
**REPORT OF
LONE CONE LIBRARY DISTRICT
FINANCIAL STATEMENTS
DECEMBER 31, 2025**

LONE CONE LIBRARY DISTRICT

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Blair and Associates, P.C.
Cedaredge, Colorado

INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Lone Cone Library District

Opinions

We have audited the accompanying financial statements of the governmental activities of Lone Cone Library District, as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise Lone Cone Library District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities of Lone Cone Library District, as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 Lone Cone 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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, 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 Lone Cone Library District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

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 generally accepted auditing standards 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 generally accepted auditing standards, 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 Lone Cone Library 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 Lone Cone Library 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

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (Page B1-B7) and budgetary comparison information (Page D1) 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 auditing standards generally accepted in the United States of America, 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Lone Cone Library District's basic financial statements. The component unit schedule of cash flows is presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 auditing standards generally accepted in the United States of America. In our opinion, the component unit schedule of cash flows is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Blair and Associates, P.C.

Cedaredge, Colorado
May 19, 2026

Management's Discussion and Analysis

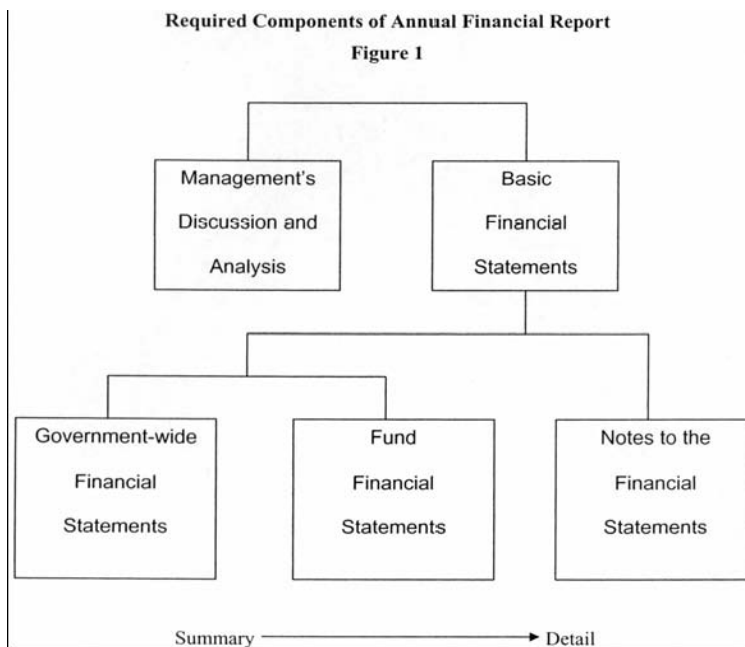
As management of the Lone Cone Library District (the "District"), we offer this narrative overview and analysis of the financial activities of the Lone Cone Library District for the year ended December 31, 2025. We encourage the readers to consider this Management's Discussion and Analysis (MD&A) in conjunction with the District's financial statements, which follow this MD&A.

Financial Highlights

- The District's total assets exceeded its liabilities on December 31, 2025, by \$2,199,385 (Page C1). This represented a decrease of \$58,098 from net position at December 31, 2024 (Page C2). This perspective on net position includes spendable resources as well as the investment in buildings, collections and other capital assets of \$2,151,089 and emergency reserve of \$18,213.
- The District's total liabilities increased by \$78,022 from the prior year as shown in Note 4.
- As of December 31, 2025, the District's governmental funds reported combined ending fund balances of \$48,295, a decrease of \$17,469 in comparison to the prior year (Page C5). The portion of the total fund balance for the General Fund that is unassigned and available for spending at the District's discretion is \$30,082 (Page C3).
- Within the District's general operating fund, total actual revenues were \$162,679 less than the 2025 final budget, while total actual expenditures were \$140,217 less than the 2025 final budget (Page D1).

Overview of the Financial Statements

The District's basic financial statements consist of three components: 1) *government-wide financial statements*, 2) *fund financial statements* and 3) *notes to the financial statements*. Figure 1 illustrates the components of a typical annual financial report.



Basic Financial Statements

Government-wide Financial Statements:

The *government-wide financial statements* (Pages C1 and C2) provide both short and long-term information about the District's financial status. These financial statements present a broad overview of the District's finances, similar in format to financial statements of a private-sector business. The statement of activities (Page C2) reports changes in the District's net position. This statement includes all of the District's revenues and expenses, regardless of when the cash is received or paid, as defined under the full accrual accounting method.

