on October 20th, a comment was made that suggested eliminating SAFEbuilt consulting services as a budget cut, with the implication that Community Development staff should be doing this work instead. This assumes the work is not already being done in-house, which is incorrect. Community Development manages project coordination, stakeholder communication, code compliance, public engagement, Board presentations, and long-range planning. Consulting services provide technical input on specific matters, not ongoing project management or regular planning review. Since the Planner/Project Manager position was filled in 2023, Community Development staff has managed and reviewed all projects. Multiple projects have been presented to and approved by the Board without any third-party consultation. This includes projects managed after the department was reduced by a third in December 2024. The 350 S Elbert Street Subdivision represents a specific exception where the former director established a third-party arrangement in 2022 for project management due to applicant difficulties, and this was kept in place for continuity with both staff and the applicant through the director's departure. With Walnut Grove, SAFEbuilt was used as a planning resource and second opinion through coordination with the applicant, engineering consultants, and staff on how planning and engineering considerations intersected. Plan review against code is only one small part of what planning and project management entails. The reality is that the town's zoning code and PUDs are outdated and create situations that are rarely black and white. Relying on a single planner to interpret these ordinances without peer review at times is not responsible planning. SAFEbuilt has worked with the Town for over eight years and knows how things generally work here. Getting a second set of eyes on certain situations is standard practice and ultimately protects the Town.

Background & Context — Ongoing Initiatives

- **Greater Elizabeth PROST Master Plan:** The master plan was approved by the Town's BOT, EPR District, and Elizabeth School District.
- **2025 Neighborhood Block Parties:** Neighborhood block parties took place over the course of June, July, and August. *If the BOT plans to move forward with long-range planning initiatives such as a Facilities Master Plan or a Comprehensive Plan Update in 2026-2027, neighborhood block parties should be considered for a way to reach and receive authentic feedback from residents.*
- **Advisory Board Onboarding Packets:** Staff is working on developing onboarding packets for all three boards: Planning Commission, Historic Advisory Board, and Main Street Board of Directors.
- **Permit Document Updates:** Staff is updating permit documents and creating a one-stop shop informational packet to streamline the permitting process.
- **Strong Towns Workshop Series:** The Planning Commission participated in Strong Towns workshops on 08/20/2024 and 09/03/2024. More information can

be found on the Town's website under Community Development and Planning Commission. Additional PC training will be researched to help prepare them for a potential comprehensive plan update.



TOWN OF ELIZABETH

MICHAEL DEVOL/PUBLIC WORKS DIRECTOR

To: Honorable Mayor, Mayor Pro-Tem, and Town Board of Trustees
From: Mike DeVol, Public Works Director
Date: June 9, 2026
Subject: Public Works Monitoring Report

Town Street Paving Improvements Project:

1. Ongoing projects for the year 2026.
2. Receiving Price quotes for Chip Seal County Road 13 from school water tank North for the 2027 Budget Planning.
3. Hillside Paving and Wade Park Improvements project has received a signed and approved contract.
4. Notice to Proceed has been issued.
5. PW has relayed contact information to Nexcivil for Sprouse Ct. business owners to open discussions on staging and possible repairs to privately owned Sprouse Ct.
6. Nexcivil will be providing an updated Construction Schedule for June 10th and scheduling Public Meetings. This will be announced with door hangers and posted on the Town website for meeting(s) at Town Hall.

Town Main St. Decorations:

1. PW has done general clean-up of Planters and weeding along Mainstreet landscaping areas.
2. PW has spoken with Community Development to open conversations with the Main St. Board for the up-keep of the Planters and the addition of flowers.

Town Wells, Tanks, and Effluent:

1. Plant Effluent (waste treated outflow) for May 2026 = 6,217,985 gallons; Avg. Daily 200,580gallons (gpd) or .201 mgd (40.1% capacity) and Plant is rated for 500,000 gpd or .5mgd. Once Treatment Flows show 85% or 425,000 gallons per day, we need to start engineering for plant expansion per CDPHE. Public Works currently has pre-engineering completed in advance of the 85% threshold.
2. Macquire Tank Company has received approval from CDPHE for the screened vents and installation will be taking place within the next month.
3. Public Works has a memo in this BOT packet to institute Watering restrictions effective March 1, 2026 due to the severe drought with no weather forecast relief in the near future for the high plains.
4. Please see the attached Wells usage update as reported to the State on a monthly basis.

Town Water Line (NON) Emergency Repair:

N/A

▪ PO Box 159, 151 S. Banner Street ▪ Elizabeth, Colorado 80107 ▪ (303) 646-4166
▪ Fax: (303) 646-9434 ▪ www.townofelizabeth.org



TOWN OF ELIZABETH

MICHAEL DEVOL/PUBLIC WORKS DIRECTOR

Town Hall Repairs/Landscaping Plan:

1. No report.

Town Walkway Repairs:

1. PW will be installing a chase drain on the North side sidewalk of the carriage shop to allow run-off water to go under the sidewalk rather than over it and causing icy walking conditions during the winter months.
2. PW has completed the addition of a drain for storm run-off at the corner of the Elizabeth Brewing Company planter box/retaining wall. PW will include a full report by the Towns Foundation Engineer JVA, Martin with Terracina Engineering for the drain line, installation and a written report from Public Works outlining no further issues.

Town Street Maintenance/Striping Projects:

1. Striping will take place during the fall/ before the school year and as weather allows.

Town Snow Plowing and Street Sweeping:

1. Public Work continues to sweep streets as needed.

Town New Wells at Ritoro/Gold Creek Valley:

Town Trail Project:

1. Fencing around the Depot Lot detention pond has been completed.

Town Police Department:

Gold Creek Lift Station Improvements:

Gold Creek Wastewater Treatment Plant:

1. No Report/see Town Wells and Effluent.

Town Clean-Up Day/Paint Round-Up/Arbor Day:

1. Paint Round Up will be hosted at Big Store parking lot in August of 2026 by Paint Care of Colorado.

Town Public Works News: Please Note Speed Limit for Main Street is 15MPH for Pedestrian Safety

Town Farmers Market:

1. PW is ready for the kick-off of Friday Night Market events.
 - PO Box 159, 151 S. Banner Street ▪ Elizabeth, Colorado 80107 ▪ (303) 646-4166
 - Fax: (303) 646-9434 ▪ www.townofelizabeth.org



TOWN OF ELIZABETH

MICHAEL DEVOL/PUBLIC WORKS DIRECTOR

2. Gas Line Operations have concluded prior to the Stampede week-end.
3. CDOT will begin Staging for the Mill and Asphalt Overlay project on Highway 86 between County Road 17 and County Road 13 during the week of July 8th.
4. Most of the work will take place at night, to disrupt traffic as little as possible.

Town Parks and Right of Way:

1. Public Works has begun mowing and trimming of rights-of-way and all parks with the arrival of the much needed rains.

Upcoming Projects:

1. PW has completed the 2025 CDPHE Annual Reporting.
2. Annual biosolids sampling will take place in October 2025 for CDPHE (state) compliance.
3. Regulation 85 Nutrient (federal) monitoring will be conducted in October of 2025 for acceptance by CDPHE.
4. PW has completed a round of PFAFs (radiation/radiological). Results have been reported to CDPHE.
5. Water Augmentation and Recording.
6. Water lead and copper sampling.
7. Water constituents for heavy metals sampling.
8. Annual DMR (Daily Monitoring Report) Gold Creek Wastewater Plant.
9. Tree City USA Application accepted and approved by Tree City USA.
10. Trail DOLA findings and inspections. Addition of willow cuttings planted.
11. PW is conducting the Highway User Tax Fund (HUTF) reporting and data processing for 2025.
12. PW has completed lead and copper testing per CDPHE guidelines for 2025.
13. Flushing of entire town's water supply system is completed every 6 months.
14. Cleaning of the Storm Drainage systems.

Mike DeVol
Town of Elizabeth
Public Works Director
GCWWTP Operations
303-913-6453
mdevol@townofelizabeth.org

**Town of Elizabeth
Monthly Accounting - Leases**

HRS Water Consultants, Inc.

2026 Water Year

Duke Lease - Entered into August 24, 2004.

| Month | Total Gold Creek Effluent | | Difference/Surplus Effluent |
|-----------------|--------------------------------------|----------------------------|--|
| | Usage (af) | Duke Lease (af) | |
| November | 16.29 | 1.7 | 14.59 |
| December | 17.93 | 1.3 | 16.63 |
| January | 19.62 | 0.9 | 18.72 |
| February | 17.18 | 0.7 | 16.48 |
| March | 19.12 | 0.5 | 18.62 |
| April | 16.62 | 0.4 | 16.22 |
| May | 19.08 | 0.3 | 18.78 |
| June | | 0.4 | -0.40 |
| July | | 0.9 | -0.90 |
| August | | 2.1 | -2.10 |
| September | | 3.3 | -3.30 |
| October | | 2.5 | -2.50 |
| WY Total | 125.8 | 15.0 | 79.6 |

**Town of Elizabeth
Monthly Accounting - Leases**

HRS Water Consultants, Inc.

2025 Water Year

Duke Lease - Entered into August 24, 2004.

| Month | Total Gold Creek Effluent | | Difference/Surplus Effluent |
|-----------------|--------------------------------------|----------------------------|--|
| | Usage (af) | Duke Lease (af) | |
| November | 15.31 | 1.7 | 13.61 |
| December | 14.84 | 1.3 | 13.54 |
| January | 15.96 | 0.9 | 15.06 |
| February | 14.51 | 0.7 | 13.81 |
| March | 16.10 | 0.5 | 15.60 |
| April | 15.09 | 0.4 | 14.69 |
| May | 15.22 | 0.3 | 14.92 |
| June | 14.14 | 0.4 | 13.74 |
| July | 15.58 | 0.9 | 14.68 |
| August | 15.31 | 2.1 | 13.21 |
| September | 16.69 | 3.3 | 13.39 |
| October | 16.16 | 2.5 | 13.66 |
| WY Total | 184.9 | 15.0 | 142.8 |

**Town of Elizabeth
Monthly Accounting - Leases**

HRS Water Consultants, Inc.

2024 Water Year

Duke Lease - Entered into August 24, 2004.

| Month | Total Gold Creek Effluent | | Difference/Surplus Effluent |
|-----------------|--------------------------------------|----------------------------|--|
| | Usage (af) | Duke Lease (af) | |
| November | 16.98 | 1.7 | 15.28 |
| December | 18.60 | 1.3 | 17.30 |
| January | 19.40 | 0.9 | 18.50 |
| February | 16.18 | 0.7 | 15.48 |
| March | 16.47 | 0.5 | 15.97 |
| April | 15.20 | 0.4 | 14.80 |
| May | 14.54 | 0.3 | 14.24 |
| June | 13.42 | 0.4 | 13.02 |
| July | 13.34 | 0.9 | 12.44 |
| August | 14.97 | 2.1 | 12.87 |
| September | 14.58 | 3.3 | 11.28 |
| October | 14.66 | 2.5 | 12.16 |
| WY Total | 188.3 | 15.0 | 140.8 |

**Town of Elizabeth
Monthly Accounting - Leases**

HRS Water Consultants, Inc.

2023 Water Year

Duke Lease - Entered into August 24, 2004.

| Month | Total Gold Creek Effluent | | Difference/Surplus Effluent |
|-----------------|--------------------------------------|----------------------------|--|
| | Usage (af) | Duke Lease (af) | |
| November | 15.71 | 1.7 | 14.01 |
| December | 14.42 | 1.3 | 13.12 |
| January | 15.61 | 0.9 | 14.71 |
| February | 15.11 | 0.7 | 14.41 |
| March | 16.03 | 0.5 | 15.53 |
| April | 18.18 | 0.4 | 17.78 |
| May | 18.41 | 0.3 | 18.11 |
| June | 17.12 | 0.4 | 16.72 |
| July | 16.81 | 0.9 | 15.91 |
| August | 16.71 | 2.1 | 14.61 |
| September | 16.30 | 3.3 | 13.00 |
| October | 16.60 | 2.5 | 14.10 |
| WY Total | 197.0 | 15.0 | 154.9 |

Town of Elizabeth
Denver Basin Wells - Monthly Accounting

HRS Water Consultants, Inc.

| 2026 Water Year | | Meter Serial # 69269247 Permit 75162-F WDID # 0113127 Lower Dawson Middle School Well A | | | | Meter Serial # 86945024 Permit 052511-F WDID # 0113128 Denver Middle School Well B | | | | School Wells Total | Meter Serial # 20231323 Permit 15617-F-R WDID #0106440 Dawson Well No. 2 | | | | Meter Serial # 20100899 Permit 16210-F-R WDID #0106437 Denver Bishop Well A | | | | Meter Serial # 20072055 Permit 044454-F WDID #0109931 Arapahoe Well A-1 | | | | Meter Serial # - 21234549 Permit 84415-F WDID #0113129 Denver Well D-2 | | | | Meter Serial # - 21234551 Permit 84416-F WDID #0113130 Arapahoe Well A-2 | | | | All Wells |
|-----------------|---------------------|---|----------------------|------------------------|-------------------------------|--|----------------------|------------------------|-------------------------------|----------------------|--|----------------------|------------------------|-------------------------------|---|----------------------|------------------------|-------------------------------|---|----------------------|------------------------|-------------------------------|--|----------------------|------------------------|-------------------------------|--|----------------------|------------------------|-------------------------------|----------------------|
| Water Year 2026 | Month | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Monthly Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Monthly Volume af |
| 1/11/2025 | November 1st | 64,774,000 | 0.00 | 0.00 | 21.00 | 1,032,000 | 0.00 | 0.00 | 39.70 | 0.00 | 7,326,400 | 0.00 | 0.00 | 50.00 | 47,071,300 | 0.00 | 0.00 | 150.00 | 17,104,700 | 0.00 | 0.00 | 127.40 | 68,869,464.00 | 0.00 | 0.00 | 90.40 | 52,576,972.00 | 0.00 | 0.00 | 88.10 | |
| 1/12/2025 | December 1st | 64,774,000 | 0.00 | 0.00 | 21.00 | 1,032,000 | 0.00 | 0.00 | 39.70 | 0.00 | 7,326,400 | 0.00 | 0.00 | 50.00 | 47,071,300 | 0.00 | 0.00 | 150.00 | 17,915,520 | 2.49 | 2.49 | 124.91 | 71,962,936.00 | 9.49 | 9.49 | 80.91 | 53,876,752.00 | 3.99 | 3.99 | 84.11 | 15.97 |
| 1/1/2026 | January 1st | 64,774,000 | 0.00 | 0.00 | 21.00 | 1,032,000 | 0.00 | 0.00 | 39.70 | 0.00 | 7,326,400 | 0.00 | 0.00 | 50.00 | 47,071,300 | 0.00 | 0.00 | 150.00 | 17,915,520 | 0.00 | 2.49 | 124.91 | 75,503,744.00 | 10.87 | 20.36 | 70.04 | 55,542,968.00 | 5.11 | 9.10 | 79.00 | 15.98 |
| 1/2/2026 | February 1st | 64,774,000 | 0.00 | 0.00 | 21.00 | 1,032,000 | 0.00 | 0.00 | 39.70 | 0.00 | 7,326,400 | 0.00 | 0.00 | 50.00 | 47,071,300 | 0.00 | 0.00 | 150.00 | 17,915,520 | 0.00 | 2.49 | 124.91 | 79,007,488.00 | 10.75 | 31.11 | 59.29 | 57,305,588.00 | 5.41 | 14.51 | 73.59 | 16.16 |
| 1/3/2026 | March 1st | 64,744,000 | 0.00 | 0.00 | 21.00 | 1,032,000 | 0.00 | 0.00 | 39.70 | 0.00 | 7,326,400 | 0.00 | 0.00 | 50.00 | 47,071,300 | 0.00 | 0.00 | 150.00 | 17,915,520 | 0.00 | 2.49 | 124.91 | 82,080,152.00 | 9.43 | 40.54 | 49.86 | 59,032,760.00 | 5.30 | 19.81 | 68.29 | 14.73 |
| 1/4/2026 | April 1st | 65,423,000 | 2.08 | 2.08 | 18.92 | 1,032,000 | 0.00 | 0.00 | 39.70 | 2.08 | 8,769,100 | 4.43 | 4.43 | 45.57 | 47,147,100 | 0.23 | 0.23 | 149.77 | 20,263,320 | 7.21 | 9.69 | 117.71 | 83,331,152.00 | 3.84 | 44.38 | 46.02 | 59,711,036.00 | 2.08 | 21.90 | 66.20 | 19.87 |
| 1/5/2026 | May 1st | 66,708,000 | 3.94 | 6.03 | 14.97 | 1,032,000 | 0.00 | 0.00 | 39.70 | 3.94 | 10,890,100 | 6.51 | 10.94 | 39.06 | 47,147,100 | 0.00 | 0.23 | 149.77 | 24,985,700 | 14.49 | 24.19 | 103.21 | 83,331,152.00 | 0.00 | 44.38 | 46.02 | 59,711,036.00 | 0.00 | 21.90 | 66.20 | 24.95 |
| 1/6/2026 | June 1st | 67,726,000 | 3.12 | 9.15 | 11.85 | 1,032,000 | 0.00 | 0.00 | 39.70 | 3.12 | 13,072,800 | 6.70 | 17.64 | 32.36 | 47,953,300 | 2.47 | 2.71 | 147.29 | 30,434,400 | 16.72 | 40.91 | 86.49 | 83,459,776.00 | 0.39 | 44.78 | 45.62 | 59,870,104.00 | 0.49 | 22.38 | 65.72 | 29.90 |
| 1/7/2026 | July 1st | | 0.00 | 9.15 | 11.85 | | 0.00 | 0.00 | 39.70 | 0.00 | | 0.00 | 17.64 | 32.36 | | 0.00 | 2.71 | 147.29 | | 0.00 | 40.91 | 86.49 | | 0.00 | 44.78 | 45.62 | | 0.00 | 22.38 | 65.72 | 0.00 |
| 1/8/2026 | August 1st | | 0.00 | 9.15 | 11.85 | | 0.00 | 0.00 | 39.70 | 0.00 | | 0.00 | 17.64 | 32.36 | | 0.00 | 2.71 | 147.29 | | 0.00 | 40.91 | 86.49 | | 0.00 | 44.78 | 45.62 | | 0.00 | 22.38 | 65.72 | 0.00 |
| 1/9/2026 | September 1st | | 0.00 | 9.15 | 11.85 | | 0.00 | 0.00 | 39.70 | 0.00 | | 0.00 | 17.64 | 32.36 | | 0.00 | 2.71 | 147.29 | | 0.00 | 40.91 | 86.49 | | 0.00 | 44.78 | 45.62 | | 0.00 | 22.38 | 65.72 | 0.00 |
| 1/10/2026 | October 1st | | 0.00 | 9.15 | 11.85 | | 0.00 | 0.00 | 39.70 | 0.00 | | 0.00 | 17.64 | 32.36 | | 0.00 | 2.71 | 147.29 | | 0.00 | 40.91 | 86.49 | | 0.00 | 44.78 | 45.62 | | 0.00 | 22.38 | 65.72 | 0.00 |
| 1/11/2026 | November 1st | | 0.00 | 9.15 | 11.85 | | 0.00 | 0.00 | 39.70 | 0.00 | | 0.00 | 17.64 | 32.36 | | 0.00 | 2.71 | 147.29 | | 0.00 | 40.91 | 86.49 | | 0.00 | 44.78 | 45.62 | | 0.00 | 22.38 | 65.72 | 0.00 |
| | Annual Total | | 9.15 | | | | 0.00 | | 39.70 | 9.15 | | 17.64 | | 32.36 | | 2.71 | | 147.29 | | 40.91 | | 86.49 | | 44.78 | | 45.62 | | 22.38 | | 65.72 | 0.00 |

