

**Gunnison County Library District
Gunnison, Colorado**

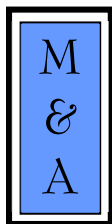
**Financial Statements
December 31, 2025**



**Gunnison County Library District
Financial Report
December 31, 2025**

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McMAHAN AND ASSOCIATES, L.L.C.

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INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors
Gunnison County Library District
Gunnison, Colorado**

Opinion

We have audited the accompanying financial statements of the governmental activities and the General Fund of Gunnison County Library District (the "District"), as of and for the year ended December 31, 2025, which collectively comprise the District's basic financial statements as listed in the Table of Contents, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the General Fund of Gunnison County Library District, as of December 31, 2025 and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of Gunnison County Library District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Gunnison County Library District's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year after the date that the financial statements are issued.

Member: American Institute of Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT
To the Board of Directors
Gunnison County Library District
Gunnison, Colorado

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with U.S. GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with U.S. GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

U.S. GAAP require that the Management's Discussion and Analysis in Section B be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with U.S. GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

INDEPENDENT AUDITOR'S REPORT
To the Board of Directors
Gunnison County Library District
Gunnison, Colorado

Required Supplementary Information (continued)

The budgetary comparison information in section E is not a required part of the basic financial statements but is supplementary information required by U.S. GAAP. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

McMahan and Associates, L.L.C.

McMahan and Associates, L.L.C.
Avon, Colorado
June 29, 2026

Gunnison County Library District
Management's Discussion and Analysis



Gunnison County Library District

Management's Discussion and Analysis December 31, 2025

As management of Gunnison County Library District (the "District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2025.

Financial Highlights

- The assets of the District exceeded its liabilities and deferred inflows of resources by \$7,209,478 (net position) at the close of the most recent fiscal year end. Of this amount, \$2,179,797 is unassigned and may be used to meet the District's ongoing obligations to patrons.
- The District's total net position increased by \$1,362,247.
- At the end of the current fiscal year, total fund balance for the General Fund was \$12,192,842 or 458% percent of current year General Fund expenditures.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements comprise three components: Government-wide financial statements, Fund financial statements, and Notes to the Financial Statements.

Government-wide financial statements: The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The Statement of Net Position presents information on all the District's assets, deferred outflows, liabilities and deferred inflows with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The governmental activity of the District is library services. There are currently no business-type activities of the District.

The government-wide financial statements can be found on pages C1 and C2 of this report.

Fund financial statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District currently accounts for all its activities using a General Fund.

Overview of the Financial Statements (continued)

Governmental funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found on in Section D of this report.

Government-wide Financial Analysis:

During 2025, approximately 71% of the District's revenue was from property taxes. Investment in capital assets accounted for 27% of the District's total assets. The District will use these assets to provide services to its citizens. Accordingly, these assets are not an available source for payment of future spending. Three percent of the governmental activities fiscal year revenue is restricted for use in the event of an emergency.

Gunnison County Library District's Net Position

	2025	2024
Assets:		
Current and other assets	\$ 5,015,420	\$ 4,059,463
Restricted cash	9,813,027	-
Capital assets	5,574,285	4,820,917
Total Assets	<u>20,402,732</u>	<u>8,880,380</u>
Liabilities:		
Other liabilities	179,603	173,339
Long-term liabilities	10,502,943	564,232
Total Liabilities	<u>10,682,546</u>	<u>737,571</u>
Deferred Inflows of Resources:		
Unavailable property taxes	2,510,708	2,295,578
Total Deferred Inflows of Resources	<u>2,510,708</u>	<u>2,295,578</u>
Net Position:		
Investment in capital assets	4,934,490	4,820,917
Restricted	95,191	90,330
Unassigned	2,179,797	935,984
Total Net Position	<u>\$ 7,209,478</u>	<u>\$ 5,847,231</u>

Overview of the Financial Statements (continued)

Government-wide Financial Analysis (continued)

Gunnison County Library District's Change in Net Position

Revenues:	2025	2024
Program revenues:		
Collection revenue	\$ 5,338	\$ 3,850
Grants and donations	784,328	143,070
General revenues:		
Property taxes	2,297,224	2,407,803
Specific ownership taxes	119,589	126,254
Interest on taxes	5,661	5,762
Earnings on investments	21,676	14,981
Total Revenues	3,233,816	2,701,720
Expenses:		
Personnel	1,060,392	912,221
Utilities	28,706	28,183
Office expenses	24,580	19,759
Professional services	69,207	142,074
Courier fees	23,700	21,182
Insurance	38,858	34,742
Dues and meetings	1,527	400
Media	-	8,153
Library network expense	82,845	66,447
Repairs and maintenance	90,028	95,565
Interest expense	64,191	10,003
Programs	29,951	32,486
Other	207,032	16,934
Depreciation	150,552	209,831
Total Expenses	1,871,569	1,597,980
Change in Net Position	1,362,247	1,103,740
Net Position - Beginning	5,847,231	4,743,491
Net Position - Ending	\$ 7,209,478	\$ 5,847,231