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. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. The *fund financial statements* focus on the activities of the District's individual governmental funds and are divided into two parts: 1) the "modified accrual basis statements" (Pages C3 through C6) and the "budgetary basis statements" (Page D1).

Modified accrual basis statements focus on assets that can readily be converted into cash in the short term and liabilities that will be settled in the short term. Governmental funds in the "modified accrual basis statements" are reported using modified accrual accounting, which recognizes expenditures when the liability is incurred and revenue when measurable and available. The modified accrual accounting method provides a short-term spending focus, which helps the reader assess the amount of financial resources immediately available to finance the District's programs. The differences in accounting for financial information in the *government-wide statements* (Pages C1 and C2) and the fund statements are illustrated by the reconciliations on Pages C3 through C6.

The annual budget shown in the "Budgetary Comparison statement" (Page D1) is prepared as described in Note 1. This budget is presented using the modified accrual basis of accounting.

The "Budgetary Comparison statement" for the General Fund, demonstrates how the District complied with the year's approved budget. The "Budgetary Comparison statement" is presented using the same classifications as those used in the legal budget document.

Notes to the Basic Financial Statements:

Notes to the financial statements provide additional information that is essential to fully understanding the financial statement data.

Financial Analysis

The Statement of Net Position and the Statement of Activities (Pages C1 and C2) present the District's financial information as a whole. Figures 2 and 3 provide summaries of these statements for 2024 and 2025.

The District's Net Position
Figure 2

	Governmental Activities	
	2024	2025
Current and other assets	\$ 523,559	\$ 601,562
Capital assets, net of depreciation	3,737,533	3,618,881
Total assets	4,261,092	4,220,443
Short-term liabilities	10,334	7,602
Long-term liabilities	1,545,814	1,467,792
Total liabilities	1,556,148	1,475,394
Deferred inflows of resources	447,461	545,665
Net position:		
Invested in capital assets, net of related debt	2,191,719	2,151,089
Restricted for emergency	20,010	18,213
Unrestricted	45,754	30,082
Total net position	\$ 2,257,483	\$ 2,199,384

Net Position:

The District's assets exceeded its liabilities by \$2,199,384 as of December 31, 2025, a decrease in the District's net position of \$58,099 during 2025 (see Figures 2 and 3). Of the net position, \$2,151,089 is invested in capital assets, which includes land, buildings, library materials, furniture and equipment, less related debt. The District uses capital assets to provide services to patrons; consequently, these assets are not available for future spending. The remaining portions of the District's net position is classified as either restricted or unrestricted. The restricted assets are for emergency reserve of \$18,213. The remaining assets are unrestricted assets of \$30,082 which can be used for future operations.

The District's Changes in Net Position

Figure 3

	Governmental Activities	
	2024	2025
Revenues:		
Program revenues:		
Charges for services	\$ 9,801	\$ 12,564
Operating grants and contributions	26,533	35,530
General revenues:		
Taxes	451,364	404,580
Specific ownership tax	15,624	12,952
Investment income	7,760	3,496
Other	1,270	198
Total revenues	<u>512,352</u>	<u>469,320</u>
Expenses:		
Administration	47,125	63,804
Library services	35,554	16,267
Personnel costs	292,841	256,652
Utilities/maintenance	36,411	32,608
Treasurer's fees	13,452	12,049
Debt service interest	32,415	27,386
Depreciation expense	118,476	118,652
Total expenses	<u>576,274</u>	<u>527,418</u>
Increase in net assets	(63,922)	(58,098)
Net assets, January 1	2,321,405	2,257,483
Net assets, December 31	<u>\$ 2,257,483</u>	<u>\$ 2,199,385</u>

The District receives 86 percent of its funding from property tax revenues. Salaries and benefits represent 49 percent of the District's total expenditures. Under the method of accounting used for the government-wide financial statements, library books and other collections are capitalized as assets and depreciated over their estimated useful lives. However, there were not significant purchases of library materials in 2025 and therefore all were expensed in the current year and included in Figure 3.