Comments
The "Remaining Annual Volume" for each well does not include banking. It is the remaining annual appropriation value.

July 2025 new meter installed, adding new meter value to old read for remainder of water year. Actual read will start Nov 2026.

Town of Elizabeth
Denver Basin Wells - Monthly Accounting

HRS Water Consultants, Inc.

| 2025 Water Year | | Meter Serial # 69269247 Permit 75162-F WDID # 0113127 Lower Dawson Middle School Well A | | | | Meter Serial # 86945024 Permit 052511-F WDID # 0113128 Denver Middle School Well B | | | | School Wells Total | Meter Serial # 20231323 Permit 15617-F-R WDID #0106440 Dawson Well No. 2 | | | | Meter Serial # 20100899 Permit 16210-F-R WDID #0106437 Denver Bishop Well A | | | | Meter Serial # 20072055 Permit 044454-F WDID #0109931 Arapahoe Well A-1 | | | | Meter Serial # - 21234549 Permit 84415-F WDID #0113129 Denver Well D-2 | | | | Meter Serial # - 21234551 Permit 84416-F WDID #0113130 Arapahoe Well A-2 | | | | All Wells |
|-----------------|---------------------|---|----------------------|------------------------|-------------------------------|--|----------------------|------------------------|-------------------------------|----------------------|--|----------------------|------------------------|-------------------------------|---|----------------------|------------------------|-------------------------------|---|----------------------|------------------------|-------------------------------|--|----------------------|------------------------|-------------------------------|--|----------------------|------------------------|-------------------------------|----------------------|
| Water Year 2025 | Month | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Monthly Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Monthly Volume af |
| 1/11/2024 | November 1st | 56,293,000 | 0.00 | 0.00 | 21.00 | 1,032,000 | 0.00 | 0.00 | 39.70 | 0.00 | 6,635,200 | 0.00 | 0.00 | 50.00 | 23,694,800 | 0.00 | 0.00 | 150.00 | 74,087,500 | 0.00 | 0.00 | 127.40 | 47,110,960.00 | 0.00 | 0.00 | 90.40 | 42,034,756.00 | 0.00 | 0.00 | 88.10 | 15.22 |
| 1/12/2024 | December 1st | 56,293,000 | 0.00 | 0.00 | 21.00 | 1,032,000 | 0.00 | 0.00 | 39.70 | 0.00 | 6,635,200 | 0.00 | 0.00 | 50.00 | 23,694,800 | 0.00 | 0.00 | 150.00 | 79,047,300 | 15.22 | 15.22 | 112.18 | 47,110,960.00 | 0.00 | 0.00 | 90.40 | 42,034,756.00 | 0.00 | 0.00 | 88.10 | 15.21 |
| 1/1/2025 | January 1st | 56,293,000 | 0.00 | 0.00 | 21.00 | 1,032,000 | 0.00 | 0.00 | 39.70 | 0.00 | 6,635,500 | 0.00 | 0.00 | 50.00 | 25,686,100 | 6.11 | 6.11 | 143.89 | 82,011,300 | 9.10 | 24.32 | 103.08 | 47,110,960.00 | 0.00 | 0.00 | 90.40 | 42,034,756.00 | 0.00 | 0.00 | 88.10 | 15.21 |
| 1/2/2025 | February 1st | 56,293,000 | 0.00 | 0.00 | 21.00 | 1,032,000 | 0.00 | 0.00 | 39.70 | 0.00 | 6,635,500 | 0.00 | 0.00 | 50.00 | 27,044,800 | 4.17 | 10.28 | 139.72 | 82,011,300 | 0.00 | 24.32 | 103.08 | 49,853,652.00 | 8.42 | 8.42 | 81.98 | 43,649,596.00 | 4.96 | 4.96 | 83.14 | 17.54 |
| 1/3/2025 | March 1st | 56,293,000 | 0.00 | 0.00 | 21.00 | 1,032,000 | 0.00 | 0.00 | 39.70 | 0.00 | 6,635,500 | 0.00 | 0.00 | 50.00 | 27,044,800 | 0.00 | 10.28 | 139.72 | 82,011,300 | 0.00 | 24.32 | 103.08 | 53,332,332.00 | 10.68 | 19.09 | 71.31 | 45,092,648.00 | 4.43 | 9.38 | 78.72 | 15.11 |
| 1/4/2025 | April 1st | 56,460,000 | 0.51 | 0.51 | 20.49 | 1,032,000 | 0.00 | 0.00 | 39.70 | 0.51 | 6,635,500 | 0.00 | 0.00 | 50.00 | 27,044,800 | 0.00 | 10.28 | 139.72 | 83,485,300 | 4.52 | 28.84 | 98.56 | 54,880,872.00 | 4.75 | 23.85 | 66.55 | 47,514,680.00 | 7.43 | 16.82 | 71.28 | 17.22 |
| 1/5/2025 | May 1st | 56,711,000 | 0.77 | 1.28 | 19.72 | 1,032,000 | 0.00 | 0.00 | 39.70 | 0.77 | 6,635,500 | 0.00 | 0.00 | 50.00 | 27,044,800 | 0.00 | 10.28 | 139.72 | 89,365,200 | 18.05 | 46.89 | 80.51 | 54,880,872.00 | 0.00 | 23.85 | 66.55 | 47,662,076.00 | 0.45 | 17.27 | 70.83 | 19.27 |
| 1/6/2025 | June 1st | 58,035,000 | 4.06 | 5.35 | 15.65 | 1,032,000 | 0.00 | 0.00 | 39.70 | 4.06 | 6,635,500 | 0.00 | 0.00 | 50.00 | 27,044,800 | 0.00 | 10.28 | 139.72 | 94,746,400 | 16.52 | 63.40 | 64.00 | 57,442,532.00 | 7.86 | 31.71 | 58.69 | 49,662,832.00 | 6.14 | 23.41 | 64.69 | 34.58 |
| 1/7/2025 | July 1st | 59,213,000 | 3.62 | 8.96 | 12.04 | 1,032,000 | 0.00 | 0.00 | 39.70 | 3.62 | 7,037,500 | 1.23 | 1.23 | 48.77 | 30,925,300 | 11.91 | 22.19 | 127.81 | 99,956,100 | 15.99 | 79.39 | 48.01 | 59,810,328 | 7.27 | 38.98 | 51.42 | 50,506,104 | 2.59 | 26.00 | 62.10 | 42.60 |
| 1/8/2025 | August 1st | 61,157,000 | 5.97 | 14.93 | 6.07 | 1,032,000 | 0.00 | 0.00 | 39.70 | 5.97 | 7,310,600 | 0.84 | 2.07 | 47.93 | 35,747,300 | 14.80 | 36.99 | 113.01 | 106,476,700 | 20.01 | 99.41 | 27.99 | 63,261,352 | 10.59 | 49.57 | 40.83 | 51,455,616 | 2.91 | 28.91 | 59.19 | 55.12 |
| 1/9/2025 | September 1st | 62,543,000 | 4.25 | 19.18 | 1.82 | 1,032,000 | 0.00 | 0.00 | 39.70 | 4.25 | 7,326,400 | 0.05 | 2.12 | 47.88 | 40,308,000 | 14.00 | 50.99 | 99.01 | 112,438,200 | 18.30 | 117.70 | 9.70 | 66,498,204 | 9.93 | 59.50 | 30.90 | 52,385,632 | 2.85 | 31.77 | 56.33 | 49.38 |
| 1/10/2025 | October 1st | 63,760,000 | 3.74 | 22.92 | -1.92 | 1,032,000 | 0.00 | 0.00 | 39.70 | 3.74 | 7,326,400 | 0.00 | 2.12 | 47.88 | 44,587,500 | 13.13 | 64.12 | 85.88 | 117,834,600 | 16.56 | 134.26 | -6.86 | 68,143,152 | 5.05 | 64.55 | 25.85 | 52,638,328 | 0.78 | 32.54 | 55.56 | 39.26 |
| 1/11/2025 | November 1st | 64,774,000 | 3.11 | 26.03 | -5.03 | 1,032,000 | 0.00 | 0.00 | 39.70 | 3.11 | 7,326,400 | 0.00 | 2.12 | 47.88 | 47,071,300 | 7.62 | 71.74 | 78.26 | 123,198,600 | 16.46 | 150.73 | -23.33 | 68,869,464 | 2.23 | 66.78 | 23.62 | 52,756,972 | 0.36 | 32.91 | 55.19 | 29.79 |
| | Annual Total | | 26.03 | | | | 0.00 | | 39.70 | 26.03 | | 2.12 | | | 71.74 | | | | 150.73 | | | | 66.78 | | | | 32.91 | | | | |

Comments
The "Remaining Annual Volume" for each well does not include banking. It is the remaining annual appropriation value.

July 2025 new meter installed, adding new meter value to old read for remainder of water year. Actual read will start Nov 2026.

Town of Elizabeth
Denver Basin Wells - Monthly Accounting

HRS Water Consultants, Inc.

| 2024 Water Year | | Meter Serial # 69269247 Permit 75162-F WDID # 0113127 Lower Dawson Middle School Well A | | | | Meter Serial # 86945024 Permit 052511-F WDID # 0113128 Denver Middle School Well B | | | | School Wells Total | Meter Serial # 20231323 Permit 15617-F-R WDID #0106440 Dawson Well No. 2 | | | | Meter Serial # 20100899 Permit 16210-F-R WDID #0106437 Denver Bishop Well A | | | | Meter Serial # 20072055 Permit 044454-F WDID #0109931 Arapahoe Well A-1 | | | | Meter Serial # - 21234549 Permit 84415-F WDID #0113129 Denver Well D-2 | | | | Meter Serial # - 21234551 Permit 84416-F WDID #0113130 Arapahoe Well A-2 | | | | All Wells |
|-----------------|---------------------|---|----------------|------------------|-------------------------|--|----------------|------------------|-------------------------|--------------------|--|----------------|------------------|-------------------------|---|----------------|------------------|-------------------------|---|----------------|------------------|-------------------------|--|----------------|------------------|-------------------------|--|----------------|------------------|-------------------------|----------------|
| Water Year 2024 | Month | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Monthly Volume | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Monthly Volume |
| | | gallons | af | af | af | gallons | af | af | af | af | gallons | af | af | af | gallons | af | af | af | gallons | af | af | af | gallons | af | af | af | gallons | af | af | af | |
| 1/11/2023 | November 1st | 52,413,000 | 0.00 | 0.00 | 21.00 | 947,000 | 0.00 | 0.00 | 39.70 | 0.00 | 287,800 | 0.00 | 0.00 | 50.00 | 4,046,100 | 0.00 | 0.00 | 150.00 | 48,282,800 | 0.00 | 0.00 | 127.40 | 17,263,918.00 | 0.00 | 0.00 | 90.40 | 19,522,286.00 | 0.00 | 0.00 | 88.10 | |
| 1/12/2023 | December 1st | 52,413,000 | 0.00 | 0.00 | 21.00 | 947,000 | 0.00 | 0.00 | 39.70 | 0.00 | 287,800 | 0.00 | 0.00 | 50.00 | 4,046,100 | 0.00 | 0.00 | 150.00 | 48,282,800 | 0.00 | 0.00 | 127.40 | 20,741,910.00 | 10.67 | 10.67 | 79.73 | 22,238,600.00 | 8.34 | 8.34 | 79.76 | 19.01 |
| 1/1/2024 | January 1st | 52,413,000 | 0.00 | 0.00 | 21.00 | 947,000 | 0.00 | 0.00 | 39.70 | 0.00 | 287,800 | 0.00 | 0.00 | 50.00 | 4,046,100 | 0.00 | 0.00 | 150.00 | 48,282,800 | 0.00 | 0.00 | 127.40 | 24,284,888.00 | 10.87 | 21.55 | 68.85 | 23,559,572.00 | 4.05 | 12.39 | 75.71 | 14.93 |
| 1/2/2024 | February 1st | 52,413,000 | 0.00 | 0.00 | 21.00 | 947,000 | 0.00 | 0.00 | 39.70 | 0.00 | 287,800 | 0.00 | 0.00 | 50.00 | 4,046,100 | 0.00 | 0.00 | 150.00 | 48,282,000 | 0.00 | 0.00 | 127.40 | 28,021,650.00 | 11.47 | 33.02 | 57.38 | 24,850,130.00 | 3.96 | 16.35 | 71.75 | 15.43 |
| 1/3/2024 | March 1st | 52,413,000 | 0.00 | 0.00 | 21.00 | 947,000 | 0.00 | 0.00 | 39.70 | 0.00 | 287,000 | 0.00 | 0.00 | 50.00 | 4,046,100 | 0.00 | 0.00 | 150.00 | 48,282,000 | 0.00 | 0.00 | 127.40 | 31,519,194.00 | 10.73 | 43.75 | 46.65 | 25,916,894.00 | 3.27 | 19.63 | 68.47 | 14.01 |
| 1/4/2024 | April 1st | 52,413,000 | 0.00 | 0.00 | 21.00 | 947,000 | 0.00 | 0.00 | 39.70 | 0.00 | 287,000 | 0.00 | 0.00 | 50.00 | 4,046,100 | 0.00 | 0.00 | 150.00 | 48,282,000 | 0.00 | 0.00 | 127.40 | 35,242,520.00 | 11.43 | 55.18 | 35.22 | 26,789,680.00 | 2.68 | 22.30 | 65.80 | 14.11 |
| 1/5/2024 | May 1st | 52,413,000 | 0.00 | 0.00 | 21.00 | 947,000 | 0.00 | 0.00 | 39.70 | 0.00 | 380,000 | 0.29 | 0.29 | 49.71 | 4,046,100 | 0.00 | 0.00 | 150.00 | 48,282,000 | 0.00 | 0.00 | 127.40 | 38,850,352.00 | 11.07 | 66.25 | 24.15 | 28,491,190.00 | 5.22 | 27.53 | 60.57 | 16.58 |
| 1/6/2024 | June 1st | 52,413,000 | 0.00 | 0.00 | 21.00 | 947,000 | 0.00 | 0.00 | 39.70 | 0.00 | 808,500 | 1.32 | 1.60 | 48.40 | 5,655,800 | 4.94 | 4.94 | 145.06 | 48,282,000 | 0.00 | 0.00 | 127.40 | 42,574,872.00 | 11.43 | 77.68 | 12.72 | 32,029,672.00 | 10.86 | 38.39 | 49.71 | 28.55 |
| 1/7/2024 | July 1st | 52,554,000 | 0.43 | 0.43 | 20.57 | 952,000 | 0.02 | 0.02 | 39.68 | 0.45 | 3,018,100 | 6.78 | 8.38 | 41.62 | 10,095,400 | 13.63 | 18.57 | 131.43 | 49,196,200 | 2.81 | 2.81 | 124.59 | 45,990,736 | 10.48 | 88.17 | 2.23 | 35,758,808 | 11.45 | 49.83 | 38.27 | 45.59 |
| 1/8/2024 | August 1st | 53,920,000 | 4.19 | 4.63 | 16.37 | 1,032,000 | 0.25 | 0.26 | 39.44 | 4.44 | 3,642,400 | 1.92 | 10.30 | 39.70 | 13,639,300 | 10.88 | 29.44 | 120.56 | 55,925,000 | 20.65 | 23.46 | 103.94 | 46,749,364 | 2.33 | 90.49 | -0.09 | 38,635,172 | 8.83 | 58.66 | 29.44 | 49.04 |
| 1/9/2024 | September 1st | 54,422,000 | 1.54 | 6.17 | 14.83 | 1,032,000 | 0.00 | 0.26 | 39.44 | 1.54 | 3,642,400 | 0.00 | 10.30 | 39.70 | 18,206,800 | 14.02 | 43.46 | 106.54 | 62,333,700 | 19.67 | 43.13 | 84.27 | 46,764,364 | 0.05 | 90.54 | -0.14 | 40,722,246 | 6.41 | 65.06 | 23.04 | 41.68 |
| 1/10/2024 | October 1st | 55,512,000 | 3.35 | 9.51 | 11.49 | 1,032,000 | 0.00 | 0.26 | 39.44 | 3.35 | 5,261,400 | 4.97 | 15.27 | 34.73 | 21,949,100 | 11.49 | 54.95 | 95.05 | 68,467,900 | 18.83 | 61.95 | 65.45 | 46,764,368 | 0.00 | 90.54 | -0.14 | 41,629,084 | 2.78 | 67.85 | 20.25 | 41.41 |
| 1/11/2024 | November 1st | 56,293,000 | 2.40 | 11.91 | 9.09 | 1,032,000 | 0.00 | 0.26 | 39.44 | 2.40 | 6,635,200 | 4.22 | 19.48 | 30.52 | 23,694,800 | 5.36 | 60.30 | 89.70 | 74,087,500 | 17.25 | 79.20 | 48.20 | 47,110,960 | 1.06 | 91.60 | -1.20 | 42,034,740 | 1.24 | 69.09 | 19.01 | 31.53 |
| | Annual Total | | 11.91 | | | | 0.26 | | 39.70 | 12.17 | | | | | 19.48 | | | | 60.30 | | | | | | | | | | | | |