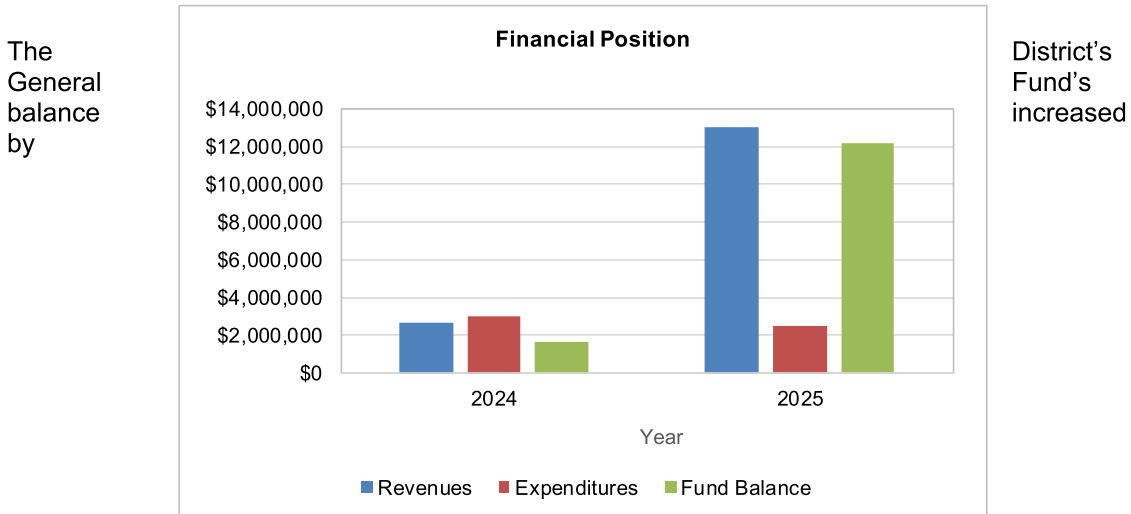
In 2025, revenues increased \$532,096 from 2024 levels, primarily due to grant revenues received for the new library.

Overall expenses of the District increased by \$273,589, or 17%, compared to 2024. Most of the increase relates to increased personnel expenses, which represent 57% of the total expenses in 2025. The District also had increased interest expense as a result of the Certificates of Participation issued, and increased library network expenses.

Overview of the Financial Statements (continued)

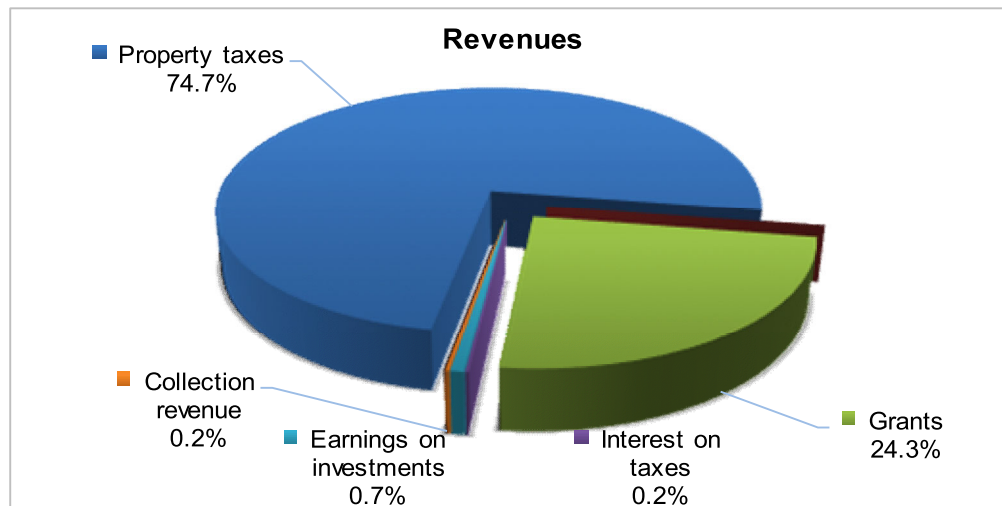
Financial Analysis of the District's Funds

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District showed the following in its General Fund for the years 2024 and 2025:



\$10,571,520 for an ending balance of \$12,192,842. Revenues and other financing sources comprised \$13,233,079, of which approximately \$10.0m is a result of the issuance of the 2025 certificates of participation for the construction of the new library. General Fund expenditures, including other financing uses, were \$2,661,559, which was a 10.0% decrease from 2024. The decrease is a result of less capital outlay related to the construction of the new library.