Fund Financial Analysis

“Modified Accrual Basis Statement” Analysis (Pages C3 through C6):

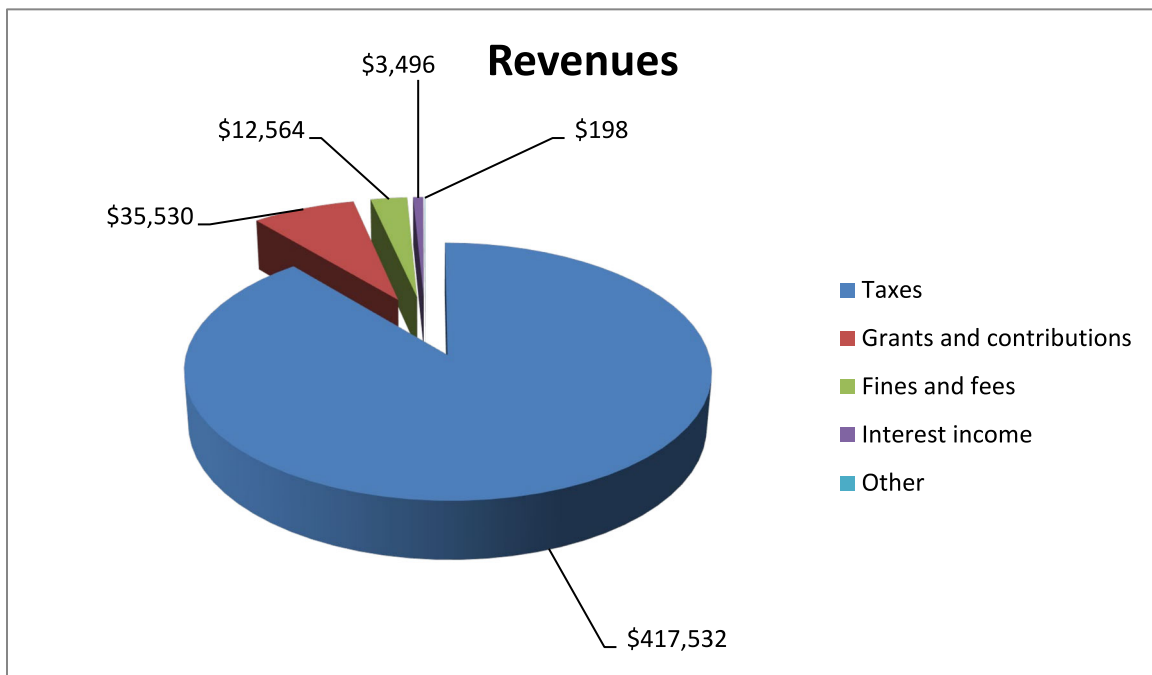
The General Fund is the operating fund of the District. At the end of the calendar year 2025, the fund balance of the General Fund is \$48,295. Of this amount, \$18,213 is reserved for emergencies under Tabor. The remaining unassigned fund balance of \$30,082 is available for future spending.

On December 31, 2025, the District reported a combined fund balance for its governmental funds of \$48,295 (Page C3).

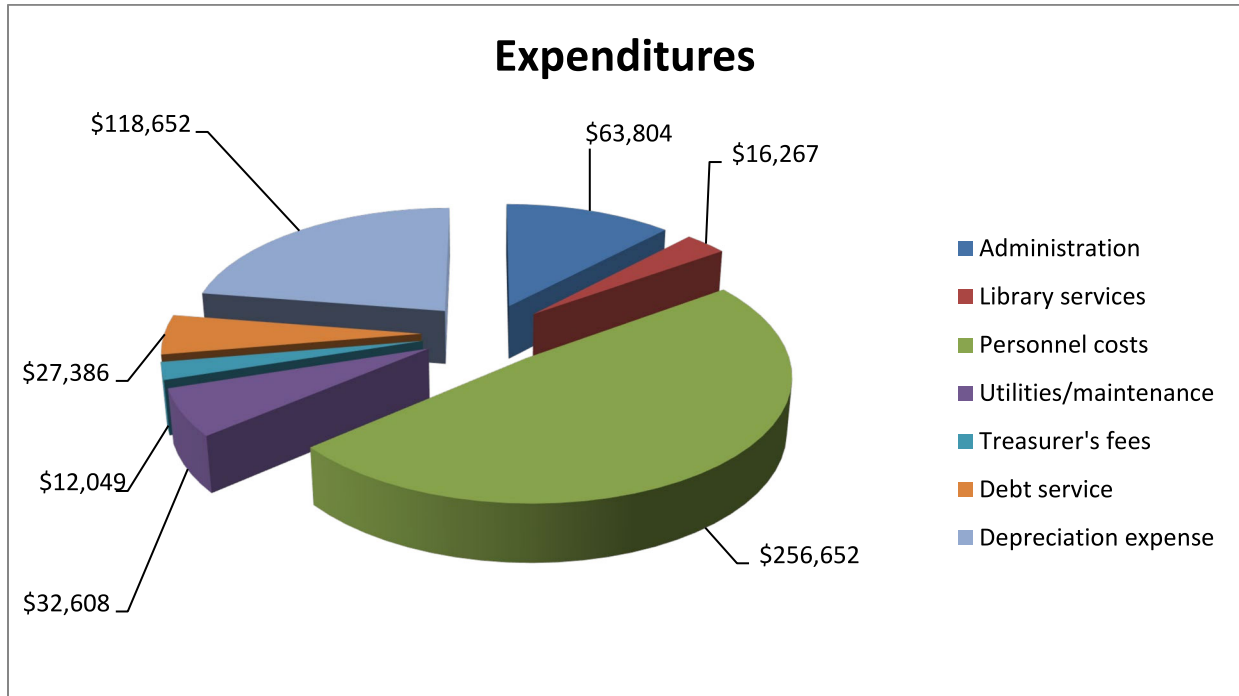
The General Fund balance decreased in 2025 mainly due to budgeted revenues (\$671,998) being considerably higher than actual revenues (\$509,319). (Page D1).