Comments
The "Remaining Annual Volume" for each well does not include banking. It is the remaining annual appropriation value.

Town of Elizabeth
Denver Basin Wells - Monthly Accounting

HRS Water Consultants, Inc.

| 2023 Water Year | | Meter Serial # 69269247 Permit 75162-F WDID # 0113127 Lower Dawson Middle School Well A | | | | Meter Serial # 86945024 Permit 052511-F WDID # 0113128 Denver Middle School Well B | | | | School Wells Total | Meter Serial # 20231323 Permit 15617-F-R WDID #0106440 Dawson Well No. 2 | | | | Meter Serial # 20100899 Permit 16210-F-R WDID #0106437 Denver Bishop Well A | | | | Meter Serial # 20072055 Permit 044454-F WDID #0109931 Arapahoe Well A-1 | | | | Meter Serial # - 21234549 Permit 84415-F WDID #0113129 Denver Well D-2 | | | | Meter Serial # - 21234551 Permit 84416-F WDID #0113130 Arapahoe Well A-2 | | | | All Wells |
|-----------------|---------------------|---|----------------------|------------------------|-------------------------------|--|----------------------|------------------------|-------------------------------|----------------------|--|----------------------|------------------------|-------------------------------|---|----------------------|------------------------|-------------------------------|---|----------------------|------------------------|-------------------------------|--|----------------------|------------------------|-------------------------------|--|----------------------|------------------------|-------------------------------|----------------------|
| Water Year 2023 | Month | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Monthly Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Remaining Annual Volume af | Monthly Volume af |
| 1/11/2022 | November 1st | 49,659,000 | 0.00 | 0.00 | 21.00 | 802,000 | 0.00 | 0.00 | 39.70 | 0.00 | 90,473,600 | 0.00 | 0.00 | 50.00 | 90,320,300 | 0.00 | 0.00 | 150.00 | 12,729,800 | 0.00 | 0.00 | 127.40 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 0.00 | 88.10 | |
| 1/12/2022 | December 1st | 49,659,000 | 0.00 | 0.00 | 21.00 | 802,000 | 0.00 | 0.00 | 39.70 | 0.00 | 90,473,600 | 0.00 | 0.00 | 50.00 | 90,320,300 | 0.00 | 0.00 | 150.00 | 17,485,900 | 14.60 | 14.60 | 112.80 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 0.00 | 88.10 | 14.60 |
| 1/1/2023 | January 1st | 49,659,000 | 0.00 | 0.00 | 21.00 | 802,000 | 0.00 | 0.00 | 39.70 | 0.00 | 90,473,600 | 0.00 | 0.00 | 50.00 | 90,412,900 | 0.28 | 0.28 | 149.72 | 22,536,200 | 15.50 | 30.10 | 97.30 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 0.00 | 88.10 | 15.78 |
| 1/2/2023 | February 1st | 49,659,000 | 0.00 | 0.00 | 21.00 | 802,000 | 0.00 | 0.00 | 39.70 | 0.00 | 90,473,600 | 0.00 | 0.00 | 50.00 | 90,412,900 | 0.00 | 0.28 | 149.72 | 27,670,200 | 15.76 | 45.85 | 81.55 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 0.00 | 88.10 | 15.76 |
| 1/3/2023 | March 1st | 49,659,000 | 0.00 | 0.00 | 21.00 | 802,000 | 0.00 | 0.00 | 39.70 | 0.00 | 90,473,600 | 0.00 | 0.00 | 50.00 | 90,518,400 | 0.32 | 0.61 | 149.39 | 32,448,800 | 14.67 | 60.52 | 66.88 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 0.00 | 88.10 | 14.99 |
| 1/4/2023 | April 1st | 49,703,000 | 0.14 | 0.14 | 20.86 | 806,000 | 0.01 | 0.01 | 39.69 | 0.15 | 90,473,600 | 0.00 | 0.00 | 50.00 | 90,518,400 | 0.00 | 0.61 | 149.39 | 37,515,600 | 15.55 | 76.07 | 51.33 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 0.00 | 88.10 | 15.70 |
| 1/5/2023 | May 1st | 49,775,000 | 0.22 | 0.36 | 20.64 | 806,000 | 0.00 | 0.01 | 39.69 | 0.22 | 90,473,600 | 0.00 | 0.00 | 50.00 | 90,622,400 | 0.32 | 0.93 | 149.07 | 42,540,400 | 15.42 | 91.49 | 35.91 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 0.00 | 88.10 | 15.96 |
| 1/6/2023 | June 1st | 50,164,000 | 1.19 | 1.55 | 19.45 | 806,000 | 0.00 | 0.01 | 39.69 | 1.19 | 90,473,600 | 0.00 | 0.00 | 50.00 | 91,949,500 | 4.07 | 5.00 | 145.00 | 46,824,000 | 13.15 | 104.64 | 22.76 | 0.00 | 0.00 | 0.00 | 90.40 | 1,772,698.00 | 5.44 | 5.44 | 82.66 | 23.85 |
| 1/7/2023 | July 1st | 50,741,000 | 1.77 | 3.32 | 17.68 | 806,000 | 0.00 | 0.01 | 39.69 | 1.77 | 90,473,600 | 0.00 | 0.00 | 50.00 | 92,602,800 | 2.01 | 7.01 | 142.99 | 48,282,800 | 4.48 | 109.12 | 18.28 | 1,813,079 | 5.56 | 5.56 | 84.84 | 6,126,516 | 13.36 | 18.80 | 69.30 | 27.18 |
| 1/8/2023 | August 1st | 51,437,000 | 2.14 | 5.46 | 15.54 | 873,000 | 0.21 | 0.22 | 39.48 | 2.34 | 90,473,600 | 0.00 | 0.00 | 50.00 | 95,000,500 | 7.36 | 14.36 | 135.64 | 48,282,800 | 0.00 | 109.12 | 18.28 | 6,289,494 | 13.74 | 19.30 | 71.10 | 9,541,316 | 10.48 | 29.28 | 58.82 | 33.92 |
| 1/9/2023 | September 1st | 52,264,000 | 2.54 | 7.99 | 13.01 | 927,000 | 0.17 | 0.38 | 39.32 | 2.70 | 90,872,384 | 1.22 | 1.22 | 48.78 | 98,812,400 | 11.70 | 26.06 | 123.94 | 48,282,800 | 0.00 | 109.12 | 18.28 | 10,010,433 | 11.42 | 30.72 | 59.68 | 12,786,980 | 9.96 | 39.24 | 48.86 | 37.01 |
| 1/10/2023 | October 1st | 52,413,000 | 0.46 | 8.45 | 12.55 | 947,000 | 0.06 | 0.45 | 39.25 | 0.52 | 91,366,440 | 1.52 | 2.74 | 47.26 | 102,977,000 | 12.78 | 38.84 | 111.16 | 48,282,800 | 0.00 | 109.12 | 18.28 | 13,608,443 | 11.04 | 41.77 | 48.63 | 16,110,791 | 10.20 | 49.45 | 38.65 | 36.06 |
| 1/11/2023 | November 1st | 52,413,000 | 0.00 | 8.45 | 12.55 | 947,000 | 0.00 | 0.45 | 39.25 | 0.00 | 91,366,440 | 0.00 | 2.74 | 47.26 | 104,046,100 | 3.28 | 42.13 | 107.87 | 48,282,800 | 0.00 | 109.12 | 18.28 | 17,263,918 | 11.22 | 52.98 | 37.42 | 19,522,286 | 10.47 | 59.92 | 28.18 | 24.97 |
| | Annual Total | | 8.45 | | | | 0.45 | | 39.70 | | 8.90 | | | | 42.13 | | | | 109.12 | | | | | 52.98 | | | | 59.92 | | | |

Comments
The "Remaining Annual Volume" for each well does not include banking. It is the remaining annual appropriation value.

Dawson Well No. 2 meter replaced 9/25/ 2023. Flow for August and September based on hours run time. Will report actual meter read start of 2024 water year.
During the month of October Denver Bishop Well A meter rolled over, added a number 1 to the read for accounting. Will report actual meter read start of 2024 water year.

Town of Elizabeth Accounting Contact Information

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Town of Elizabeth Accounting Comments

HRS Water Consultants, Inc.

1. All meter readings are taken on the first of the month.
2. Negative numbers on banking page indicate amount used from banked amount.
3. Monthly manual entries on the well pumping page are highlighted in green.
4. Monthly manual entries on the leases page are highlighted in green.

Town of Elizabeth
Denver Basin Wells - Monthly Accounting

HRS Water Consultants, Inc.

| 2022 Water Year | | Meter Serial # 69269247 Permit 75162-F WDID # 0113127 Lower Dawson Middle School Well A | | | | Meter Serial # 86945024 Permit 052511-F WDID # 0113128 Denver Middle School Well B | | | | School Wells Total | Meter Serial # 20083304 Permit 15617-F-R WDID #0106440 Dawson Well No. 2 | | | | Meter Serial # 20100899 Permit 16210-F-R WDID #0106437 Denver Bishop Well A | | | | Meter Serial # 20072055 Permit 044454-F WDID #0109931 Arapahoe Well A-1 | | | | Meter Serial # - To be added when installed. Permit 84415-F WDID #0113129 Denver Well D-2 | | | | Meter Serial # - To be added when installed Permit 84416-F WDID #0113130 Arapahoe Well A-2 | | | | All Wells |
|-----------------|---------------------|---|----------------|------------------|-------------------------|--|----------------|------------------|-------------------------|--------------------|--|----------------|------------------|-------------------------|---|----------------|------------------|-------------------------|---|----------------|------------------|-------------------------|---|----------------|------------------|-------------------------|--|----------------|------------------|-------------------------|----------------|
| Water Year 2022 | Month | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Monthly Volume | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Meter Reading | Monthly Volume | Cumulative Total | Remaining Annual Volume | Monthly Volume |
| | | gallons | af | af | af | gallons | af | af | af | af | gallons | af | af | af | gallons | af | af | af | gallons | af | af | af | gallons | af | af | af | gallons | af | af | af | |
| 1/11/2021 | November 1st | 47,119,000 | 0.00 | 0.00 | 21.00 | 609,000 | 0.00 | 0.00 | 39.70 | 0.00 | 66,279,100 | 0.00 | 0.00 | 50.00 | 54,470,800 | 0.00 | 0.00 | 150.00 | 75,909,100 | 0.00 | 0.00 | 127.40 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 88.10 | | |
| 1/12/2021 | December 1st | 47,119,000 | 0.00 | 0.00 | 21.00 | 609,000 | 0.00 | 0.00 | 39.70 | 0.00 | 66,566,600 | 0.88 | 0.88 | 49.12 | 59,231,900 | 14.61 | 14.61 | 135.39 | 75,909,100 | 0.00 | 0.00 | 127.40 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 88.10 | 15.49 | |
| 1/1/2022 | January 1st | 47,119,000 | 0.00 | 0.00 | 21.00 | 609,000 | 0.00 | 0.00 | 39.70 | 0.00 | 68,282,400 | 5.27 | 6.15 | 43.85 | 62,838,500 | 11.07 | 25.68 | 124.32 | 75,912,900 | 0.01 | 0.01 | 127.39 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 88.10 | 16.35 | |
| 1/2/2022 | February 1st | 47,119,000 | 0.00 | 0.00 | 21.00 | 609,000 | 0.00 | 0.00 | 39.70 | 0.00 | 70,528,500 | 6.89 | 13.04 | 36.96 | 65,811,300 | 9.12 | 34.81 | 115.19 | 75,912,900 | 0.00 | 0.01 | 127.39 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 88.10 | 16.02 | |
| 1/3/2022 | March 1st | 47,119,000 | 0.00 | 0.00 | 21.00 | 609,000 | 0.00 | 0.00 | 39.70 | 0.00 | 72,315,900 | 5.49 | 18.53 | 31.47 | 68,878,700 | 9.41 | 44.22 | 105.78 | 75,912,900 | 0.00 | 0.01 | 127.39 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 88.10 | 14.90 | |
| 1/4/2022 | April 1st | 47,125,000 | 0.02 | 0.02 | 20.98 | 610,000 | 0.00 | 0.00 | 39.70 | 0.02 | 74,251,400 | 5.94 | 24.47 | 25.53 | 70,495,100 | 4.96 | 49.18 | 100.82 | 77,599,900 | 5.18 | 5.19 | 122.21 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 88.10 | 16.10 | |
| 1/5/2022 | May 1st | 47,399,000 | 0.84 | 0.86 | 20.14 | 610,000 | 0.00 | 0.00 | 39.70 | 0.84 | 76,548,100 | 7.05 | 31.52 | 18.48 | 70,545,700 | 0.16 | 49.34 | 100.66 | 80,949,600 | 10.28 | 15.47 | 111.93 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 88.10 | 18.33 | |
| 1/6/2022 | June 1st | 47,739,000 | 1.04 | 1.90 | 19.10 | 610,000 | 0.00 | 0.00 | 39.70 | 1.04 | 79,876,000 | 10.21 | 41.73 | 8.27 | 71,918,200 | 4.21 | 53.55 | 96.45 | 86,107,900 | 15.83 | 31.30 | 96.10 | 0.00 | 0.00 | 0.00 | 90.40 | 0.00 | 0.00 | 88.10 | 31.30 | |
| 1/7/2022 | July 1st | 47,883,000 | 0.44 | 2.34 | 18.66 | 619,000 | 0.03 | 0.03 | 39.67 | 0.47 | 83,259,000 | 10.38 | 52.11 | -2.11 | 75,854,800 | 12.08 | 65.63 | 84.37 | 91,275,100 | 15.86 | 47.16 | 80.24 | 0 | 0.00 | 0.00 | 90.40 | 0 | 0.00 | 88.10 | 38.79 | |
| 1/8/2022 | August 1st | 48,297,000 | 1.27 | 3.62 | 17.38 | 619,000 | 0.00 | 0.03 | 39.67 | 1.27 | 86,608,000 | 10.28 | 62.39 | -12.39 | 80,446,100 | 14.09 | 79.72 | 70.28 | 97,022,300 | 17.64 | 64.80 | 62.60 | 0 | 0.00 | 0.00 | 90.40 | 0 | 0.00 | 88.10 | 43.28 | |
| 1/9/2022 | September 1st | 48,829,000 | 1.63 | 5.25 | 15.75 | 794,000 | 0.54 | 0.57 | 39.13 | 2.17 | 88,399,000 | 5.50 | 67.89 | -17.89 | 84,921,300 | 13.73 | 93.46 | 56.54 | 102,232,000 | 15.99 | 80.79 | 46.61 | 0 | 0.00 | 0.00 | 90.40 | 0 | 0.00 | 88.10 | 37.39 | |
| 1/10/2022 | October 1st | 49,372,000 | 1.67 | 6.91 | 14.09 | 794,000 | 0.00 | 0.57 | 39.13 | 1.67 | 90,367,600 | 6.04 | 73.93 | -23.93 | 88,729,400 | 11.69 | 105.14 | 44.86 | 107,310,500 | 15.59 | 96.37 | 31.03 | 0 | 0.00 | 0.00 | 90.40 | 0 | 0.00 | 88.10 | 34.98 | |
| 1/11/2022 | November 1st | 49,659,000 | 0.88 | 7.80 | 13.20 | 802,000 | 0.02 | 0.59 | 39.11 | 0.91 | 90,473,600 | 0.33 | 74.26 | -24.26 | 90,320,300 | 4.88 | 110.03 | 39.97 | 112,729,800 | 16.63 | 113.01 | 14.39 | 0 | 0.00 | 0.00 | 90.40 | 0 | 0.00 | 88.10 | 22.75 | |
| | Annual Total | | 7.80 | | | | 0.59 | | 39.70 | 8.39 | | 74.26 | | | 110.03 | | | | | 113.01 | | | | 0.00 | | | | 0.00 | | | |

Comments
The "Remaining Annual Volume" for each well does not include banking. It is the remaining annual appropriation value.