The following chart represents the District's revenues:

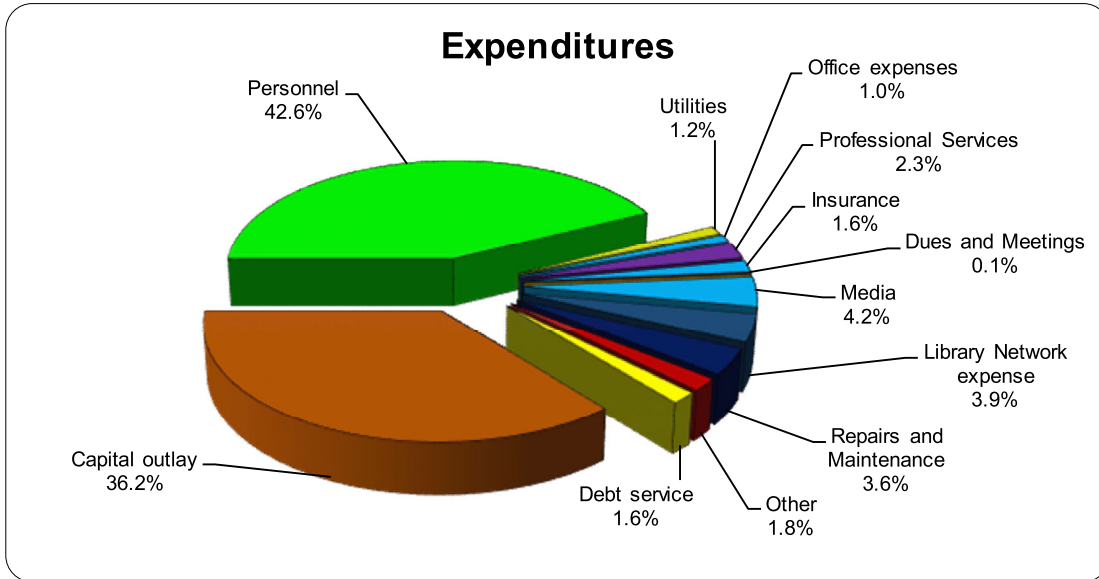


Property taxes and grants make up the largest source of revenue for the District. .

Overview of the Financial Statements (continued)

Financial Analysis of the District's Funds

The District's General Fund expenditures consist primarily of personnel services (wages, retirement, health insurance, etc.) and capital outlay related to the purchase of land for and design of a new branch.



Financial Analysis of the District's Funds (continued)

Budget variances in the General Fund: The District's 2025 budget was approved at the end of 2024 and was not amended during the year. Significant budget variances were as follows:

	Final Budget	Actual	Variance From Final Budget	Reason
Revenues:				
Grants and donations	900,000	784,328	(115,672)	Donation revenue is difficult to predict
Expenditures:				
Personnel	1,292,312	1,051,439	240,873	Budget for additional employee decided unnecessary
Professional services	110,000	32,415	77,585	Conservative budget due to prior court case
Library network expense	140,000	97,255	42,745	New employee not hired and website update completed in-house

Capital assets: The District's capital assets consist of land, buildings, construction in progress, furniture and equipment, and its media stock. The media stock is added onto each year through media purchases, and aging items are expensed through depreciation as their estimated useful lives expire. Additional information as well as a detailed classification of the District's net capital assets can be found in the Notes to the Financial Statements in Section D of this report.

Next year's budget and rates: The District had \$12,192,842 of fund balance at the end of the current fiscal year. The District's 2026 budget anticipates a December 31, 2026 ending fund balance of \$2,109,501.

Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Gunnison County Library District, 1 Quartz St., Gunnison, CO 81230 or you may call 970-641-3485.

Gunnison County Library District

Basic Financial Statements



Gunnison County Library District
Governmental Fund Balance Sheet / Statement of Net Position
December 31, 2025

	General Fund	Adjustments	Statement of Net Position
Assets:			
Cash and cash equivalents	1,844,937	-	1,844,937
Investments	300,000	-	300,000
Cash with county treasurer	7,889	-	7,889
Accounts receivable	281,753	-	281,753
Prepaid expenses	69,133	-	69,133
Deposits	1,000	-	1,000
Due from other Governments		-	
Property taxes receivable	2,510,708	-	2,510,708
Non-current assets:			
Restricted cash	9,813,027	-	9,813,027
Capital and lease assets, net of accumulated depreciation	-	5,574,285	5,574,285
Total Assets	<u>14,828,447</u>	<u>5,574,285</u>	<u>20,402,732</u>
Liabilities:			
Accounts/vouchers payable	97,529	-	97,529
Accrued expenses	27,368	-	27,368
Accrued interest	-	54,706	54,706
Non-current liabilities:			
Portion due or payable within one year:			
Accrued compensated absences	-	50,121	50,121
Certificates of participation payable	-	295,000	295,000
Lease liability	-	8,781	8,781
Note payable	-	22,615	22,615
Portion due or payable in more than one year:			
Certificates of participation payable	-	9,634,758	9,634,758
Lease liability	-	135,099	135,099
Note payable	-	356,569	356,569
Total Liabilities	<u>124,897</u>	<u>10,557,649</u>	<u>10,682,546</u>
Deferred Inflows of Resources:			
Unavailable property taxes	2,510,708	-	2,510,708
Total Deferred Inflows of Resources	<u>2,510,708</u>	<u>-</u>	<u>2,510,708</u>
Fund Balance/Net Position:			
Fund Balance:			
Nonspendable	70,133		
Spendable:			
Restricted for emergencies	80,000		
Restricted by grants and donors	15,191		
Committed	192,870		
Unassigned	11,834,648		
Total Fund Balance	<u>12,192,842</u>		
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u>14,828,447</u>		
Net Position:			
Investment in capital assets		4,934,490	4,934,490
Restricted		-	95,191
Unassigned		(9,917,854)	2,179,797
Total Net Position		<u>(4,983,364)</u>	<u>7,209,478</u>

The accompanying notes are an integral part of these financial statements.