The charts in Figures 4 and 5 represent the General Fund’s revenues and expenditures.

General Fund 2025 Revenues
Figure 4



General Fund 2025 Expenditures
Figure 5



Capital Asset Discussion

The District's net capital assets as of December 31, 2025, totals \$3,618,881, net of accumulated depreciation (see Figure 6). These assets include buildings, land, furniture, equipment, books, and audio-visual equipment. Additional information on the District's capital assets can be found in Note 3 of the financial statements.

There were no capital expenditures in 2025.

Capital Assets
Figure 6

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental activities:				
Capital assets not being depreciated:				
Land	\$ 25,540	\$ -	\$ -	\$ 25,540
Capital assets being depreciated:				
Building and improvements	4,161,678	-	-	4,161,678
Furniture and fixtures	192,203	-	-	192,203
Equipment	19,678	-	-	19,678
Total capital assets being depreciated	4,373,559	-	-	4,373,559
Less accumulated depreciation for:				
Building and improvements	(576,561)	(105,904)	-	(682,465)
Furniture and fixtures	(65,327)	(12,748)	-	(78,075)
Equipment	(19,678)	-	-	(19,678)
Total accumulated depreciation	(661,566)	(118,652)	-	(780,218)
Capital assets net of depreciation	3,711,993	(118,652)	-	3,593,341
Governmental activity capital assets	\$ 3,737,533	\$ (118,652)	\$ -	\$ 3,618,881

Long-Term Debt
Figure 6

	<u>Balance</u>			<u>Balance End of</u>	<u>Due Within</u>
	<u>Beginning of</u>	<u>Additions</u>	<u>Retirements</u>	<u>Year</u>	<u>One Year</u>
	<u>Year</u>				
Lease payable	\$ 1,545,814	\$ -	\$ (108,022)	\$ 1,437,792	\$ 107,176
Loan payable - LCLF	-	40,000	(10,000)	30,000	-
Total	\$ 1,545,814	\$ 40,000	\$ (118,022)	\$ 1,467,792	\$ 107,176

Requests for Information

This report is designed to provide an overview of the District's finances. Questions concerning any of the information found in this report or requests for additional information should be directed to the Lone Cone Library District, P.O. Box 127, Norwood, CO 81423.

LONE CONE PUBLIC LIBRARY DISTRICT
Statement of Net Position
December 31, 2025

	Governmental Activities	Component Unit Lone Cone Library Foundatin
Assets		
Cash	\$ 30,638	\$ 16,741
Investments	25,259	-
Loan receivable	-	30,000
Property taxes receivable	545,665	-
Total current assets	601,562	46,741
Capital Assets		
Land	25,540	-
Buildings	4,161,678	-
Furniture and equipment	211,881	-
Accumulated depreciation	(780,218)	-
Net capital assets	3,618,881	-
Total Assets	4,220,443	46,741
Liabilities		
Accounts payable	3,667	-
Accrued payroll liabilities	3,305	-
Unearned revenue	630	-
Total current liabilities	7,602	-
Long-Term Liabilities		
Lease payable	1,437,792	-
Loan payable	30,000	-
Total long-term liabilities	1,467,792	-
Total liabilities	1,475,394	-
Deferred Inflow of Resources		
Deferred property taxes	545,665	-
NET POSITION		
Net investment in capital assets	2,151,089	-
Restricted for emergencies	18,213	-
Unrestricted	30,082	46,741
Total net position	\$ 2,199,384	\$ 46,741