During the month of September 2022 the meter for the A-1 well rolled over. An imaginary 1 was added to the reading. Will start the 2023 water year with the actual read.

86945024
 2511-F
 er
 ol Well B

School
 Wells
 Total

Meter Serial # 20083304
 Permit 15617-F-R
 Dawson
 Well No. 2

Meter Serial #
 Permit 162
 Denv
 Bishop V

| Monthly Volume af | Cumulative Total af | Monthly Volume af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Meter Reading gallons |
|-------------------------|---------------------------|-------------------------|--------------------------|-------------------------|---------------------------|--------------------------|
| | | | 53,802,400 | | | 31,652,000 |
| 0.00 | 0.00 | 0.00 | 53,802,400 | 0.00 | 0.00 | 31,652,000 |
| 0.00 | 0.00 | 0.00 | 53,802,400 | 0.00 | 0.00 | 31,652,000 |
| 0.00 | 0.00 | 0.00 | 53,802,400 | 0.00 | 0.00 | 31,652,000 |
| 0.00 | 0.00 | 0.00 | 53,802,400 | 0.00 | 0.00 | 31,652,000 |
| 0.00 | 0.00 | 0.00 | 53,802,400 | 0.00 | 0.00 | 31,652,000 |
| 0.00 | 0.00 | 0.00 | 53,802,400 | 0.00 | 0.00 | 31,652,000 |
| 0.00 | 0.00 | 1.22 | 55,022,600 | 3.74 | 3.74 | 33,681,000 |
| 0.00 | 0.00 | 0.24 | 56,786,300 | 5.41 | 9.16 | 37,959,600 |
| 0.00 | 0.00 | 0.11 | 58,345,100 | 4.78 | 13.94 | 42,396,600 |
| 0.85 | 0.85 | 2.28 | 61,350,400 | 9.22 | 23.17 | 46,470,900 |
| 0.69 | 1.54 | 1.79 | 64,596,400 | 9.96 | 33.13 | 49,583,400 |
| 0.00 | 1.54 | 0.35 | 66,279,100 | 5.16 | 38.29 | 54,470,800 |
| 1.54 | | 5.99 | | 38.29 | | |

20100899
 210-F-R
 er

Meter Serial # 20072055
 Permit 044454-F
 Arapahoe

Meter Serial # To be added.
 Permit 84415-F
 Denver

Well A

Well A-1

Well D-2

| Monthly Volume af | Cumulative Total af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | Meter Reading gallons | Monthly Volume af |
|----------------------|------------------------|--------------------------|----------------------|------------------------|--------------------------|----------------------|
| | | 25,772,700 | | | | |
| 0.00 | 0.00 | 30,155,900 | 13.45 | 13.45 | 0.00 | 0.00 |
| 0.00 | 0.00 | 34,328,700 | 12.81 | 26.26 | 0.00 | 0.00 |
| 0.00 | 0.00 | 38,535,300 | 12.91 | 39.17 | 0.00 | 0.00 |
| 0.00 | 0.00 | 42,574,100 | 12.40 | 51.57 | 0.00 | 0.00 |
| 0.00 | 0.00 | 46,678,800 | 12.60 | 64.16 | 0.00 | 0.00 |
| 0.00 | 0.00 | 51,463,100 | 14.68 | 78.85 | 0.00 | 0.00 |
| 6.23 | 6.23 | 54,233,600 | 8.50 | 87.35 | 0.00 | 0.00 |
| 13.13 | 19.36 | 58,656,400 | 13.57 | 100.92 | 0.00 | 0.00 |
| 13.62 | 32.98 | 64,343,700 | 17.45 | 118.38 | 0.00 | 0.00 |
| 12.50 | 45.48 | 70,236,100 | 18.08 | 136.46 | 0.00 | 0.00 |
| 9.55 | 55.03 | 75,228,300 | 15.32 | 151.78 | 0.00 | 0.00 |
| 15.00 | 70.03 | 75,909,100 | 2.09 | 153.87 | 0.00 | 0.00 |
| 70.03 | | | 153.87 | | | 0.00 |

**Meter Serial # To be added.
Permit 84416-F
Arapahoe**

Well A-2

| Cumulative Total af | Meter Reading gallons | Monthly Volume af | Cumulative Total af | All Wells Monthly Volume af |
|------------------------------------|----------------------------------|----------------------------------|------------------------------------|--|
| 0.00 | 0.00 | 0.00 | 0.00 | 13.45 |
| 0.00 | 0.00 | 0.00 | 0.00 | 12.81 |
| 0.00 | 0.00 | 0.00 | 0.00 | 12.91 |
| 0.00 | 0.00 | 0.00 | 0.00 | 12.40 |
| 0.00 | 0.00 | 0.00 | 0.00 | 12.60 |
| 0.00 | 0.00 | 0.00 | 0.00 | 14.68 |
| 0.00 | 0.00 | 0.00 | 0.00 | 19.69 |
| 0.00 | 0.00 | 0.00 | 0.00 | 32.36 |
| 0.00 | 0.00 | 0.00 | 0.00 | 35.96 |
| 0.00 | 0.00 | 0.00 | 0.00 | 42.09 |
| 0.00 | 0.00 | 0.00 | 0.00 | 36.63 |
| 0.00 | 0.00 | 0.00 | 0.00 | 22.61 |
| | | 0.00 | | |

**Town of Elizabeth
Monthly Accounting - Leases**

HRS Water Consultants, Inc.

2022 Water Year

Duke Lease - Entered into August 24, 2004.

| Month | Total Gold Creek Effluent | | Difference/Surplus Effluent |
|-----------------|--------------------------------------|----------------------------|--|
| | Usage (af) | Duke Lease (af) | |
| November | 13.60 | 1.7 | 11.90 |
| December | 14.25 | 1.3 | 12.95 |
| January | 15.32 | 0.9 | 14.42 |
| February | 13.39 | 0.7 | 12.69 |
| March | 14.83 | 0.5 | 14.33 |
| April | 14.05 | 0.4 | 13.65 |
| May | 14.31 | 0.3 | 14.01 |
| June | 14.74 | 0.4 | 14.34 |
| July | 14.59 | 0.9 | 13.69 |
| August | 14.63 | 2.1 | 12.53 |
| September | 13.52 | 3.3 | 10.22 |
| October | 15.19 | 2.5 | 12.69 |
| WY Total | 172.4 | 15.0 | 132.6 |

**Town of Elizabeth
Monthly Accounting - Leases**

HRS Water Consultants, Inc.

2021 Water Year

Duke Lease - Entered into August 24, 2004.

| Month | Total Gold Creek Effluent Usage (af) | Duke Lease (af) | Difference/Surplus Effluent (af) |
|-----------------|---|----------------------------|---|
| November | 12.83 | 1.7 | 11.13 |
| December | 12.65 | 1.3 | 11.35 |
| January | 13.29 | 0.9 | 12.39 |
| February | 12.88 | 0.7 | 12.18 |
| March | 12.02 | 0.5 | 11.52 |
| April | 12.74 | 0.4 | 12.34 |
| May | 13.45 | 0.3 | 13.15 |
| June | 12.70 | 0.4 | 12.30 |
| July | 12.70 | 0.9 | 11.80 |
| August | 12.70 | 2.1 | 10.60 |
| September | 12.39 | 3.3 | 9.09 |
| October | 13.48 | 2.5 | 10.98 |
| WY Total | 153.8 | 15.0 | 116.4 |

Town of Elizabeth
Banking - Denver Basin Wells

HRS Water Consultants, Inc.

Arapahoe Well A-1 Annual Appropriation (af/yr) = 127.4
 Lower Dawson School Well A Annual Appropriation (af/yr) = 21
 Denver School Well B Annual Appropriation (af/yr) = 39.7
 Arapahoe Well A-2 Annual Appropriation (af/yr) = 88.1
 Denver Well D-2 Annual Appropriation (af/yr) = 90.4

This annual volume can be exceed pursuant to Case No. 18CW3073. The wellfield limit is 153.4 af/yr.
 This annual volume can be exceed pursuant to Case No. 18CW3073. The wellfield limit is 152.7 af/yr.

| Year | Arapahoe Well A-1 Production (af) | Arapahoe Well A-1 Banked Volume (af) | Arapahoe Well A-1 Cumulative Banked Volume (af) | School Well A Production (af) | School Well A Banked Volume (af) | School Well A Cumulative Banked Volume (af) | School Well B Production (af) | School Well B Banked Volume (af) | School Well B Cumulative Banked Volume (af) | Arapahoe Well A-2 Production (af) | Arapahoe Well A-2 Banked Volume (af) | Arapahoe Well A-2 Cumulative Banked Volume (af) | Denver Well D-2 Production (af) | Denver Well D-2 Banked Volume (af) | Denver Well D-2 Cumulative Banked Volume (af) |
|------|---|--|--|-------------------------------------|--|--|-------------------------------------|--|--|---|--|--|---------------------------------------|--|--|
| 1996 | | | | | | | | | | | | | | | |
| 1997 | | | | | | | | | | | | | | | |
| 1998 | | | | | | | | | | | | | | | |
| 1999 | | | | | | | | | | | | | | | |
| 2000 | | | | | | | | | | | | | | | |
| 2001 | | | | | | | | | | | | | | | |
| 2002 | | | | | | | | | | | | | | | |
| 2003 | | | | | | | | | | | | | | | |
| 2004 | | | | | | | | | | | | | | | |
| 2005 | | | | | | | | | | | | | | | |
| 2006 | 112.74 | 14.66 | 14.66 | 0 | 21 | 21 | 0.19 | 39.51 | 39.51 | | | | | | |
| 2007 | 27.94 | 99.46 | 114.12 | 0.01 | 20.99 | 41.99 | 0.08 | 39.62 | 79.13 | | | | | | |
| 2008 | 109.29 | 18.11 | 132.22 | 4.84 | 16.16 | 58.15 | 0 | 39.7 | 118.83 | | | | | | |
| 2009 | 80.43 | 46.97 | 179.19 | 20.58 | 0.42 | 58.57 | 17.24 | 22.46 | 141.29 | | | | | | |
| 2010 | 80.75 | 46.65 | 225.84 | 9.66 | 11.34 | 69.91 | 30.23 | 9.47 | 150.76 | | | | | | |
| 2011 | 61.66 | 65.74 | 291.58 | 0 | 21 | 90.91 | 57.89 | -18.19 | 132.57 | | | | | | |
| 2012 | 68.22 | 59.18 | 350.77 | 0 | 21 | 111.91 | 31.51 | 8.19 | 140.76 | | | | | | |
| 2013 | 89.75 | 37.65 | 388.42 | 5.47 | 15.53 | 127.44 | 23.92 | 15.78 | 156.54 | | | | | | |
| 2014 | 60.99 | 66.41 | 454.84 | 9.35 | 11.65 | 139.09 | 24.05 | 15.65 | 172.19 | | | | | | |
| 2015 | 60.58 | 66.82 | 521.66 | 12.18 | 8.82 | 147.91 | 21.6 | 18.1 | 190.29 | | | | | | |
| 2016 | 62.75 | 64.65 | 586.31 | 14.98 | 6.02 | 153.93 | 21.87 | 17.83 | 208.12 | | | | | | |
| 2017 | 60.96 | 66.44 | 652.75 | 17.67 | 3.33 | 157.26 | 0.1 | 39.6 | 247.72 | | | | | | |
| 2018 | 31.05 | 96.35 | 749.09 | 18.56 | 2.44 | 159.7 | 20.37 | 19.33 | 267.05 | | | | | | |
| 2019 | 109.56 | 17.84 | 766.94 | 11.93 | 9.07 | 168.77 | 4.82 | 34.88 | 301.93 | | | | | | |
| 2020 | 121.73 | 5.67 | 772.60 | 19.26 | 1.74 | 170.51 | 0.04 | 39.66 | 341.59 | 0.00 | 88.10 | 88.10 | 0.00 | 90.40 | 90.40 |
| 2021 | 153.87 | -26.47 | 746.13 | 4.45 | 16.55 | 187.06 | 1.54 | 38.16 | 379.75 | 0.00 | 88.10 | 176.20 | 0.00 | 90.40 | 180.80 |
| 2022 | 113.01 | 14.39 | 760.53 | 7.80 | 13.20 | 200.26 | 0.59 | 39.11 | 418.86 | 0.00 | 88.10 | 264.30 | 0.00 | 90.40 | 271.20 |
| 2023 | 109.12 | 18.28 | 778.81 | 8.45 | 12.55 | 212.81 | 0.45 | 39.25 | 458.11 | 59.92 | 28.18 | 292.48 | 52.98 | 37.42 | 308.62 |
| 2024 | 79.20 | 48.20 | 827.01 | 11.91 | 9.09 | 221.90 | 0.26 | 39.44 | 497.55 | 69.09 | 19.01 | 311.49 | 91.60 | -1.20 | 307.41 |
| 2025 | 150.73 | -23.33 | 803.68 | 26.03 | -5.03 | 216.87 | 0.00 | 39.70 | 537.25 | 32.91 | 55.19 | 366.68 | 66.78 | 23.62 | 331.03 |
| 2026 | 40.91 | 86.49 | 890.17 | 9.15 | 11.85 | 228.72 | 0.00 | 39.70 | 576.95 | 22.38 | 65.72 | 432.40 | 44.78 | 45.62 | 376.65 |



TOWN OF ELIZABETH

CLERK'S/FINANCE OFFICE MANAGER'S REPORT

June 9, 2026

The Clerk's / Finance report reflects updates provided by individual Staff members.

Hannah

- I completed the Passport Acceptance Agent Training to be able to assist if needed on passport days!
- I have been working with Allison on Utility Billing and have been helping with phones.
- Finance world is back on track, and financials are getting approved and uploaded. I appreciate your patience!

Allison

- Michelle and I have interviewed several very qualified candidates for the front desk position. We are hopeful that we will have someone new starting mid-June.
- I have been cross-training Hannah and Michelle on the front desk. This has helped us refine our instruction book and ensure continuity in this position.

Michelle

- I am happy to say that we have hired a new front desk / billing clerk. She will start sometime within the next two weeks.
- I will start revisiting passports to back up Allison. I have done them in the past, however not in a while and not very often.
- Allison and Hannah have been working very hard to cross-train and update training materials. They have done an outstanding job!