Gunnison County Library District
Statement of Governmental Fund Revenues, Expenditures
and Changes in Fund Balance / Statement of Activities
For the Year Ended December 31, 2025

	General Fund	Adjustments	Statement of Activities
Revenues:			
Property taxes	2,297,224	-	2,297,224
Specific ownership taxes	119,589	-	119,589
Interest on taxes	5,661	-	5,661
Grants and donations	784,328	-	784,328
Earnings on investments	21,676	-	21,676
Collection revenue	5,338	-	5,338
Total Revenues	<u>3,233,816</u>	<u>-</u>	<u>3,233,816</u>
Expenditures/Expenses:			
Personnel	1,051,439	8,953	1,060,392
Utilities	28,706	-	28,706
Office expenses	24,580	-	24,580
Professional services	32,415	36,792	69,207
Courier fees	23,700	-	23,700
Insurance	38,858	-	38,858
Dues and meetings	1,527	-	1,527
Media purchases	103,006	(103,006)	-
Library network expense	97,255	(14,410)	82,845
Repairs and maintenance	90,028	-	90,028
Interest expense	-	64,191	64,191
Programs	29,951	-	29,951
Other	13,519	193,513	207,032
Debt service:			
Principal	30,777	(30,777)	-
Interest	9,485	(9,485)	-
Capital outlay	892,800	(892,800)	-
Depreciation and amortization	-	150,552	150,552
Total Expenditures/Expenses	<u>2,468,046</u>	<u>(596,477)</u>	<u>1,871,569</u>
Excess (Deficiency) of Revenues over Expenditures / Change in Net Position	<u>765,770</u>	<u>596,477</u>	<u>1,362,247</u>
Other Financing Sources (Uses):			
Certificates of participation	9,160,000	(9,160,000)	-
Premium on certificates of participation	839,263	(839,263)	-
Cost of issuance	(193,513)	193,513	-
Total Other Financing Sources (Uses)	<u>9,805,750</u>	<u>(9,805,750)</u>	<u>-</u>
Net Change in Fund Balance / Change in Net Position	10,571,520	(9,209,273)	1,362,247
Fund Balance/Net Position - Beginning of Year	<u>1,621,322</u>		<u>5,847,231</u>
Fund Balance/Net Position - End of Year	<u>12,192,842</u>		<u>7,209,478</u>

The accompanying notes are an integral part of these financial statements.

Gunnison County Library District
Notes to the Basic Financial Statements



**Gunnison County Library District
Notes to the Financial Statements
December 31, 2025**

I. Summary of Significant Accounting Policies

Gunnison County Library District (the "District") was established January 1, 2008, by an Intergovernmental Agreement between the Board of the County Commissioners of the County of Gunnison, Colorado and The Gunnison County Library District. The District was created as a political subdivision of the state and as a "public library," as defined under Colorado Revised Statutes, as amended, to be operated and maintained for the free use of the public residing within its legal service area.

The District began receiving a dedicated Mill Levy in 2020 and the District and The Board of County Commissioners of the County of Gunnison signed a new Intergovernmental Agreement.

The District operates under the laws of the State of Colorado and is governed by a Board of Trustees appointed by the Gunnison County Commissioners. The Trustees serve six-year terms. The District was formed to provide for the selection, organization, and distribution of books and other materials to residents and visitors to the District. The District operates libraries in Gunnison and Crested Butte, Colorado.

The District's financial statements are prepared in accordance with U.S. generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board ("GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant accounting policies established by GAAP used by the District are discussed below.

A. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on the District. Consideration is also given to other organizations, which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria above, the District is not financially accountable for any other entity nor is the District a component unit of any other government.

B. Government-wide and Fund Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business type. Currently, the District has only governmental activities.

1. Government-wide Financial Statements

In the government-wide Statement of Net Position, the governmental activities columns are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The District's net position is reported in three parts: net investment in capital assets, restricted net position, and unrestricted net position.

**Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)**

I. Summary of Significant Accounting Policies (continued)

B. Government-wide and Fund Financial Statements (continued)

1. Government-wide Financial Statements (continued)

The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

2. Fund Financial Statements

The financial transactions of the District are reported in the General Fund, which is a set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues, and expenditures/expenses.

The fund focus is on current available resources and budget compliance.

The General Fund accounts for resources devoted to financing the general services that the District performs for its citizens. General tax revenues and other sources of revenue used to finance the fundamental operations of the District are included in this fund.

C. Measurement Focus and Basis of Accounting

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements.

1. Long-term Economic Focus and Accrual Basis

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

2. Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

D. Financial Statement Accounts

1. Cash and Cash Equivalents

Cash and cash equivalents are defined as deposits that can be withdrawn at any time without notice or penalty and investments with original maturities of three months or less.

**Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)**

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

2. Investments

Investments are stated at fair market value, net asset value, or amortized cost.

3. Capital Assets

Capital assets, which include land, buildings, improvements, equipment, and vehicles, are reported in the government-wide financial statements. Capital assets include assets with an individual cost of \$5,000 or more and an estimated useful life in excess of two years. Books and periodicals, although having an individual cost of less than \$5,000, are also considered capital assets. Such assets are recorded at historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

Land acquisition by the District is not depreciated. Depreciable assets are depreciated using the straight-line method over the following estimated useful lives:

Asset Class	Useful Lives
Books and media	6
Equipment	5 -10
Buildings	40
Lease assets	20

4. Compensated Absences

The District allows its exempt employees to accumulate sick and vacation leave, based on the employee's length and hours of service.

Accrued compensated absences may be carried over to the following year, with the maximum amount of carry-over based upon the length of service of the employee. The District pays the full amount of accrued vacation upon separation from the District. Accrued sick leave is paid out upon termination based on a formula, dependent on variables such as length of tenure and method of separation.

The District estimates how much of the leave is more likely than not to be used as paid leave and recognizes that portion as a liability for compensated absences.

5. Deferred Outflows and Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The District does not have any items that qualify for reporting in this category at December 31, 2025.

**Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)**

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

5. Deferred Outflows/Inflows of Resources (continued)

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government has one item, which arises only under a modified accrual basis of accounting, that qualifies for reporting in this category. Accordingly, unavailable property tax is reported only in the governmental funds balance sheet. This amount is deferred and recognized as an inflow of resources in the period that the amounts become available.

6. Leases and Long-term Obligations

In the District-wide financial statements, long-term debt and leases payable are reported as liabilities in the statement of net position. Premiums and discounts on debt issuances are reported as other financing sources or uses. Issuance costs are reported as current period expenditures. Leases payable are initially measured as the present value of future payments with the liability reduced according to the implicit interest rate within the agreement. Notes payable are reported at face value with payments allocated to principal reduction and interest expense based on the implicit interest rate within the agreement. The portion of leases and notes payable that are due within one year of the balance sheet date are shown as current liabilities.

Lessee – The District is a lessee for the use of a building that the District will use for a Library. The District recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$5,000 or more.

Key estimates and judgements related to leases include how the District determines the following:

Discount Rate: The District uses the interest rate charged by the lessor as the discount rate to discount the expected lease payments to present value. When the interest rate charged by the lessor is not provided, the District uses its incremental rate of borrowing.

Lease Term: The lease term includes the on-cancellable period of the lease and any extension periods reasonably expected to be exercised.

Lease Payments: Lease payments included in the measurement of the lease liability are composed of fixed increasing payments, and purchase option price that the District is reasonably certain to exercise.

The District monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the Statement of Net Position.

**Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)**

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

7. Use of Estimates

The preparation of financial statements in conformity with GAAP requires the District's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

8. Fund Balance

The District classifies governmental fund balances as follows:

Non-spendable - includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements.

Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority which is the Board of Trustees.

Assigned – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. Fund balance may be assigned by the Board of Trustees or its management designee.

Unassigned - includes residual positive fund balance within the General Fund which has not been classified within other categories. Unassigned fund balance may include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

It is the District's policy to first apply restricted resources when an expenditure is incurred for purposes for which both restricted and unrestricted resources are available. Additionally, the District first uses committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The District has adopted a minimum fund balance policy of three percent of the fiscal year's budgeted property tax income.

**Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)**

II. Reconciliation of Government-wide and Fund Financial Statements

A. Explanation of certain differences between the governmental fund Balance Sheet and the government-wide Statement of Net Position

The governmental fund Balance Sheet includes adjustments between *fund balance – governmental funds* and *net position of governmental activities* as reported in the government-wide Statement of Net Position. One element of that reconciliation includes non-current assets. This amount contains \$5,574,285 of capital assets, net of depreciation. A second element of that reconciliation includes \$10,557,649 of non-current liabilities, consisting of accrued compensated absences, certificates of participation payable, lease liabilities, and notes payable.

B. Explanation of certain differences between the governmental fund Statement of Revenues, Expenditures and Changes in Fund Balances and the government-wide Statement of Activities

The governmental fund Statement of Revenues, Expenditures and Changes in Fund Balances includes adjustments between *net change in fund balance of governmental funds* and *changes in net position of governmental activities* as reported in the government-wide Statement of Activities. One element of that reconciliation includes capitalization of assets which amounted to \$973,426 in the current year. A second element of that reconciliation includes the change in accrued compensated absences from the prior fiscal year of \$8,953. Principal payments on long-term debt reflect \$30,777. The change in accrued interest and amortization of the certificates of participation premium amounted to \$14,799. The issuance of long-term debt provides current financial resources to governmental funds but is reported as long-term debt on the *Statement of Net Position*. The \$9,999,263 adjustment represents the issuance of long-term debt. A final element of that reconciliation includes depreciation and amortization of capital assets of \$220,057.