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

LONE CONE LIBRARY DISTRICT
Statement of Activities
December 31, 2025

Functions/Programs	Program Revenues			Net (Expense) Revenue and Change in Net Position		Component Unit Lone Cone Library Foundation
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Total Governmental Activities	
Governmental Activities Library Services	\$ 527,418	\$ 12,564	\$ 35,530	\$ -	\$ (479,325)	\$ -
Component Unit Foundation	\$ 580	\$ -	\$ 1,961	\$ -	-	1,381
General Revenues						
					404,580	-
					12,952	-
					3,496	-
					198	-
				Total general revenues	421,226	-
				Change in net position	(58,099)	1,381
				Net Position - Beginning of Year	2,257,483	45,360
				Net Position - End of Year	\$ 2,199,384	\$ 46,741

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

LONE CONE LIBRARY DISTRICT
Balance Sheet - General Fund
December 31, 2025

Assets

Cash	\$ 30,638
Investments	25,259
Receivables:	
Property Taxes	545,665
Total assets	<u><u>\$ 601,562</u></u>

Liabilities and Fund Balance

Liabilities

Accounts Payable	\$ 3,667
Accrued Payroll Liabilities	3,305
Unearned Revenue	630
Total liabilities	<u>7,602</u>

Deferred Inflows of Resources

Deferred Property Taxes	<u>545,665</u>
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Fund Balance

Restricted for Emergencies	18,213
Unassigned	30,082
Total fund balance	<u>48,295</u>

Total liabilities and fund balance	<u><u>\$ 601,562</u></u>
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The accompanying notes are an integral part of the financial statements.

LONE CONE LIBRARY DISTRICT
Reconciliation of the General Fund Balance Sheet
to the Statement of Net Position
December 31, 2025

Total fund balance for General Fund	\$ 48,295
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Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds. Those assets consist of:

Land	\$ 25,540	
Building	4,161,678	
Furniture and equipment	211,881	
Less accumulated depreciation	<u>(780,218)</u>	
Total capital assets		3,618,881

Long-term liabilities are not due and payable in the current period and accordingly are not reported in the funds. Other related amounts include debt issuance costs, bond interest payable, unamortized bond premium and unamortized deferred amount of refunding.

Long-term liabilities are not due and payable in the current period and therefore, are not reported in the funds.	<u>(1,467,792)</u>
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Total net position of governmental activities	<u><u>\$ 2,199,384</u></u>
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The accompanying notes are an integral part of the financial statements.

LONE CONE LIBRARY DISTRICT
Statement of Revenues, Expenditures and
Changes in Fund Balance - General Fund
For the year ended December 31, 2025

Revenues

Taxes	\$ 417,532
Grants	23,663
Contributions	11,867
Fees	12,564
Interest	3,496
Loan proceeds	40,000
Miscellaneous revenue	198
Total revenues	509,319

Expenditures

Administration	63,804
Library Services	16,267
Personnel	256,652
Utilities/ Maintenance	32,608
Treasure's Fees	12,049
Debt Service	145,408
Total expenditures	526,788

Excess of revenues over (under) expenditures (17,469)

Fund balance, January 1 65,764

Fund balance, December 31 \$ 48,295

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

LONE CONE LIBRARY DISTRICT
Reconciliation of the Statement of Revenues, Expenditures and
Changes in Fund Balance of General Fund to the Statement of Activities
For the year ended December 31, 2025

Net change in fund balance for general fund	\$ (17,469)
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The change in net position reported for governmental activities is the statement of activities is different because:

Governmental funds report capital outlay as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation was more than the purchase capital assets in the current period.

Depreciation expense	\$ (118,652)	
Capital outlay	<u>-</u>	(118,652)

In governmental funds, a loan is considered a source of financing, but in the statement of net position, the loan obligation is reported as a liability.

Loan proceeds	(40,000)
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Governmental funds report the repayment of principal on long-term debt as expenditures. However, these repayments are not reported as expenses in the statement of activities, but rather a reduction of debt in the statement of net position. This amount is the effect of the difference in the treatment of these repayments.