TOWN OF ELIZABETH
 COMBINED CASH INVESTMENT
 March 31, 2026

COMBINED CASH ACCOUNTS

| | | |
|-----------|--------------------------------|------------------------|
| 99-100013 | CASH CLEARING - BOND & RESTITU | (250.00) |
| 99-104201 | COLOTRUST INVESTMENT ACCOUNT | 19,409,382.36 |
| 99-104202 | CORE ARPA ACCOUNT | 40,105.66 |
| 99-104203 | CORE INVESTMENT ACCOUNT | 5,599,135.44 |
| 99-104204 | COLOTRUST VEHICLE DEPRECIATION | 266,759.16 |
| 99-104205 | COLOTRUST POLICE IMPACT FEES | 87,562.97 |
| 99-104206 | COLOTRUST BUILDINGS IMPACT FEE | 102,256.27 |
| 99-104207 | COLOTRUST PARKS IMPACT FEES | 66,581.32 |
| 99-104208 | COLOTRUST PW IMPACT FEES | 156,781.86 |
| 99-105200 | CBOC (WATER SEWER) | <u>341,073.66</u> |
| | TOTAL COMBINED CASH | 26,069,388.70 |
| 99-100001 | CASH ALLOCATED TO OTHER FUNDS | <u>(26,069,388.70)</u> |
| | TOTAL UNALLOCATED CASH | <u><u>0.00</u></u> |

TOWN OF ELIZABETH
BALANCE SHEET
March 31, 2026

GENERAL FUND

ASSETS

| | | |
|--------------|----------------------------|--------------|
| 10-100001 | CASH IN COMBINED CASH FUND | 4,643,487.38 |
| 10-101000 | PETTY CASH | 200.00 |
| 10-101100 | PETTY CASH- POLICE DEPT | 100.00 |
| 10-110000 | PROPERTY TAXES RECEIVABLE | 65,503.31 |
| 10-115000 | ACCOUNTS RECEIVABLE | 316,216.68 |
| TOTAL ASSETS | | 5,025,507.37 |

LIABILITIES AND EQUITY

LIABILITIES

| | | |
|-------------------|--------------------------------|-------------|
| 10-201000 | ACCRUED SALARIES PAYABLE | (2,212.50) |
| 10-202000 | ACCOUNTS PAYABLE | 0.50 |
| 10-202200 | RESTITUTION PAYABLE--MUNI. CT. | 1,907.25 |
| 10-202202 | OJW/WARRANT FEE DUE TO DMV | 21.66 |
| 10-202203 | PERFORMANCE BONDS PAYABLE | 12,370.99 |
| 10-202204 | DEVELOPER FUNDS IN LIEU OF LOC | 140,677.71 |
| 10-202300 | AP TO ELBERT CO.--BLGUTX SHARE | 54,212.49 |
| 10-217100 | FPPA CONTRIBUTIONS PAYABLE | (3,635.67) |
| 10-217200 | SOC SEC TAXES PAYABLE | (2,362.60) |
| 10-217201 | MEDICARE TAXES PAYABLE | (75.27) |
| 10-217300 | FED'L WITHHOLDING TAXES PAYABL | 88.66 |
| 10-217400 | STATE WITHHOLDING TAXES PAYABL | 5,093.00 |
| 10-217500 | HEALTH INSURANCE PAYABLE | (35,245.70) |
| 10-217501 | PRETAX SUPPLEMENTAL INSURANCE | (148.16) |
| 10-217502 | AFTER TAX SUPPLEMENTAL INS | 56.19 |
| 10-217600 | UNEMPLOYMENT INSURANCE PAYABLE | 1,174.33 |
| 10-217601 | HEALTH SAVINGS PAYABLE | (1,911.35) |
| 10-217603 | WORKERS' COMP. INS. PAYABLE | 45,906.01 |
| 10-219000 | 457 CONTRIBUTIONS PAYABLE | (14.07) |
| 10-219200 | SALES TAX PAYABLE | 545.34 |
| 10-222000 | DEFERRED REVENUE | (59.00) |
| 10-222001 | DEFERRED REVENUE - ARPA | 5,734.82 |
| 10-222002 | SENIOR OUTREACH | 4,281.00 |
| 10-222003 | POLICE OFFICER'S FOUNDATION | 7,418.91 |
| 10-250018 | WINCHESTER ESTATES | (869.30) |
| 10-250060 | PINE RIDGE CROSSING (NEW) | (2,203.00) |
| 10-250061 | LENNAR AT LEGACY VILLAGE | (500.03) |
| 10-250062 | ELIZABETH STREET PLAZA | (1,644.40) |
| 10-250063 | WALNUT GROVE | (3,308.06) |
| 10-250064 | MBP ENTERPRISES INC. | (3,031.69) |
| 10-250073 | 889 S ELIZABETH STREET | 7,104.71 |
| 10-250074 | BANNER STREET - GENE GREGORY | 2,671.04 |
| 10-250075 | E86 PUD AMENDMENT | (249.48) |
| 10-250077 | SINGH LIQUOR STORE | (2,056.00) |
| 10-250078 | GOLD CREEK COMMONS PUD | 11,952.76 |
| 10-250079 | AMERICAN LEGION POST 82 | 3,000.00 |
| TOTAL LIABILITIES | | 244,691.09 |

FUND EQUITY

| | | |
|-----------|--------------|--------------|
| 10-280000 | FUND BALANCE | 4,486,436.28 |
|-----------|--------------|--------------|

TOWN OF ELIZABETH
BALANCE SHEET
March 31, 2026

GENERAL FUND

| | | |
|---|-------------------|---------------------|
| UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD | <u>294,380.00</u> | |
| BALANCE - CURRENT DATE | | <u>294,380.00</u> |
| TOTAL FUND EQUITY | | <u>4,780,816.28</u> |
| TOTAL LIABILITIES AND EQUITY | | <u>5,025,507.37</u> |

TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

| TAX | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|-----------------------------------|-------------------|-------------------|---------------------|---------------------|-------------|
| 10-31-1000 CURRENT PROPERTY TAXES | 58,634.82 | 326,475.72 | 868,263.00 | 541,787.28 | 37.6 |
| 10-31-2000 SPECIFIC OWNERSHIP TAX | 8,096.43 | 26,204.03 | 110,000.00 | 83,795.97 | 23.8 |
| 10-31-3100 1% NON-TABOR SALES TAX | 94,336.01 | 258,874.70 | 1,090,000.00 | 831,125.30 | 23.7 |
| TOTAL TAX | 161,067.26 | 611,554.45 | 2,068,263.00 | 1,456,708.55 | 29.6 |

| LICENSES & PERMITS | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|---|------------------|------------------|-------------------|-------------------|-------------|
| 10-32-1000 FRANCHISE TAX | 0.00 | 27,193.88 | 160,000.00 | 132,806.12 | 17.0 |
| 10-32-2000 BUILDING PERMIT | 6,704.89 | 10,296.85 | 70,000.00 | 59,703.15 | 14.7 |
| 10-32-2100 PASSPORT EXECUTION FEES | 1,470.00 | 3,500.00 | 12,000.00 | 8,500.00 | 29.2 |
| 10-32-2200 PASSPORT PHOTO FEES | 252.00 | 630.00 | 2,000.00 | 1,370.00 | 31.5 |
| 10-32-2300 BAG FEES | 0.00 | 2,369.82 | 8,500.00 | 6,130.18 | 27.9 |
| 10-32-3000 OTHER LICENSES, FEES AND CHG | 4,092.07 | 6,106.07 | 25,000.00 | 18,893.93 | 24.4 |
| TOTAL LICENSES & PERMITS | 12,518.96 | 50,096.62 | 277,500.00 | 227,403.38 | 18.1 |

| INTERGOVERNMENTAL | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|------------------------------------|-----------------|-----------------|------------------|-------------------|-------------|
| 10-33-2000 CIGARETTE TAX | 402.92 | 1,135.02 | 4,500.00 | 3,364.98 | 25.2 |
| 10-33-3000 CONSERVATION TRUST FUND | 4,946.71 | 4,946.71 | 10,000.00 | 5,053.29 | 49.5 |
| TOTAL INTERGOVERNMENTAL | 5,349.63 | 6,081.73 | 14,500.00 | 8,418.27 | 41.9 |

| EARMARKED FUNDS / MISCELLANEOUS | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|--|-------------------|-------------------|---------------------|-------------------|-------------|
| 10-36-1000 INTEREST | 16,264.51 | 47,469.82 | 210,000.00 | 162,530.18 | 22.6 |
| 10-36-3100 FINES AND FORFEITURES | 13,471.40 | 49,098.00 | 125,000.00 | 75,902.00 | 39.3 |
| 10-36-4000 PUBLIC IMPROVEMENT FEE | 70,353.43 | 196,284.93 | 773,887.00 | 577,602.07 | 25.4 |
| 10-36-7000 POLICE REVENUE | 1,606.35 | 4,539.11 | 15,000.00 | 10,460.89 | 30.3 |
| 10-36-7100 POLICE IMPACT FEE REVENUE | 0.00 | 0.00 | 7,312.00 | 7,312.00 | 0.0 |
| 10-36-7200 PUBLIC BLDG IMPACT FEE REVENUE | 0.00 | 0.00 | 3,196.00 | 3,196.00 | 0.0 |
| 10-36-7300 PARKS IMPACT FEE REVENUE | 0.00 | 0.00 | 2,595.00 | 2,595.00 | 0.0 |
| 10-36-7400 PUBLIC WORKS IMPACT FEE REVENUE | 0.00 | 0.00 | 13,092.00 | 13,092.00 | 0.0 |
| 10-36-9000 OTHER REVENUE | 1,200.00 | 3,600.00 | 20,000.00 | 16,400.00 | 18.0 |
| TOTAL EARMARKED FUNDS / MISCELLANEOUS | 102,895.69 | 300,991.86 | 1,170,082.00 | 869,090.14 | 25.7 |

| OTHER FUNDS | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|--|-------------------|---------------------|---------------------|---------------------|-------------|
| 10-39-7000 TRANSFER FROM WATER FUND | 20,833.33 | 62,499.99 | 250,000.00 | 187,500.01 | 25.0 |
| 10-39-7003 TRANSFER FROM CAP IMP FUND | 14,583.33 | 43,749.99 | 175,000.00 | 131,250.01 | 25.0 |
| 10-39-7004 TRANSFER FROM STREET CAP FUND | 14,583.33 | 43,749.99 | 175,000.00 | 131,250.01 | 25.0 |
| TOTAL OTHER FUNDS | 49,999.99 | 149,999.97 | 600,000.00 | 450,000.03 | 25.0 |
| TOTAL FUND REVENUE | 331,831.53 | 1,118,724.63 | 4,130,345.00 | 3,011,620.37 | 27.1 |

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

| TOWN CLERK | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|--|------------------|-------------------|-------------------|-------------------|-------------|
| 10-41-1100 SALARIES & WAGES | 25,348.80 | 77,194.28 | 364,187.00 | 286,992.72 | 21.2 |
| 10-41-1300 OVERTIME | 0.00 | 0.00 | 1,111.00 | 1,111.00 | 0.0 |
| 10-41-1400 WORKERS' COMPENSATION | 27.88 | 81.00 | 402.00 | 321.00 | 20.1 |
| 10-41-1500 HEALTH INSURANCE | 7,657.72 | 19,443.04 | 99,892.00 | 80,448.96 | 19.5 |
| 10-41-1550 RETIREMENT | 1,095.20 | 3,162.93 | 18,265.00 | 15,102.07 | 17.3 |
| 10-41-1600 FICA | 1,873.48 | 5,743.90 | 27,945.00 | 22,201.10 | 20.6 |
| 10-41-1700 COLO UNEMPLOYMENT | 50.70 | 154.39 | 731.00 | 576.61 | 21.1 |
| 10-41-1825 MEMBERSHIPS - EMPLOYEE | 50.00 | 250.00 | 2,000.00 | 1,750.00 | 12.5 |
| 10-41-1850 TRAINING, TRAVEL AND LODGING | 35.00 | 1,445.96 | 9,000.00 | 7,554.04 | 16.1 |
| 10-41-2500 AUDIT | 0.00 | 0.00 | 29,000.00 | 29,000.00 | 0.0 |
| 10-41-3010 COMMUNITY & PUBLIC RELATIONS | 0.00 | 137.15 | 6,000.00 | 5,862.85 | 2.3 |
| 10-41-3020 MAYOR'S TREE LIGHTING | 0.00 | 0.00 | 16,000.00 | 16,000.00 | 0.0 |
| 10-41-3030 BIRTHDAY BASH | 0.00 | 0.00 | 5,500.00 | 5,500.00 | 0.0 |
| 10-41-3040 SENIOR ENGAGEMENT | 78.90 | 527.87 | 5,000.00 | 4,472.13 | 10.6 |
| 10-41-3200 CONTRACTED SERVICES | 0.00 | 0.00 | 1,200.00 | 1,200.00 | 0.0 |
| 10-41-3350 COUNTY TREASURER & OTHER FEES | 1,256.90 | 6,613.72 | 23,000.00 | 16,386.28 | 28.8 |
| 10-41-3355 MERCHANT / BANK FEES | 834.86 | 2,581.64 | 5,500.00 | 2,918.36 | 46.9 |
| 10-41-3400 LEGAL PUBLICATIONS | 82.07 | 286.41 | 3,000.00 | 2,713.59 | 9.5 |
| 10-41-3450 ELECTIONS | 0.00 | 0.00 | 5,000.00 | 5,000.00 | 0.0 |
| 10-41-4000 BLDG MAINT AND REPAIRS | 0.00 | 1,577.92 | 2,500.00 | 922.08 | 63.1 |
| 10-41-4400 EQUIPMENT AND MAINT | 0.00 | 839.05 | 7,000.00 | 6,160.95 | 12.0 |
| 10-41-4500 FURNITURE | 0.00 | 44.99 | 0.00 | (44.99) | 0.0 |
| 10-41-4600 OFFICE SUPPLIES | 424.97 | 1,545.35 | 11,330.00 | 9,784.65 | 13.6 |
| 10-41-4700 POSTAGE | 1.63 | 2,006.76 | 9,300.00 | 7,293.24 | 21.6 |
| 10-41-4800 TELEPHONE AND INTERNET | 1,199.67 | 4,612.43 | 17,300.00 | 12,687.57 | 26.7 |
| 10-41-4900 UTILITIES | 523.93 | 987.61 | 9,140.00 | 8,152.39 | 10.8 |
| 10-41-5250 IT - CONTRACTED | 1,365.95 | 4,492.90 | 12,000.00 | 7,507.10 | 37.4 |
| 10-41-5300 IT - HARDWARE | 0.00 | 0.00 | 1,500.00 | 1,500.00 | 0.0 |
| 10-41-5325 IT - SOFTWARE PURCHASES | 0.00 | 0.00 | 150.00 | 150.00 | 0.0 |
| 10-41-5390 RECORDS MANAGEMENT | 0.00 | 0.00 | 1,000.00 | 1,000.00 | 0.0 |
| 10-41-5400 INSURANCE | 9,220.96 | 18,507.32 | 40,000.00 | 21,492.68 | 46.3 |
| 10-41-5500 LEGAL - CONTRACTED | 7,397.32 | 7,397.32 | 40,000.00 | 32,602.68 | 18.5 |
| 10-41-5600 MEMBERSHIPS - TOWN | 433.50 | 3,195.00 | 15,000.00 | 11,805.00 | 21.3 |
| 10-41-5605 ECCOG DUES | 0.00 | 1,503.00 | 6,100.00 | 4,597.00 | 24.6 |
| 10-41-5800 TOWN HALL EVENTS | 0.00 | 117.38 | 8,500.00 | 8,382.62 | 1.4 |
| 10-41-5850 EMPLOYEE RECOGNITION | 218.49 | 317.97 | 2,000.00 | 1,682.03 | 15.9 |
| 10-41-9000 OTHER | 0.00 | 0.10 | 500.00 | 499.90 | 0.0 |
| TOTAL TOWN CLERK | 59,177.93 | 164,767.39 | 806,053.00 | 641,285.61 | 20.4 |