III. Stewardship, Compliance, and Accountability

A. Budgetary Information

Budgets are adopted on a basis consistent with U.S. generally accepted accounting principles. Annual appropriations are adopted for all funds. Expenditures may not legally exceed appropriations at the fund level. All appropriations lapse at year end. In the fall of each year, the District's Board of Trustees formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Colorado Local Budget Law. The budget for the governmental funds are adopted on a basis consistent with U.S. generally accepted accounting principles (GAAP).

As required by Colorado statutes, the District followed the required timetable noted below in preparing, approving, and enacting its budget for 2025:

1. For the 2025 budget year, prior to August 25, 2024, the County Assessor sent to the District an assessed valuation of all taxable property within the District's boundaries. The County Assessor may change the assessed valuation on or before December 10 only once by a single notification to the District.
2. The Manager of the District submitted, on or before October 15, 2024, a recommended budget that detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.

**Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)**

III. Stewardship, Compliance, and Accountability (continued)

A. Budgetary Information (continued)

3. Prior to December 15, 2024, after a required publication of "Notice of Proposed Budget" and a public hearing, the District certified to the County Commissioners a levy rate that derived the necessary property taxes as computed in the proposed budget, and the District adopted the proposed budget and an appropriating resolution that legally appropriated expenditures for the upcoming year.
4. After adoption of the budget resolution, the District may make the following changes: a) approve supplemental appropriations to the extent of revenues in excess of estimated revenues in the budget; b) approve emergency appropriations; and c) reduce appropriations for which originally estimated revenues are insufficient.

Taxes levied in one year are collected in the succeeding year. Thus taxes certified in 2024 were collected in 2025 and taxes certified in 2025 will be collected in 2026. Taxes are due on January 1st in the year of collection; however, they may be paid in either one installment (no later than April 30th) or two equal installments (not later than February 28th and June 15th) without interest or penalty. Taxes that are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 15th.

B. TABOR Amendment

Colorado voters passed an amendment to the State Constitution, Article X, Section 20 ("TABOR"), which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. The amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of the amendment.

One of the requirements of TABOR is for emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of fiscal year revenue (excluding bonded debt service). The District has reserved a portion of its December 31, 2025 year end fund balance in the General Fund for emergencies as required under TABOR in the amount of \$80,000, which is the approximate required reserve at December 31, 2025.

IV. Detailed Notes on All Funds

A. Deposits and Investments

The District's deposits are entirely covered by federal depository insurance ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first \$250,000 of the District's deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by PDPA. As of the fiscal year end, the carrying amount of the District's demand deposits was \$1,844,740.

Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)

IV. Detailed Notes on All Funds (continued)

A. Deposits and Investments (continued)

At year end, the District had the following investments and maturities:

			Maturities	
	Rating	Carrying Amounts	Less than one year	One to five years
Cash and Cash Equivalents:				
Petty cash	Not Rated	\$ 197	\$ 197	\$ -
Checking	Not Rated	18,910	18,910	-
Savings & money market	Not Rated	1,825,830	1,825,830	-
Investments:				
Certificates of deposit	Not Rated	300,000	-	300,000
Investment pools	AAAm	9,813,027	9,813,027	-
		<u>\$ 11,957,964</u>	<u>\$ 1,844,937</u>	<u>\$ -</u>

Fair Value of Investments

The District measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

At December 31, 2025 the District had the following recurring fair value measurements:

<u>Investments Measured at Net Asset Value</u>	
Colotrust investment pool	\$ 9,813,027
<u>Investments Measured at Fair Value</u>	
Certificate of deposit	\$ 300,000

Investments classified in Level 1 are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 are valued using the following approaches:

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Negotiable Certificates of Deposit: matrix pricing based on the securities' relationship to benchmark quoted prices;

The Investment Pool represents investments in COLOTRUST. The fair value of the pool is determined by the pool's share price. The District has no regulatory oversight for the pool.

Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)

IV. Detailed Notes on All Funds (continued)

A. Deposits and Investments (continued)

Interest Rate Risk. As a means of limiting its exposure to interest rate risk, the District diversifies its investments by security type and institution, and limits holdings in any one type of investment with any one issuer. The District coordinates its investment maturities to closely match cash flow needs and restricts the maximum investment term to less than five years from the purchase date as required by state statutes. As a result of the limited length of maturities the District has limited its interest rate risk.

Credit Risk. State law and District policy limit investments to those authorized by State statutes including U.S. Agencies and 2a7-like pools. The District's general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.

Concentration of Credit Risk. Deposits may only be made in those financial institutions which qualify as a depository of public funds in Colorado, are insured by the Federal Deposit Insurance Corporation, and collateralize deposits in excess of the Federal Deposit Insurance Corporation limit.

B. Receivables

Receivables as of the year end for the District's funds, including applicable allowances for uncollectible accounts, are as follows.

Property tax receivable	\$ 2,510,708
Accounts Receivable	<u>281,753</u>
Total Receivables	<u>\$ 2,792,461</u>

Governmental funds report *deferred inflows of resources* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period. The \$2,510,708 of property taxes receivable is unavailable revenue from property tax levied in 2025 but not available until 2026.

Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)

IV. Detailed Notes on All Funds (continued)

C. Capital Assets

The District had the following capital asset changes during the past year:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental activities:				
Capital assets not being depreciated:				
Land	\$ 1,802,464	\$ -	\$ -	\$ 1,802,464
Construction in progress	84,516	856,007	-	940,523
Capital and assets, being depreciated:				-
Leasehold improvements	2,155,003	-	-	2,155,003
Equipment	602,212	14,413	-	616,625
Books and media	1,724,747	103,006	(74,852)	1,752,901
Lease buildings	184,426	-	-	184,426
Total capital assets	<u>6,553,368</u>	<u>973,426</u>	<u>(74,852)</u>	<u>7,451,942</u>
Less accumulated depreciation for:				
Leasehold improvements	(125,708)	(53,875)	-	(179,583)
Equipment	(142,433)	(69,626)	-	(212,059)
Books and media	(1,422,815)	(87,335)	74,852	(1,435,298)
Lease buildings	(41,496)	(9,221)	-	(50,717)
Total accumulated depreciation	<u>(1,732,452)</u>	<u>(220,057)</u>	<u>74,852</u>	<u>(1,877,657)</u>
Governmental Activities Capital Assets, Net	<u>\$ 4,820,916</u>	<u>\$ 753,369</u>	<u>\$ -</u>	<u>\$ 5,574,285</u>

D. Leases

Crested Butte Library: On April 1st, 2020, The District entered into a lease agreement with the Town of Crested Butte to rent and operate the Crested Butte Library. Payments are due annually and increase by 1% each year. The original lease term is a 20-year period (expiration of April 1st, 2040) with an automatic 5-year extension unless the District chooses to cancel.

A schedule of current and future lease payments is below:

<u>Years Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 8,781	\$ 92	\$ 8,873
2027	8,869	93	8,962
2028	8,958	94	9,052
2029	9,047	95	9,142
2030	9,138	96	9,234
2031-2035	47,078	495	47,573
2036-2040	52,009	547	52,556
Totals	<u>\$ 143,880</u>	<u>\$ 1,512</u>	<u>\$ 145,392</u>

Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)

IV. Detailed Notes on All Funds (continued)

E. Long-term Debt

1. Note Payable

On July 7th, 2020, the District entered into an agreement with Gunnison County for a piece of land upon which the District was able to construct a new Gunnison Library. Construction of the new library was completed in fall of 2022. Payments are due quarterly. The note term is 20 years, and after conclusion of the initial agreement, ownership of the Library will transfer from the County to the District. The note bears interest at 2.39%.

Payments to maturity are as follows:

Years Ending December 31,	Principal	Interest	Total
2026	\$ 22,615	\$ 8,861	\$ 31,476
2027	23,161	8,315	31,476
2028	23,719	7,757	31,476
2029	24,291	7,185	31,476
2030	24,877	6,599	31,476
2031-2035	133,677	26,850	160,527
2036-2040	126,844	9,455	136,299
Totals	\$ 379,184	\$ 75,022	\$ 454,206

2. Certificates of Participation – Series 2025

In December 2025, the District issued \$9,160,000 in Certificates of Participation to finance the construction of a new library in Crested Butte South, Colorado. The series 2025 Certificates of Participation bear an effective interest rate not to exceed 6% per annum, mature in annual increments from June 2026 through December 2045, and are secured by the reserved funds and the interest therein. Principal and interest payments are due semi-annually on May 15 and November 15.

Debt service requirements to maturity at December 31, 2025 for certificates of participation are as follows:

Years Ending December 31,	Principal	Interest	Total
2026	\$ 295,000	\$ 437,644	\$ 732,644
2027	290,000	443,250	733,250
2028	305,000	429,250	734,250
2029	320,000	413,500	733,500
2030	335,000	397,500	732,500
2031-2035	1,955,000	1,717,750	3,672,750
2036-2040	2,480,000	1,179,000	3,659,000
2041-2045	3,180,000	492,500	3,672,500
	\$ 9,160,000	\$ 5,510,394	\$ 14,670,394

Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)

IV. Detailed Notes on All Funds (continued)

E. Long-term Debt (continued)

3. Changes in Long-term Obligations

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Due within one year</u>
Certificates of participation:					
Series 2025	\$ -	\$ 9,160,000	\$ -	\$ 9,160,000	\$ 295,000
Series 2025 premium	-	839,263	(69,505)	769,758	-
Lease payable	152,575	-	(8,694)	143,881	8,781
Note payable	401,267	-	(22,083)	379,184	22,615
Accrued comp. absenses*	41,168	8,953	-	50,121	12,530
Total Long-term liabilities	<u>\$ 553,842</u>	<u>\$ 9,999,263</u>	<u>\$ (100,282)</u>	<u>\$ 10,452,823</u>	<u>\$ 326,396</u>

*reported as a net change

V. Other Information

A. Retirement

1. Defined Contribution Pension Plan - 401(a)

The District is currently a member of the Colorado Retirement Association (CRA).