Principal payments	118,022
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Change in net position of governmental activities	<u><u>\$ (58,099)</u></u>
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LONE CONE LIBRARY DISTRICT
Statement of Net Position - Lone Cone Library Foundation
December 31, 2025

Assets

Cash and Investments	\$ 16,741
Loan to Lone Cone Library District	<u>30,000</u>
Total assets	<u><u>\$ 46,741</u></u>

Net Assets

Without donor restrictions	\$ 46,741
Total net assets	<u><u>\$ 46,741</u></u>

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

LONE CONE LIBRARY DISTRICT
Statement of Financial Activities - Lone Cone Library Foundation
For the year ended December 31, 2025

Changes in Net Assets Without Donor Restrictions

Restriction satisfied District receipts	<u>\$ 1,961</u>
Total changes in net assets without donor restrictions	<u>1,961</u>

Expenses

Program services	<u>580</u>
Total expenses	<u>580</u>

Change in net assets without donor restrictions	1,381
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Net assets at beginning of year	<u>45,360</u>
Net assets at end of year	<u><u>\$ 46,741</u></u>

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

LONE CONE PUBLIC LIBRARY DISTRICT
Notes to the Financial Statements
December 31, 2025

Note 1 -Summary of Significant Accounting Policies

The Lone Cone Library District (the District) was established in 1978 as a political subdivision of the State of Colorado to provide library services throughout San Miguel County. The District is governed by a seven-member board of trustees (the Board) appointed by the San Miguel County Commissioners (the Commissioners). The Commissioners' accountability for the District does not extend beyond making appointments to the board.

The accounting policies of the District conform to generally accepted accounting principles applicable to governmental units. Following is a summary of the more significant policies.

The Financial Reporting Entity

In accordance with Governmental Accounting Standards, the District has considered the possibility of inclusion of additional entries in its basic financial statements. The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for legally separate organizations if District officials appoint a voting majority of the organization's governing body and either: (1) it is able to impose its will on the organization; or (2) there is a potential for benefits to, or to impose specific financial burdens on the District. The District may also be financially accountable for governmental organizations that are fiscally dependent upon it. Based on the application of these criteria, the Lone Cone Library Foundation (the Foundation) should be included in the District's financial statements as a discretely presented component unit. Since the component unit uses a different reporting model (FASB Non-Profit), the required financial data is discretely presented on separate pages as allowed by GASB 39. The Foundation is a not-for-profit corporation under Internal Revenue Code Section 501(c) (3) formed to provide funds to support the Lone Cone Library District, its services, programs, and capital needs.

Basis of Presentation, Basis of Accounting

Government-wide Statements: The statement of net position and the statement of activities display information about all of the activities of the District. These statements include the financial activities of the overall government, except for fiduciary activities. These statements distinguish between the governmental and business-type activities. Governmental activities generally are financed through taxes, intergovernmental revenues, and other nonexchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties. The District has no business-type activities.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the District's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) fees, fines and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

LONE CONE PUBLIC LIBRARY DISTRICT
Notes to the Financial Statements
December 31, 2025

Note 1 -Summary of Significant Accounting Policies - (continued)

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Fund Financial Statements: The fund financial statements provide information about the District's funds. The emphasis of fund financial statements is on major governmental funds. The District does not have proprietary or fiduciary fund types.

The District reports the following governmental fund:

General Fund - This is the general operating fund of the District. It accounts for all the financial resources of the District.

Measurement Focus, Basis of Accounting

Government-wide Financial Statements

The government-wide fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Nonexchange transactions, in which the District gives (or receives) value without directly receiving (or giving) equal value in exchanges, include property and specific ownership taxes, grants, entitlements, and donations. On an accrual basis, revenue from property taxes is recognized in the period for which the taxes are levied. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental Fund Financial Statements

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The District considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after year-end. Property taxes, specific ownership taxes, grants, and interest are considered to be susceptible to accrual. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

Under the terms of grant agreements, the District funds certain programs by a combination of specific cost-reimbursement grants and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted net position available to finance the program. It is the District's policy to first apply cost-reimbursement grant resources to such programs, followed by general revenues.

LONE CONE PUBLIC LIBRARY DISTRICT
Notes to the Financial Statements
December 31, 2025

Note 1 -Summary of Significant Accounting Policies - (continued)

Deferred Outflows / Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section of deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and will not recognize as an outflow of resources (expense/ expenditure) until then.

In addition to liabilities, the statement of net position will sometimes report a separate section of deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Property taxes revenue that are related to a future period have been recorded as deferred inflows. Grants and entitlements received before eligibility requirements are met (e.g., cash advances) are recorded as deferred inflows. These amounts are deferred and will be recognized as an inflow of resources in the period that the amounts become available.

Assets, Liabilities, and Equity

Cash and cash equivalents- The District considers all cash on hand, demand deposits and short-term highly liquid investments with an original maturity of three months or less to be cash equivalents.

Property taxes- Property taxes are levied on December 22 and attached as a lien on property the following January 1. They are payable in full by April 30 or in two equal installments due February 28 and June 15. Property taxes levied in the current year and collected in the following year are reported as a deferred inflow of resources at December 31, net of an estimated uncollectible portion.