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

| JUDICIAL | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|--|-----------------|-----------------|------------------|-------------------|------------|
| 10-42-1200 SALARIES & WAGES- MUNI JUDGE | 755.00 | 3,020.00 | 14,400.00 | 11,380.00 | 21.0 |
| 10-42-1300 SALARIES & WAGES- ASST JUDGE | 0.00 | 0.00 | 4,316.00 | 4,316.00 | 0.0 |
| 10-42-1400 STATE COMP | 0.76 | 3.03 | 21.00 | 17.97 | 14.4 |
| 10-42-1600 FICA | 57.76 | 231.04 | 1,432.00 | 1,200.96 | 16.1 |
| 10-42-1700 COLO UNEMPLOYMENT | 1.51 | 6.04 | 37.00 | 30.96 | 16.3 |
| 10-42-1825 MEMBERSHIPS - EMPLOYEE | 0.00 | 0.00 | 120.00 | 120.00 | 0.0 |
| 10-42-1850 TRAINING, TRAVEL AND LODGING | 0.00 | 0.00 | 2,000.00 | 2,000.00 | 0.0 |
| 10-42-3200 COURT PROSECUTOR - CONTRACTED | 1,050.00 | 0.00 | 17,000.00 | 17,000.00 | 0.0 |
| 10-42-9000 OTHER | 100.00 | 100.00 | 250.00 | 150.00 | 40.0 |
| TOTAL JUDICIAL | 1,965.03 | 3,360.11 | 39,576.00 | 36,215.89 | 8.5 |

| LEGISLATURE | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|--|-----------------|------------------|------------------|-------------------|-------------|
| 10-43-1100 BOT - SALARIES & WAGES | 1,200.00 | 2,500.00 | 14,400.00 | 11,900.00 | 17.4 |
| 10-43-1200 PC - COMPENSATION | 250.00 | 400.00 | 4,200.00 | 3,800.00 | 9.5 |
| 10-43-1400 BOT - WORKERS' COMPENSATION | 0.52 | 1.04 | 16.00 | 14.96 | 6.5 |
| 10-43-1450 PC - WORKERS' COMPENSATION | 0.06 | 0.12 | 5.00 | 4.88 | 2.4 |
| 10-43-1600 BOT - FICA | 99.49 | 198.98 | 1,102.00 | 903.02 | 18.1 |
| 10-43-1650 PC - FICA | 11.49 | 22.98 | 321.00 | 298.02 | 7.2 |
| 10-43-1700 BOT - COLO UNEMPLOYMENT | 2.40 | 4.80 | 29.00 | 24.20 | 16.6 |
| 10-43-1750 PC - COLO UNEMPLOYMENT | 0.50 | 1.00 | 8.00 | 7.00 | 12.5 |
| 10-43-3700 PC - TRAIN, TRVL, LODG | 0.00 | 0.00 | 1,500.00 | 1,500.00 | 0.0 |
| 10-43-3705 BOT RETREAT | 0.00 | 0.00 | 3,000.00 | 3,000.00 | 0.0 |
| 10-43-3710 STARS PROGRAM | 0.00 | 0.00 | 500.00 | 500.00 | 0.0 |
| 10-43-3715 CHAMBER OF COMMERCE | 0.00 | 0.00 | 325.00 | 325.00 | 0.0 |
| 10-43-3720 PROTECTORS EVENT | 0.00 | 0.00 | 750.00 | 750.00 | 0.0 |
| 10-43-3730 ASPIRE PROGRAM | 0.00 | 0.00 | 300.00 | 300.00 | 0.0 |
| 10-43-3740 FRIDAY NIGHT MARKET | 0.00 | 20,000.00 | 20,000.00 | 0.00 | 100.0 |
| 10-43-3745 WREATHS ACROSS AMERICA | 0.00 | 0.00 | 350.00 | 350.00 | 0.0 |
| 10-43-3750 EHS ART SCHOOL | 0.00 | 0.00 | 250.00 | 250.00 | 0.0 |
| 10-43-3755 1776 / 1876 | 0.00 | 0.00 | 10,000.00 | 10,000.00 | 0.0 |
| 10-43-4400 BOT - EQUIPMENT | 0.00 | 0.00 | 250.00 | 250.00 | 0.0 |
| 10-43-4450 PC - EQUIPMENT | 0.00 | 0.00 | 250.00 | 250.00 | 0.0 |
| 10-43-5250 IT - CONTRACTED | 1,141.20 | 3,423.60 | 12,300.00 | 8,876.40 | 27.8 |
| 10-43-5800 BOT - AWARDS/RECOGNITION | 0.00 | 0.00 | 1,000.00 | 1,000.00 | 0.0 |
| 10-43-5900 PC - AWARDS/RECOGNITION | 0.00 | 0.00 | 500.00 | 500.00 | 0.0 |
| 10-43-9000 BOT- OTHER | 0.00 | 0.00 | 250.00 | 250.00 | 0.0 |
| TOTAL LEGISLATURE | 2,705.66 | 26,552.52 | 71,606.00 | 45,053.48 | 37.1 |

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

| POLICE | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|---|-------------------|-------------------|---------------------|---------------------|-------------|
| 10-46-1100 SALARIES & WAGES | 98,137.66 | 286,660.16 | 1,257,256.00 | 970,595.84 | 22.8 |
| 10-46-1230 HVE GRANT OVERTIME | 0.00 | 0.00 | 6,000.00 | 6,000.00 | 0.0 |
| 10-46-1240 CONTRACTED OVERTIME | 0.00 | 0.00 | 1,000.00 | 1,000.00 | 0.0 |
| 10-46-1300 OVERTIME | 2,149.32 | 3,466.16 | 33,070.00 | 29,603.84 | 10.5 |
| 10-46-1400 WORKERS' COMPENSATION | 2,200.20 | 6,242.95 | 28,275.00 | 22,032.05 | 22.1 |
| 10-46-1500 HEALTH INSURANCE | 24,017.80 | 64,766.20 | 289,998.00 | 225,231.80 | 22.3 |
| 10-46-1550 RETIREMENT | 1,201.38 | 3,425.65 | 21,927.00 | 18,501.35 | 15.6 |
| 10-46-1600 FICA | 2,078.42 | 5,989.70 | 24,043.00 | 18,053.30 | 24.9 |
| 10-46-1605 FPPA | 12,861.96 | 36,087.68 | 180,018.00 | 143,930.32 | 20.0 |
| 10-46-1700 COLO UNEMPLOYMENT | 187.46 | 542.94 | 2,581.00 | 2,038.06 | 21.0 |
| 10-46-1825 MEMBERSHIPS - EMPLOYEE | 0.00 | 184.00 | 1,500.00 | 1,316.00 | 12.3 |
| 10-46-1850 TRAINING, TRAVEL AND LODGING | 0.00 | (266.44) | 12,500.00 | 12,766.44 | (2.1) |
| 10-46-3000 COMMUNITY OUTREACH | 0.00 | 0.00 | 2,000.00 | 2,000.00 | 0.0 |
| 10-46-3005 STUDENT ACADEMY | 0.00 | 0.00 | 3,500.00 | 3,500.00 | 0.0 |
| 10-46-3200 CONTRACTED SERVICES | 0.00 | 1,450.00 | 15,000.00 | 13,550.00 | 9.7 |
| 10-46-3205 VICTIMS ADVOCATE | 1,250.00 | 2,500.00 | 15,000.00 | 12,500.00 | 16.7 |
| 10-46-3210 ECCA MAINTENANCE | 0.00 | 0.00 | 19,500.00 | 19,500.00 | 0.0 |
| 10-46-3500 INVESTIGATIVE SERVICES | 0.00 | 0.00 | 1,000.00 | 1,000.00 | 0.0 |
| 10-46-3505 INVESTIGATIVE & PROPERTY EQUIP | 0.00 | 339.58 | 1,000.00 | 660.42 | 34.0 |
| 10-46-3515 LEXIPOL | 0.00 | 0.00 | 5,000.00 | 5,000.00 | 0.0 |
| 10-46-3520 ACTIVE 911 / SWAT | 0.00 | 0.00 | 500.00 | 500.00 | 0.0 |
| 10-46-3525 SOTAR | 0.00 | 0.00 | 1,800.00 | 1,800.00 | 0.0 |
| 10-46-3600 MOBILE DATA LAPTOPS | 372.24 | 372.24 | 5,000.00 | 4,627.76 | 7.4 |
| 10-46-3650 WEAPONS - LESS LETHAL | 0.00 | 0.00 | 5,000.00 | 5,000.00 | 0.0 |
| 10-46-3655 BODY CAMS CONTRACT | 0.00 | 0.00 | 16,500.00 | 16,500.00 | 0.0 |
| 10-46-3660 TASERS CONTRACT | 0.00 | 0.00 | 5,200.00 | 5,200.00 | 0.0 |
| 10-46-3665 FLOCK CAMERAS | 0.00 | 0.00 | 12,000.00 | 12,000.00 | 0.0 |
| 10-46-3675 OTHER EQUIPMENT | 0.00 | 0.00 | 6,000.00 | 6,000.00 | 0.0 |
| 10-46-4000 BLDG MAINT & REPAIRS | 0.00 | 547.10 | 0.00 | (547.10) | 0.0 |
| 10-46-4300 DRUG, SCREEN, PSY & POLY TEST | 400.00 | 400.00 | 750.00 | 350.00 | 53.3 |
| 10-46-4400 EQUIPMENT AND MAINTENANCE | 132.24 | 393.08 | 5,670.00 | 5,276.92 | 6.9 |
| 10-46-4500 FURNITURE | 0.00 | 99.98 | 0.00 | (99.98) | 0.0 |
| 10-46-4650 OFFICE SUPPLIES | 432.10 | 622.95 | 7,500.00 | 6,877.05 | 8.3 |
| 10-46-4700 POSTAGE | 0.00 | 226.00 | 650.00 | 424.00 | 34.8 |
| 10-46-4800 TELEPHONE & INTERNET | 1,567.23 | 4,805.90 | 17,000.00 | 12,194.10 | 28.3 |
| 10-46-4900 UTILITIES | 391.15 | 732.05 | 7,350.00 | 6,617.95 | 10.0 |
| 10-46-5250 IT - CONTRACTED | 3,276.60 | 9,829.80 | 43,000.00 | 33,170.20 | 22.9 |
| 10-46-5305 IT - HARDWARE | 0.00 | 41.48 | 1,500.00 | 1,458.52 | 2.8 |
| 10-46-5325 IT - SOFTWARE PURCHASES | (1,599.84) | 0.00 | 0.00 | 0.00 | 0.0 |
| 10-46-5400 INSURANCE | 29,212.77 | 61,725.04 | 130,000.00 | 68,274.96 | 47.5 |
| 10-46-6400 TRAINING AND AMMUNITION | 0.00 | 0.00 | 4,000.00 | 4,000.00 | 0.0 |
| 10-46-6600 UNIFORMS | 0.00 | 9.99 | 7,500.00 | 7,490.01 | 0.1 |
| 10-46-8050 VEHICLE MAINT & REPAIRS | 10,106.71 | 12,105.15 | 15,000.00 | 2,894.85 | 80.7 |
| 10-46-8075 FUEL | 2,176.00 | 2,309.73 | 24,000.00 | 21,690.27 | 9.6 |
| TOTAL POLICE | 190,551.40 | 505,609.07 | 2,236,088.00 | 1,730,478.93 | 22.6 |

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

| PUBLIC WORKS/PARKS/BUILDINGS | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|------------------------------------|------------------------------|---------------|------------|------------|-------------------|------|
| 10-49-1100 | SALARIES & WAGES | 11,833.99 | 33,543.14 | 153,832.00 | 120,288.86 | 21.8 |
| 10-49-1300 | OVERTIME | 153.46 | 153.46 | 2,302.00 | 2,148.54 | 6.7 |
| 10-49-1400 | WORKERS' COMPENSATION | 305.92 | 861.91 | 3,263.00 | 2,401.09 | 26.4 |
| 10-49-1500 | HEALTH INSURANCE | 2,996.49 | 8,194.34 | 35,956.00 | 27,761.66 | 22.8 |
| 10-49-1550 | RETIREMENT | 208.66 | 592.67 | 7,807.00 | 7,214.33 | 7.6 |
| 10-49-1600 | FICA | 897.05 | 2,520.69 | 11,944.00 | 9,423.31 | 21.1 |
| 10-49-1700 | COLO UNEMPLOYMENT | 24.00 | 67.47 | 312.00 | 244.53 | 21.6 |
| 10-49-1850 | TRAINING, TRAVEL AND LODGING | 0.00 | 0.00 | 300.00 | 300.00 | 0.0 |
| 10-49-4000 | BLDG MAINT & REPAIRS | 119.69 | 2,243.44 | 5,000.00 | 2,756.56 | 44.9 |
| 10-49-4100 | EQUIPMENT MAINT & REPAIRS | 177.23 | 177.23 | 5,150.00 | 4,972.77 | 3.4 |
| 10-49-4800 | TELEPHONE AND CELLPHONES | 341.73 | 1,136.18 | 5,500.00 | 4,363.82 | 20.7 |
| 10-49-4900 | UTILITIES | 837.09 | 1,481.57 | 10,500.00 | 9,018.43 | 14.1 |
| 10-49-5250 | IT - CONTRACTED | 134.55 | 403.65 | 3,000.00 | 2,596.35 | 13.5 |
| 10-49-5400 | INSURANCE | 1,375.18 | 2,750.37 | 5,000.00 | 2,249.63 | 55.0 |
| 10-49-6100 | PARKS MAINTENANCE | 21.48 | 946.68 | 20,000.00 | 19,053.32 | 4.7 |
| 10-49-6500 | TREE CITY USA | 0.00 | 0.00 | 2,500.00 | 2,500.00 | 0.0 |
| 10-49-6600 | UNIFORMS | 154.11 | 154.11 | 750.00 | 595.89 | 20.5 |
| 10-49-8050 | VEHICLE MAINT & REPAIRS | 0.00 | 55.66 | 6,500.00 | 6,444.34 | 0.9 |
| 10-49-8075 | FUEL | 231.36 | 231.36 | 5,500.00 | 5,268.64 | 4.2 |
| 10-49-8080 | DIESEL | 51.08 | 51.08 | 2,000.00 | 1,948.92 | 2.6 |
| 10-49-9000 | OTHER | 0.00 | 32.03 | 250.00 | 217.97 | 12.8 |
| TOTAL PUBLIC WORKS/PARKS/BUILDINGS | | 19,863.07 | 55,597.04 | 287,366.00 | 231,768.96 | 19.3 |

| TWN ADMINSTR | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|--------------------|------------------------------|---------------|------------|------------|-------------------|------|
| 10-52-1100 | SALARIES & WAGES | 0.00 | 0.00 | 192,192.00 | 192,192.00 | 0.0 |
| 10-52-1400 | WORKERS' COMPENSATION | 0.00 | 0.00 | 211.00 | 211.00 | 0.0 |
| 10-52-1500 | HEALTH INSURANCE | 0.00 | 0.00 | 31,735.00 | 31,735.00 | 0.0 |
| 10-52-1550 | RETIREMENT | 0.00 | 0.00 | 9,610.00 | 9,610.00 | 0.0 |
| 10-52-1600 | FICA | 0.00 | 0.00 | 14,703.00 | 14,703.00 | 0.0 |
| 10-52-1700 | COLO UNEMPLOYMENT | 0.00 | 0.00 | 384.00 | 384.00 | 0.0 |
| 10-52-1825 | MEMBERSHIPS - EMPLOYEE | 0.00 | 0.00 | 750.00 | 750.00 | 0.0 |
| 10-52-1850 | TRAINING, TRAVEL AND LODGING | 0.00 | 0.00 | 500.00 | 500.00 | 0.0 |
| 10-52-3200 | CONTRACTED SERVICES | 7,017.60 | 7,017.60 | 0.00 | (7,017.60) | 0.0 |
| 10-52-3900 | CELL PHONES | 0.00 | 0.00 | 1,200.00 | 1,200.00 | 0.0 |
| 10-52-5250 | IT - CONTRACTED | 0.00 | 0.00 | 1,800.00 | 1,800.00 | 0.0 |
| TOTAL TWN ADMINSTR | | 7,017.60 | 7,017.60 | 253,085.00 | 246,067.40 | 2.8 |