The Board of Director's for the District authorized and has the ability to amend the following terms. Participation is mandatory for all employees who work at least 1560 hours per year (75% FTE). Eligible employees contribute three percent (3%) of their base pay which is matched by the District. The plan has a five (5) year vesting period in which a participant shall vest each plan month at the rate which equals the product of one twelfth (1/12) multiplied by twenty percent (20%). The vested balance is distributed upon the employee's termination or retirement. The unvested amount will be forfeited upon employee's termination or retirement.

During the year, the District's required and actual contributions amounted to \$21,997 which was three percent (3%) of its current year covered payroll of \$733,226. The District's total payroll for 2025 was \$1,051,439. The District's employees contributed \$21,997. During the year there were forfeitures of \$21,997.

While the District previously separated from the County, the defined contribution pension plan remained largely unchanged. No pension provision changes occurred during the year that affected the required contributions to be made by the District or its employees.

**Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)**

V. Other Information (continued)

A. Retirement Plans (continued)

2. Deferred Compensation Plan - 457

The District offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all District employees, permits them to defer a portion of their salary until future years. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are to be held in trust for the exclusive benefit of the plan participants and their beneficiaries. Amounts contributed to the Deferred

Compensation Plan are not available to employees until termination, retirement, death, or unforeseeable emergency. The District matches up to the first 2% of employee contributions. During 2025, the District contributed \$14,848 on behalf of its employees to this plan.

The District has no liability for losses under the plan but does have the duty of due care that would be required of an ordinary prudent investor. The District does not administer the plan and is not the Trustee of the plan.

B. Other Employee Benefits

1. Health Insurance (Life, Medical, Dental, and Vision)

The District provides the opportunity for participation in subsidized group insurance, for all eligible employees, through the Colorado Employer Benefit Trust ("CEBT"). Eligibility requirements include, but are not limited to, a minimum of thirty (30) scheduled hours per week or 1,560 hours per year. Participation in the dental and vision plans also requires a two-year commitment, except in the event of loss of eligibility or termination of employment from the District.

Currently, the district pays 75% of CEBT insurance premiums for eligible employees, with the eligible employee paying the remaining 25%.

2. Post Employment Health Care Benefits

All District employees covered by COBRA insurance may continue their health insurance due to a reduction in work hours or termination of employment. Employees who elect continued coverage must pay the District for premiums from the termination date of coverage and monthly thereafter. No cost to the District is recognized as employees reimburse 102% of their premium cost to the District.

Gunnison County Library District
Notes to the Financial Statements
December 31, 2025
(Continued)

V. Other Information (continued)

C. Construction Commitments

The District has active construction projects ongoing at year-end.

At December 31, 2025, the District's commitments with contractors are as follows:

Project	Contractor	Spent to Date	Remaining Commitment
Crested Butte South Library	Studioslope Design Collective	\$ 607,192	\$ 318,213
Crested Butte South Library	Black Dragon Development LLC	51,950	51,950
		<u>\$ 659,142</u>	<u>\$ 370,163</u>

Gunnison County Library District
Required Supplementary Information



Gunnison County Library District
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget to Actual
General Fund
For the Year Ended December 31, 2025
With Comparative Actual Amounts for 2024

	2025		2024
	Original & Final Budget	Actual	Final Budget Variance Positive (Negative) Actual
Revenues:			
Property taxes	2,218,435	2,297,224	78,789
Specific ownership taxes	83,671	119,589	35,918
Interest on taxes	2,000	5,661	3,661
Grants and donations	900,000	784,328	(115,672)
Earnings on investments	4,000	21,676	17,676
Collection revenue	-	5,338	5,338
Total Revenues	3,208,106	3,233,816	25,710
Expenditures:			
Personnel	1,292,312	1,051,439	240,873
Utilities	37,500	28,706	8,794
Office expenses	43,000	24,580	18,420
Professional services	110,000	32,415	77,585
Courier fees	25,000	23,700	1,300
Insurance	38,000	38,858	(858)
Dues and meetings	1,400	1,527	(127)
Media purchases	119,000	103,006	15,994
Library network expense	140,000	97,255	42,745
Repairs and maintenance	105,000	90,028	14,972
Programs	32,500	29,951	2,549
Other	16,000	13,519	2,481
Debt service:			
Principal	31,380	30,777	603
Interest	8,947	9,485	(538)
Capital outlay	900,000	892,800	7,200
Total Expenditures	2,900,039	2,468,046	431,993
Excess (Deficiency) of Revenues Over Expenditures	308,067	765,770	457,703
Other Financing Sources (Uses):			
Certificates of participation	-	9,160,000	9,160,000
Premium on certificates of participation	-	839,263	839,263
Cost of issuance	-	(193,513)	(193,513)
Total Other Financing Sources (Uses)	-	9,805,750	9,805,750
Net Change in Fund Balance	308,067	10,571,520	10,263,453
Fund Balance - Beginning of Year	1,736,023	1,621,322	(114,701)
Fund Balance - End of Year	2,044,090	12,192,842	10,148,752