Capital assets- Purchased or constructed capital assets are reported at cost or estimated historical cost over \$5,000. Donated fixed assets are recorded at their estimated fair value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Depreciation is calculated using the straight-line method over the estimated useful lives. Capital assets acquired by capital lease are depreciated over the estimated useful lives and are included in depreciation expense. The estimated useful lives are as follows:

Buildings and Improvements	40 years
Furniture, and Equipment	5-10 years
Other Improvements	15 years

LONE CONE PUBLIC LIBRARY DISTRICT
Notes to the Financial Statements
December 31, 2025

Note 1 -Summary of Significant Accounting Policies - (continued)

Fund balances- 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 District which is the Board of Directors.
- *Assigned-*includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund balance may be assigned by the Board of Directors or its management designee.
- *Unassigned-*includes residual positive fund balance within the General Fund which has not been classified within the other above-mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless Board of Directors has provided otherwise in its commitment or assignment actions.

Comparative data/reclassifications- Comparative amounts in total have been presented for the governmental fund financial statements. Certain amounts presented in the prior year data may have been reclassified in order to be consistent with the current year's presentation.

Budget and Budgetary Accounting

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

1. Budgets are required by state law for all governmental funds.
2. During October the proposed budget is submitted to the Board of Trustees for the fiscal year commencing the following January 1.
3. Prior to December 31, the budget is adopted, and appropriations are authorized by resolution at the fund level for all funds. The legal level of budgeting control is at the individual fund level for all funds.
4. Budgets are adopted on a basis consistent with the accounting basis of all funds.
5. Expenditures may not legally exceed appropriations at the fund level. The Board of Trustees may increase or decrease the budget and appropriations during the year within restrictions imposed by the District and laws of the State of Colorado. Budget amounts included in the financial statements are based on the final, legally amended budget.
6. Appropriations lapse at the end of the year, and the Board of Trustees may adopt supplemental appropriations during the year. For 2025, no supplemental appropriations were adopted.

LONE CONE PUBLIC LIBRARY DISTRICT
Notes to the Financial Statements
December 31, 2025

Note 1 -Summary of Significant Accounting Policies - (continued)

Foundation's Basis of Presentation

The Foundation's net assets and revenue, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Foundation and changes therein are classified and reported as follows:

- Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the organization. These net assets may be used at the discretion of the Foundation's management and the board of directors.
- Net assets with donor restrictions: Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Foundation or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

Contributions

Contributions received are recorded as net assets without donor restrictions or net assets with donor restrictions, depending on the existence and/or nature of any donor-imposed restrictions. Contributions that are restricted by the donor are reported as an increase in net assets without donor restrictions if the restriction expires in the reporting period in which the contribution is recognized. All other donor restricted contributions are reported as an increase in net assets with donor restrictions, depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

Use of Estimates

The preparation of financial statements in accordance with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, deferred inflows, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

LONE CONE PUBLIC LIBRARY DISTRICT
Notes to the Financial Statements
December 31, 2025

Note 2 -Deposits with Financial Institutions and Investments

Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must at least be equal to the aggregate uninsured deposits.

Custodial Credit: Risks -Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a deposit policy for custodial credit risk. As of December 31, 2025, none of the District's bank balances of \$41,915 were exposed to custodial credit risk as \$41,915 was insured by FDIC.

Investments

On December 31, 2025, the District had the following investments in ColoTrust which is reported at net asset value:

	<u>Maturities</u>	<u>Fair Value</u>
ColoTrust Plus+(Net Asset Value)	N/A	\$ 25,259

Interest rate risk - The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The District's only investments are in Colotrust.

Credit risk- Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest including obligations of the United States and certain U.S. government agency securities; certain international agency securities; general obligation and revenue bonds of U.S. local government entities; bankers' acceptances of certain banks; commercial paper; local government investment pools; written repurchase agreements collateralized by certain authorized securities; certain money market funds; and guaranteed investment contracts. The District's general investment policy is to apply the prudent-person rule: Prudence and protection of District funds are the primary criteria. All investments and bid requests for investments are predicated on liquidity, yield, safety, and interest of the local economy. As of December 31, 2025, the District's investment in ColoTrust Plus, a 2a7-like investment pool, was rated AAA/V by Standard & Poor's, Aaa by Moody's Investors Service and AAA/V-1 by Fitch Ratings.