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

| COMM DEV | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|---|-------------------|-------------------|---------------------|---------------------|---------------|
| 10-53-1100 SALARIES & WAGES- COMM DEV | 12,627.20 | 35,942.39 | 164,154.00 | 128,211.61 | 21.9 |
| 10-53-1300 OVERTIME COMMUNITY DEVELOPMENT | 0.00 | 0.00 | 495.00 | 495.00 | 0.0 |
| 10-53-1400 WORKERS' COMPENSATION | 13.88 | 37.81 | 181.00 | 143.19 | 20.9 |
| 10-53-1500 HEALTH INSURANCE | 2,731.56 | 7,414.23 | 41,279.00 | 33,864.77 | 18.0 |
| 10-53-1550 RETIREMENT | 564.00 | 1,608.24 | 8,232.00 | 6,623.76 | 19.5 |
| 10-53-1600 FICA | 952.04 | 2,709.76 | 12,596.00 | 9,886.24 | 21.5 |
| 10-53-1700 COLO UNEMPLOYMENT | 25.26 | 71.90 | 329.00 | 257.10 | 21.9 |
| 10-53-1825 MEMBERSHIPS - EMPLOYEE | 0.00 | 0.00 | 750.00 | 750.00 | 0.0 |
| 10-53-1850 TRAINING, TRAVEL AND LODGING | 19.30 | 274.30 | 8,500.00 | 8,225.70 | 3.2 |
| 10-53-2500 COMMUNITY EVENTS | 0.00 | 2,260.61 | 2,000.00 | (260.61) | 113.0 |
| 10-53-3000 BUILDING PERMITS PASS THROUGH | 842.11 | 842.11 | 100,000.00 | 99,157.89 | 0.8 |
| 10-53-3200 CONTRACTED SERVICES | 607.90 | 607.90 | 25,000.00 | 24,392.10 | 2.4 |
| 10-53-3425 ELIZABETH MAIN STREET | 0.00 | 848.48 | 13,000.00 | 12,151.52 | 6.5 |
| 10-53-3435 5K & FAMILY COLOR RUN | 5,342.30 | 5,342.30 | 7,000.00 | 1,657.70 | 76.3 |
| 10-53-3450 HISTORIC ADVISORY BOARD | 391.71 | 1,520.14 | 7,000.00 | 5,479.86 | 21.7 |
| 10-53-3455 HISTORIC WALK & TALK | 0.00 | 0.00 | 4,000.00 | 4,000.00 | 0.0 |
| 10-53-3475 MARKETING MATERIALS & PUBL | 17.29 | 17.29 | 2,000.00 | 1,982.71 | 0.9 |
| 10-53-3900 CELL PHONE | 125.00 | 294.64 | 1,500.00 | 1,205.36 | 19.6 |
| 10-53-4400 EQUIPMENT AND MAINTENANCE | 0.00 | 0.00 | 520.00 | 520.00 | 0.0 |
| 10-53-4500 FURNITURE | 0.00 | 0.00 | 500.00 | 500.00 | 0.0 |
| 10-53-4600 OFFICE SUPPLIES | 0.00 | 0.00 | 780.00 | 780.00 | 0.0 |
| 10-53-4700 POSTAGE | 0.00 | 0.00 | 110.00 | 110.00 | 0.0 |
| 10-53-5250 IT - CONTRACTED | 549.60 | 1,648.80 | 7,200.00 | 5,551.20 | 22.9 |
| 10-53-9000 OTHER | 0.00 | 0.00 | 250.00 | 250.00 | 0.0 |
| TOTAL COMM DEV | 24,809.15 | 61,440.90 | 407,376.00 | 345,935.10 | 15.1 |
| TOTAL FUND EXPENDITURES | 306,089.84 | 824,344.63 | 4,101,150.00 | 3,276,805.37 | 20.1 |
| NET REVENUE OVER EXPENDITURES | 25,741.69 | 294,380.00 | 29,195.00 | (265,185.00) | 1008.3 |

TOWN OF ELIZABETH
BALANCE SHEET
March 31, 2026

STREET FUND

ASSETS

| | | | |
|-----------|----------------------------|-------------------|---------------------|
| 21-100001 | CASH IN COMBINED CASH FUND | 1,502,445.85 | |
| 21-115000 | ACCOUNTS RECEIVABLE | <u>120,972.66</u> | |
| | TOTAL ASSETS | | <u>1,623,418.51</u> |

LIABILITIES AND EQUITY

LIABILITIES

| | | | |
|-----------|--------------------------|------------------|----------|
| 21-201000 | ACCRUED SALARIES PAYABLE | (337.50) | |
| 21-202000 | ACCOUNTS PAYABLE | (190.70) | |
| 21-203000 | GUARDRAIL MAINTENANCE | <u>10,000.00</u> | |
| | TOTAL LIABILITIES | | 9,471.80 |

FUND EQUITY

| | | | |
|-----------|---|-------------------|---------------------|
| 21-280000 | FUND BALANCE | 1,497,968.94 | |
| | UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD | <u>115,977.77</u> | |
| | BALANCE - CURRENT DATE | <u>115,977.77</u> | |
| | TOTAL FUND EQUITY | | <u>1,613,946.71</u> |
| | TOTAL LIABILITIES AND EQUITY | | <u>1,623,418.51</u> |

TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

STREET FUND

| TAXES | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|--------------------------------|----------------------------|---------------|------------|------------|-------------------|------|
| 21-31-3000 | GENERAL SALES TAX | 14,150.40 | 38,831.20 | 163,500.00 | 124,668.80 | 23.7 |
| 21-31-4000 | USE TAX | 1,402.54 | 4,148.57 | 12,500.00 | 8,351.43 | 33.2 |
| TOTAL TAXES | | 15,552.94 | 42,979.77 | 176,000.00 | 133,020.23 | 24.4 |
| INTERGOVERNMENTAL | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
| 21-33-1000 | HIGHWAY USERS TAX | 8,664.58 | 22,220.50 | 70,000.00 | 47,779.50 | 31.7 |
| 21-33-1050 | ROAD & BRIDGE | 79,728.82 | 79,728.82 | 200,000.00 | 120,271.18 | 39.9 |
| 21-33-6100 | M.V. REGISTRATION (\$1.50) | 291.68 | 866.86 | 3,500.00 | 2,633.14 | 24.8 |
| 21-33-6200 | M.V. REGISTRATION (\$2.50) | 720.81 | 2,261.80 | 6,000.00 | 3,738.20 | 37.7 |
| TOTAL INTERGOVERNMENTAL | | 89,405.89 | 105,077.98 | 279,500.00 | 174,422.02 | 37.6 |
| OTHER SOURCES OF REVENUE | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
| 21-36-1000 | INVESTMENT INCOME | 4,703.17 | 13,424.62 | 40,000.00 | 26,575.38 | 33.6 |
| 21-36-4000 | PUBLIC IMPROVEMENT FEE | 2,101.18 | 5,862.26 | 23,113.00 | 17,250.74 | 25.4 |
| TOTAL OTHER SOURCES OF REVENUE | | 6,804.35 | 19,286.88 | 63,113.00 | 43,826.12 | 30.6 |
| TOTAL FUND REVENUE | | 111,763.18 | 167,344.63 | 518,613.00 | 351,268.37 | 32.3 |

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

STREET FUND

| STREETS | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|---|------------------|-------------------|-------------------|--------------------|----------------|
| 21-49-1100 SALARIES & WAGES- PUB WORKS | 14,747.18 | 41,839.62 | 191,719.00 | 149,879.38 | 21.8 |
| 21-49-1300 OVERTIME | 262.80 | 262.80 | 3,942.00 | 3,679.20 | 6.7 |
| 21-49-1400 WORKERS' COMPENSATION | 382.57 | 1,075.11 | 2,830.00 | 1,754.89 | 38.0 |
| 21-49-1500 HEALTH INSURANCE | 3,436.46 | 9,389.57 | 41,734.00 | 32,344.43 | 22.5 |
| 21-49-1550 RETIREMENT | 354.38 | 1,007.56 | 9,783.00 | 8,775.44 | 10.3 |
| 21-49-1600 FICA | 1,124.02 | 3,154.02 | 14,968.00 | 11,813.98 | 21.1 |
| 21-49-1700 COLO UNEMPLOYMENT | 30.02 | 84.17 | 391.00 | 306.83 | 21.5 |
| 21-49-1850 TRAINING, TRAVEL AND LODGING | 0.00 | 0.00 | 500.00 | 500.00 | 0.0 |
| 21-49-3200 CONTRACTED SERVICES | 0.00 | 0.00 | 25,000.00 | 25,000.00 | 0.0 |
| 21-49-3500 DE-ICING SUPPLIES | 0.00 | 13.98 | 8,000.00 | 7,986.02 | 0.2 |
| 21-49-3650 LIGHTS AND SIGNALS | 1,830.75 | 3,161.77 | 22,000.00 | 18,838.23 | 14.4 |
| 21-49-4000 MAINTENANCE AND REPAIRS | (742.69) | (238.91) | 50,000.00 | 50,238.91 | (0.5) |
| 21-49-4100 EQUIPMENT MAINT & REPAIRS | 14,663.00 | 14,663.00 | 22,000.00 | 7,337.00 | 66.7 |
| 21-49-4800 PHONES | 168.74 | 397.74 | 2,520.00 | 2,122.26 | 15.8 |
| 21-49-5250 IT - CONTRACTED | 138.15 | 414.45 | 2,500.00 | 2,085.55 | 16.6 |
| 21-49-5405 INSURANCE | 1,789.93 | 3,579.85 | 5,500.00 | 1,920.15 | 65.1 |
| 21-49-5800 ROW MAINTENANCE | 0.00 | (28,820.35) | 45,000.00 | 73,820.35 | (64.0) |
| 21-49-6100 SIGNS | 316.14 | 316.14 | 10,000.00 | 9,683.86 | 3.2 |
| 21-49-6600 UNIFORMS | 154.11 | 154.11 | 1,500.00 | 1,345.89 | 10.3 |
| 21-49-8050 VEHICLE MAINT & REPAIRS | 131.54 | 232.59 | 10,000.00 | 9,767.41 | 2.3 |
| 21-49-8075 FUEL | 372.02 | 372.02 | 4,000.00 | 3,627.98 | 9.3 |
| 21-49-8080 DIESEL | 226.59 | 226.59 | 2,500.00 | 2,273.41 | 9.1 |
| 21-49-9000 OTHER | 49.00 | 81.03 | 200.00 | 118.97 | 40.5 |
| TOTAL STREETS | 39,434.71 | 51,366.86 | 476,587.00 | 425,220.14 | 10.8 |
| TOTAL FUND EXPENDITURES | 39,434.71 | 51,366.86 | 476,587.00 | 425,220.14 | 10.8 |
| NET REVENUE OVER EXPENDITURES | 72,328.47 | 115,977.77 | 42,026.00 | (73,951.77) | (276.0) |

TOWN OF ELIZABETH
 BALANCE SHEET
 March 31, 2026

CAPITAL IMPROVEMENT FUND

ASSETS

| | | |
|-----------|----------------------------|-----------------------------|
| 31-100001 | CASH IN COMBINED CASH FUND | 12,597,601.79 |
| 31-115000 | ACCOUNTS RECEIVABLE | <u>276,485.65</u> |
| | TOTAL ASSETS | <u><u>12,874,087.44</u></u> |

LIABILITIES AND EQUITY

FUND EQUITY

| | | |
|-----------|---------------------------------|-----------------------------|
| 31-280000 | FUND BALANCE | 12,406,821.21 |
| | UNAPPROPRIATED FUND BALANCE: | |
| | REVENUE OVER EXPENDITURES - YTD | <u>467,266.23</u> |
| | BALANCE - CURRENT DATE | <u>467,266.23</u> |
| | TOTAL FUND EQUITY | <u><u>12,874,087.44</u></u> |
| | TOTAL LIABILITIES AND EQUITY | <u><u>12,874,087.44</u></u> |

TOWN OF ELIZABETH
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

CAPITAL IMPROVEMENT FUND

| TAX | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|-------------------------------|---------------|------------|--------------|-------------------|------|
| 31-31-3000 SALES TAX | 141,504.02 | 388,312.06 | 1,635,000.00 | 1,246,687.94 | 23.7 |
| 31-31-4000 USE TAX | 14,025.44 | 41,485.71 | 125,000.00 | 83,514.29 | 33.2 |
| TOTAL TAX | 155,529.46 | 429,797.77 | 1,760,000.00 | 1,330,202.23 | 24.4 |
| <hr/> | | | | | |
| OTHER FINANCING SOURCES | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
| 31-36-1000 INVESTMENT INCOME | 38,643.58 | 111,066.49 | 225,000.00 | 113,933.51 | 49.4 |
| TOTAL OTHER FINANCING SOURCES | 38,643.58 | 111,066.49 | 225,000.00 | 113,933.51 | 49.4 |
| TOTAL FUND REVENUE | 194,173.04 | 540,864.26 | 1,985,000.00 | 1,444,135.74 | 27.2 |

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

CAPITAL IMPROVEMENT FUND

| CAPITAL IMPROVEMENT MISC | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|--|-------------------|-------------------|---------------------|-----------------------|-------------|
| 31-80-0600 RUNNING CREEK PARK | 0.00 | 0.00 | 35,000.00 | 35,000.00 | 0.0 |
| 31-80-3400 FACILITIES MASTER PLAN | 0.00 | 0.00 | 50,000.00 | 50,000.00 | 0.0 |
| 31-80-4045 WAYFINDING SIGNS | 0.00 | 0.00 | 5,000.00 | 5,000.00 | 0.0 |
| 31-80-5500 TOWN HALL BLDG IMPROVEMENTS | 0.00 | 0.00 | 10,000.00 | 10,000.00 | 0.0 |
| 31-80-6520 ADA TECHNOLOGY UPGRADE | 0.00 | 1,925.00 | 3,500.00 | 1,575.00 | 55.0 |
| 31-80-6530 THE DEPOT PARKING | 0.00 | 0.00 | 300,000.00 | 300,000.00 | 0.0 |
| 31-80-6540 FAÇADE GRANT | 0.00 | 0.00 | 10,000.00 | 10,000.00 | 0.0 |
| 31-80-6545 WADE PARK IMPROVEMENTS | 0.00 | 0.00 | 340,000.00 | 340,000.00 | 0.0 |
| 31-80-6555 SOFTWARE | 4,199.03 | 27,923.04 | 120,000.00 | 92,076.96 | 23.3 |
| 31-80-6560 POLICE RADIO UPGRADE | 0.00 | 0.00 | 28,000.00 | 28,000.00 | 0.0 |
| 31-80-6565 POLICE RADIO ENCRYPTION | 0.00 | 0.00 | 28,000.00 | 28,000.00 | 0.0 |
| 31-80-6570 PD CRADLE POINTS | 0.00 | 0.00 | 11,000.00 | 11,000.00 | 0.0 |
| 31-80-6575 PD VEHICLE UPFIT | 0.00 | 0.00 | 17,000.00 | 17,000.00 | 0.0 |
| 31-80-6580 HILLSIDE STREET REPAIR | 0.00 | 0.00 | 1,422,120.00 | 1,422,120.00 | 0.0 |
| 31-80-6585 DESIGN/ENGINEERING WATER REUSE | 0.00 | 0.00 | 50,000.00 | 50,000.00 | 0.0 |
| 31-80-6590 PRECOMP PLAN EDUCATION/OUTREACH | 0.00 | 0.00 | 25,000.00 | 25,000.00 | 0.0 |
| 31-80-6595 AMEND COMP PLAN | 0.00 | 0.00 | 125,000.00 | 125,000.00 | 0.0 |
| 31-80-6600 NUISANCE ABATEMENT FUND | 0.00 | 0.00 | 25,000.00 | 25,000.00 | 0.0 |
| 31-80-9901 TRANSFER TO GENERAL FUND | 14,583.33 | 43,749.99 | 175,000.00 | 131,250.01 | 25.0 |
| TOTAL CAPITAL IMPROVEMENT MISC | 18,782.36 | 73,598.03 | 2,779,620.00 | 2,706,021.97 | 2.6 |
| TOTAL FUND EXPENDITURES | 18,782.36 | 73,598.03 | 2,779,620.00 | 2,706,021.97 | 2.6 |
| NET REVENUE OVER EXPENDITURES | 175,390.68 | 467,266.23 | (794,620.00) | (1,261,886.23) | 58.8 |

TOWN OF ELIZABETH
BALANCE SHEET
March 31, 2026

STREET CAPITAL IMPROVEMENT FUND

ASSETS

| | | | |
|-----------|--------------------------------|-------------------|---------------------|
| 32-100001 | CASH IN COMBINED CASH FUND | 4,638,155.53 | |
| 32-104400 | STREET BOND RESERVE CD ACCOUNT | 304,131.14 | |
| 32-115000 | ACCOUNTS RECEIVABLE | <u>248,837.08</u> | |
| | TOTAL ASSETS | | <u>5,191,123.75</u> |

LIABILITIES AND EQUITY

LIABILITIES

| | | | |
|-----------|-------------------|------------------|-----------|
| 32-222000 | DEFERRED REVENUE | <u>11,500.00</u> | |
| | TOTAL LIABILITIES | | 11,500.00 |

FUND EQUITY

| | | | |
|-----------|---------------------------------|---------------------|---------------------|
| 32-280000 | FUND BALANCE | 2,967,927.68 | |
| | UNAPPROPRIATED FUND BALANCE: | | |
| | REVENUE OVER EXPENDITURES - YTD | <u>2,211,696.07</u> | |
| | BALANCE - CURRENT DATE | <u>2,211,696.07</u> | |
| | TOTAL FUND EQUITY | | <u>5,179,623.75</u> |
| | TOTAL LIABILITIES AND EQUITY | | <u>5,191,123.75</u> |

TOWN OF ELIZABETH
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

STREET CAPITAL IMPROVEMENT FUND

| TAX | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|-------------------------------|---------------|------------|--------------|-------------------|------|
| 32-31-3000 GENERAL SALES TAX | 127,353.62 | 349,480.86 | 1,471,500.00 | 1,122,019.14 | 23.7 |
| 32-31-4000 USE TAX | 11,676.94 | 37,337.14 | 112,500.00 | 75,162.86 | 33.2 |
| TOTAL TAX | 139,030.56 | 386,818.00 | 1,584,000.00 | 1,197,182.00 | 24.4 |
| | | | | | |
| OTHER FINANCING SOURCES | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
| 32-36-1000 INVESTMENT INCOME | 15,260.54 | 43,268.66 | 90,000.00 | 46,731.34 | 48.1 |
| TOTAL OTHER FINANCING SOURCES | 15,260.54 | 43,268.66 | 90,000.00 | 46,731.34 | 48.1 |
| TOTAL FUND REVENUE | 154,291.10 | 430,086.66 | 1,674,000.00 | 1,243,913.34 | 25.7 |

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

STREET CAPITAL IMPROVEMENT FUND

| CAPITAL OUTLAY | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|-------------------------------|-------------------------------|---------------|----------------|----------------|-------------------|--------|
| 32-49-1000 | DRAINAGE IMPROVEMENTS | 0.00 | 0.00 | 50,000.00 | 50,000.00 | 0.0 |
| 32-49-6600 | RIGHT OF WAY EASEMENTS | 0.00 | 0.00 | 25,000.00 | 25,000.00 | 0.0 |
| 32-49-6605 | UPDATE TOWN 2040 TRANS. PLAN | 0.00 | 0.00 | 50,000.00 | 50,000.00 | 0.0 |
| 32-49-8000 | STREET PAVING | 0.00 | 0.00 | 50,000.00 | 50,000.00 | 0.0 |
| 32-49-8005 | HILLSIDE STREET REPAIR | 13,746.60 | 13,746.60 | 2,641,080.00 | 2,627,333.40 | 0.5 |
| 32-49-9000 | CONCRETE STREET REPAIRS | 0.00 | 0.00 | 25,000.00 | 25,000.00 | 0.0 |
| 32-49-9120 | MAIN STREET STREETScape | 0.00 | (1,905,021.05) | 0.00 | 1,905,021.05 | 0.0 |
| 32-49-9125 | THE DEPOT PARKING | 65,915.05 | 65,915.05 | 100,000.00 | 34,084.95 | 65.9 |
| 32-49-9200 | NEW CURB & GUTTER WORK | 0.00 | 0.00 | 20,000.00 | 20,000.00 | 0.0 |
| 32-49-9300 | NEW SIDEWALK CONSTRUCTION | 0.00 | 0.00 | 40,000.00 | 40,000.00 | 0.0 |
| 32-49-9310 | TRANSFER TO GENERAL FUND | 14,583.33 | 43,749.99 | 175,000.00 | 131,250.01 | 25.0 |
| TOTAL CAPITAL OUTLAY | | 94,244.98 | (1,781,609.41) | 3,176,080.00 | 4,957,689.41 | (56.1) |
| DEBT SVC | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
| 32-59-4000 | PAYING AGENCY FEE | 0.00 | 0.00 | 300.00 | 300.00 | 0.0 |
| 32-59-9800 | 2015 REFUNDING BOND PRINCIPAL | 0.00 | 0.00 | 480,000.00 | 480,000.00 | 0.0 |
| 32-59-9850 | 2015 REFUNDING BOND INTEREST | 0.00 | 0.00 | 27,645.00 | 27,645.00 | 0.0 |
| TOTAL DEBT SVC | | 0.00 | 0.00 | 507,945.00 | 507,945.00 | 0.0 |
| TOTAL FUND EXPENDITURES | | 94,244.98 | (1,781,609.41) | 3,684,025.00 | 5,465,634.41 | (48.4) |
| NET REVENUE OVER EXPENDITURES | | 60,046.12 | 2,211,696.07 | (2,010,025.00) | (4,221,721.07) | 110.0 |

TOWN OF ELIZABETH
BALANCE SHEET
March 31, 2026

WATER SEWER FUND

ASSETS

| | | | |
|-----------|--------------------------------|----------------|----------------------|
| | <hr/> <hr/> | | |
| 52-100001 | CASH IN COMBINED CASH FUND | 2,687,698.15 | |
| 52-101000 | PETTY CASH | 100.00 | |
| 52-101200 | COLOTRUST WATER TAP FEE ACCT | 3,609,783.50 | |
| 52-101300 | COLOTRUST SEWER TAP FEE ACCT | 3,547,522.66 | |
| 52-101400 | COLOTRUST RENEWABLE WATER ACCT | 1,282,809.93 | |
| 52-110000 | ACCOUNTS RECEIVABLE: UB | 171,136.72 | |
| 52-110100 | AR CONTRACT UM | 63,611.42 | |
| 52-115000 | ACCOUNTS RECEIVABLE: OTHER | 17,821.95 | |
| 52-160100 | LAND: WATER | 171,737.60 | |
| 52-160200 | LAND: SEWER | 143,729.50 | |
| 52-161100 | EASEMENTS: WATER | 10,890.77 | |
| 52-161200 | EASEMENTS: SEWER | 32,271.26 | |
| 52-162100 | PLANT & EQUIPMENT: WATER | 5,979,180.11 | |
| 52-162200 | PLANT & EQUIPMENT: SEWER | 6,013,924.47 | |
| 52-163100 | WATER IMPROVEMENTS | 3,104,877.77 | |
| 52-163200 | SEWER IMPROVEMENTS | 2,727,573.38 | |
| 52-165200 | CONSTRUCTION IN PROGRESS: SWR | 933,950.21 | |
| 52-169100 | ACCUMULATED DEP: WATER | (3,615,746.48) | |
| 52-169200 | ACCUMULATED DEP: SEWER | (4,975,866.34) | |
| | | <hr/> | |
| | TOTAL ASSETS | | <u>21,907,006.58</u> |

LIABILITIES AND EQUITY

LIABILITIES

| | | | |
|-----------|--------------------------------|-----------|------------|
| | <hr/> <hr/> | | |
| 52-201000 | ACCRUED SALARIES PAYABLE | (675.00) | |
| 52-215200 | ACCRUED INT PAY: SEWER | 888.42 | |
| 52-218000 | COMPENSATED ABSENCES PAYABLE | 27,015.20 | |
| 52-218100 | COMP ABSENCES- CURRENT PAYABLE | 2,701.52 | |
| 52-220000 | CUSTOMER METER DEPOSITS | 75,825.90 | |
| 52-231200 | 2007 CWRPDA CUR NOTES PAYABLE | 69,753.58 | |
| 52-239402 | 2007 CWRPDA NOTE PAYABLE | 73,440.68 | |
| | | <hr/> | |
| | TOTAL LIABILITIES | | 248,950.30 |

FUND EQUITY

| | | | |
|-----------|---|-------------------|----------------------|
| | <hr/> <hr/> | | |
| 52-280000 | RETAINED EARNINGS | 21,122,574.95 | |
| | UNAPPROPRIATED FUND BALANCE: REVENUE OVER EXPENDITURES - YTD | <u>535,481.33</u> | |
| | BALANCE - CURRENT DATE | <u>535,481.33</u> | |
| | TOTAL FUND EQUITY | | <u>21,658,056.28</u> |
| | TOTAL LIABILITIES AND EQUITY | | <u>21,907,006.58</u> |

TOWN OF ELIZABETH
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WATER SEWER FUND

| CHARGE FOR SERVICES / TAP FEES | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|--------------------------------------|---------------|------------|--------------|-------------------|-------|
| 52-34-4100 WATER SALES | 65,707.12 | 193,995.42 | 790,000.00 | 596,004.58 | 24.6 |
| 52-34-4200 SEWER SALES | 78,813.10 | 236,788.94 | 805,000.00 | 568,211.06 | 29.4 |
| 52-34-8100 WATER TAP FEES | 21,428.51 | 21,428.51 | 75,080.00 | 53,651.49 | 28.5 |
| 52-34-8120 RENEWABLE WATER FEE | 9,642.83 | 9,642.83 | 33,408.00 | 23,765.17 | 28.9 |
| 52-34-8200 SEWER TAP FEES | 0.00 | 0.00 | 58,776.00 | 58,776.00 | 0.0 |
| TOTAL CHARGE FOR SERVICES / TAP FEES | 175,591.56 | 461,855.70 | 1,762,264.00 | 1,300,408.30 | 26.2 |
| | | | | | |
| MISCELLANEOUS | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
| 52-36-1000 INVESTMENT INCOME | 34,996.00 | 101,995.40 | 100,000.00 | (1,995.40) | 102.0 |
| 52-36-9000 OTHER REVENUE | 34,456.67 | 73,261.06 | 40,000.00 | (33,261.06) | 183.2 |
| TOTAL OTHER FINANCING SOURCES | 69,452.67 | 175,256.46 | 140,000.00 | (35,256.46) | 125.2 |
| | | | | | |
| TOTAL FUND REVENUE | 245,044.23 | 637,112.16 | 1,902,264.00 | 1,265,151.84 | 33.5 |

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WATER SEWER FUND

| WATER | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|---|------------------|--------------------|-------------------|-------------------|--------------|
| 52-57-1100 SALARIES & WAGES - WATER | 12,929.59 | 37,086.68 | 170,487.00 | 133,400.32 | 21.8 |
| 52-57-1300 OVERTIME | 793.85 | 2,429.00 | 3,644.00 | 1,215.00 | 66.7 |
| 52-57-1400 WORKERS' COMPENSATION | 277.62 | 806.24 | 4,040.00 | 3,233.76 | 20.0 |
| 52-57-1500 HEALTH INSURANCE | 4,400.76 | 11,959.35 | 52,858.00 | 40,898.65 | 22.6 |
| 52-57-1550 RETIREMENT | 646.48 | 1,854.33 | 8,707.00 | 6,852.67 | 21.3 |
| 52-57-1600 FICA | 1,006.73 | 2,901.03 | 13,321.00 | 10,419.97 | 21.8 |
| 52-57-1700 COLO UNEMPLOYMENT | 27.49 | 79.15 | 348.00 | 268.85 | 22.7 |
| 52-57-1825 MEMBERSHIPS - EMPLOYEE | 0.00 | 160.00 | 500.00 | 340.00 | 32.0 |
| 52-57-1850 TRAINING, TRAVEL AND LODGING | 0.00 | 0.00 | 750.00 | 750.00 | 0.0 |
| 52-57-3200 CONTRACTED SERVICES | 2,991.76 | 1,848.12 | 80,000.00 | 78,151.88 | 2.3 |
| 52-57-4800 TELEPHONE AND CELLPHONES | 470.47 | 1,931.47 | 9,500.00 | 7,568.53 | 20.3 |
| 52-57-4900 UTILITIES | 7,281.38 | 11,135.79 | 120,000.00 | 108,864.21 | 9.3 |
| 52-57-5250 IT - CONTRACTED | 436.65 | 1,309.95 | 5,000.00 | 3,690.05 | 26.2 |
| 52-57-5400 INSURANCE | 4,818.61 | 9,637.22 | 15,000.00 | 5,362.78 | 64.2 |
| 52-57-6000 MAINTENANCE AND REPAIRS | 239.23 | (7,556.67) | 100,000.00 | 107,556.67 | (7.6) |
| 52-57-6100 EQUIPMENT MAINT & REPAIRS | 0.00 | 0.00 | 10,300.00 | 10,300.00 | 0.0 |
| 52-57-6600 UNIFORMS | 119.70 | 119.70 | 1,500.00 | 1,380.30 | 8.0 |
| 52-57-7500 CHEMICAL SUPPLIES | 0.00 | 4,886.00 | 20,000.00 | 15,114.00 | 24.4 |
| 52-57-7550 WATER SUPPLIES | 45.00 | 336.59 | 12,000.00 | 11,663.41 | 2.8 |
| 52-57-8050 VEHICLE MAINT & REPAIRS | 65.78 | 231.48 | 7,500.00 | 7,268.52 | 3.1 |
| 52-57-8075 FUEL | 149.85 | 149.85 | 6,500.00 | 6,350.15 | 2.3 |
| 52-57-8080 DIESEL | 173.32 | 173.32 | 2,500.00 | 2,326.68 | 6.9 |
| 52-57-9000 OTHER | 440.09 | 483.09 | 500.00 | 16.91 | 96.6 |
| 52-57-9700 WATER TANK IMPROVEMENTS | 0.00 | 0.00 | 100,000.00 | 100,000.00 | 0.0 |
| 52-57-9705 WATER / SEWER MASTER PLAN | 0.00 | 0.00 | 37,500.00 | 37,500.00 | 0.0 |
| 52-57-9900 WATER LINE UPGRADES | 0.00 | (122,800.00) | 120,000.00 | 242,800.00 | (102.3) |
| TOTAL WATER | 37,314.36 | (40,838.31) | 902,455.00 | 943,293.31 | (4.5) |

TOWN OF ELIZABETH
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WATER SEWER FUND

| SEWER | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|---|------------------|------------------|-------------------|-------------------|-------------|
| 52-58-1100 SALARIES & WAGES - SEWER | 12,929.24 | 37,086.34 | 170,487.00 | 133,400.66 | 21.8 |
| 52-58-1300 OVERTIME | 793.85 | 2,429.00 | 3,644.00 | 1,215.00 | 66.7 |
| 52-58-1400 WORKERS' COMPENSATION | 277.62 | 806.19 | 2,455.00 | 1,648.81 | 32.8 |
| 52-58-1500 HEALTH INSURANCE | 4,400.69 | 13,090.62 | 52,858.00 | 39,767.38 | 24.8 |
| 52-58-1550 RETIREMENT | 646.46 | 1,854.32 | 8,707.00 | 6,852.68 | 21.3 |
| 52-58-1600 FICA | 1,006.65 | 2,900.85 | 13,321.00 | 10,420.15 | 21.8 |
| 52-58-1700 COLO UNEMPLOYMENT | 40.52 | 116.23 | 348.00 | 231.77 | 33.4 |
| 52-58-1825 MEMBERSHIPS - EMPLOYEE | 0.00 | 160.00 | 500.00 | 340.00 | 32.0 |
| 52-58-1850 TRAINING, TRAVEL AND LODGING | 0.00 | 0.00 | 750.00 | 750.00 | 0.0 |
| 52-58-3200 CONTRACTED SERVICES | 12,926.73 | 14,048.44 | 100,000.00 | 85,951.56 | 14.0 |
| 52-58-4800 TELEPHONE AND CELLPHONES | 510.06 | 3,294.92 | 9,600.00 | 6,305.08 | 34.3 |
| 52-58-4900 UTILITIES | 6,242.58 | 11,357.94 | 73,500.00 | 62,142.06 | 15.5 |
| 52-58-5250 IT - CONTRACTED | 436.65 | 1,309.95 | 5,000.00 | 3,690.05 | 26.2 |
| 52-58-5400 INSURANCE | 2,253.66 | 4,507.32 | 15,000.00 | 10,492.68 | 30.0 |
| 52-58-6000 MAINTENANCE AND REPAIRS | 6,024.61 | (14,201.90) | 80,000.00 | 94,201.90 | (17.8) |
| 52-58-6610 UNIFORMS | 119.70 | 119.70 | 1,500.00 | 1,380.30 | 8.0 |
| 52-58-7500 SEWER SUPPLIES | 45.00 | 336.58 | 5,000.00 | 4,663.42 | 6.7 |
| 52-58-8050 VEHICLE MAINT & REPAIRS | 65.78 | 231.48 | 7,500.00 | 7,268.52 | 3.1 |
| 52-58-8075 FUEL | 149.86 | 149.86 | 6,500.00 | 6,350.14 | 2.3 |
| 52-58-8080 DIESEL | 173.31 | 173.31 | 2,500.00 | 2,326.69 | 6.9 |
| 52-58-9000 OTHER | 155.00 | 198.00 | 500.00 | 302.00 | 39.6 |
| 52-58-9305 WATER / SEWER MASTER PLAN | 0.00 | 0.00 | 37,500.00 | 37,500.00 | 0.0 |
| 52-58-9400 WTP UPGRADES | 0.00 | 0.00 | 100,000.00 | 100,000.00 | 0.0 |
| TOTAL SEWER | 49,197.97 | 79,969.15 | 697,170.00 | 617,200.85 | 11.5 |

| 2007 CWRPDA | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|---|---------------|-------------|------------------|-------------------|------------|
| 52-63-6300 2007 CWRPDA PYMT - PRINCIPAL | 0.00 | 0.00 | 69,754.00 | 69,754.00 | 0.0 |
| 52-63-6400 2007 CWRPDA - INTEREST | 0.00 | 0.00 | 4,683.00 | 4,683.00 | 0.0 |
| TOTAL 2007 CWRPDA | 0.00 | 0.00 | 74,437.00 | 74,437.00 | 0.0 |

| DEPARTMENT 65 | PERIOD ACTUAL | YTD ACTUAL | BUDGET | OVER/UNDER BUDGET | PCNT |
|--------------------------------------|-------------------|-------------------|---------------------|---------------------|-----------------|
| 52-65-9900 TRANSFER TO GENERAL FUND | 20,833.33 | 62,499.99 | 250,000.00 | 187,500.01 | 25.0 |
| TOTAL DEPARTMENT 65 | 20,833.33 | 62,499.99 | 250,000.00 | 187,500.01 | 25.0 |
| TOTAL FUND EXPENDITURES | 107,345.66 | 101,630.83 | 1,924,062.00 | 1,822,431.17 | 5.3 |
| NET REVENUE OVER EXPENDITURES | 137,698.57 | 535,481.33 | (21,798.00) | (557,279.33) | (2456.6) |