LONE CONE PUBLIC LIBRARY DISTRICT
Notes to the Financial Statements
December 31, 2025

Note 2 -Deposits with Financial Institutions and Investments - (continued)

Concentration of credit risk- Investments must be in accordance with Colorado statutes and will be diversified. All of the District's investments are in ColoTrust.

Note 3 -Capital Assets

Capital asset activity for the year ended December 31, 2025, was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental activities:				
Capital assets not being depreciated:				
Land	\$ 25,540	\$ -	\$ -	\$ 25,540
Capital assets being depreciated:				
Building and improvements	4,161,678	-	-	4,161,678
Furniture and fixtures	192,203	-	-	192,203
Equipment	19,678	-	-	19,678
Total capital assets being depreciated	<u>4,373,559</u>	<u>-</u>	<u>-</u>	<u>4,373,559</u>
Less accumulated depreciation for:				
Building and improvements	(576,561)	(105,904)	-	(682,465)
Furniture and fixtures	(65,327)	(12,748)	-	(78,075)
Equipment	(19,678)	-	-	(19,678)
Total accumulated depreciation	<u>(661,566)</u>	<u>(118,652)</u>	<u>-</u>	<u>(780,218)</u>
Capital assets net of depreciation	<u>3,711,993</u>	<u>(118,652)</u>	<u>-</u>	<u>3,593,341</u>
Governmental activity capital assets	<u>\$ 3,737,533</u>	<u>\$ (118,652)</u>	<u>\$ -</u>	<u>\$ 3,618,881</u>

Depreciation expense charged to library operations was \$118,652.

LONE CONE PUBLIC LIBRARY DISTRICT
Notes to the Financial Statements
December 31, 2025

Note 4 –Long-term Debt

Changes in General Long-Term Debt for the year ended December 31, 2025, are as follows:

	Balance Beginning of Year	Additions	Retirements	Balance End of Year	Due Within One Year
Lease payable	\$ 1,545,814	\$ -	\$ (108,022)	\$ 1,437,792	\$ 107,176
Loan payable - LCLF	-	40,000	(10,000)	30,000	-
Total	<u>\$ 1,545,814</u>	<u>\$ 40,000</u>	<u>\$ (118,022)</u>	<u>\$ 1,467,792</u>	<u>\$ 107,176</u>

Lease payable

In March of 2022, the District refinanced the old lease that had an interest rate of 3.62% to a new lease with an interest rate of 2.00%. The new lease paid off the existing principal, premium and interest on the old lease, plus closing costs of \$46,000. The new lease is at \$1,795,544, with payments of \$67,704.23 due in March and September 30 of each year, at an annual interest rate of 2.00%. Repayment of the amounts owed is collateralized by the land and building. The lease includes a purchase option which is in effect beginning on March 30, 2027. The gross amount of the capital assets acquired under capital leases by major asset class is as follows:

Building \$2,000,000.

Debt service requirements under the lease are as follows:

Year	Principal	Interest	Payment
2026	\$ 107,176	\$ 28,232	\$ 135,408
2027	109,331	26,078	135,409
2028	111,528	23,880	135,408
2029	113,770	21,639	135,409
2030	116,057	19,352	135,409
2031-2035	616,226	60,816	677,042
2036-2040	263,704	7,112	270,816
Total	<u>\$ 1,437,792</u>	<u>\$ 187,109</u>	<u>\$ 1,624,901</u>

Loan payable – Lone Cone Library Foundation

In January 2025 the District took a \$40,000 operating loan from Lone Cone Library Foundation to cover general costs associated with operations. There is no defined repayment schedule or interest rate associated with this loan. During 2025 the District repaid \$10,000 of the loan leaving a year-end balance of \$30,000.

LONE CONE PUBLIC LIBRARY DISTRICT
Notes to the Financial Statements
December 31, 2025

Note 5 –Tax, Spending and Debt Limitations

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 entity 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 benefits increases. These reserves are required to be 3% or more of fiscal year spending (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 \$18,213, which is the approximate required reserve at December 31, 2025.

Note 6 –Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omission; and general liability. The District is a member of the Colorado Special District Property and Liability Pool ("Pool") for property and liability insurance.

The Pool was formed by an intergovernmental agreement to provide public officials, property, general and automobile liability coverage for claims up to \$2,000,000, except if the claim falls within the government immunity statute, then the coverage is \$387,000 per person and a \$1,093,000 aggregate claim. The Pool is reinsured for 100% of the first \$1,000,000 of all claims and higher limits are available depending on limits selected. The District may be required to make additional contributions in the event aggregate losses incurred by the Pool exceed amounts recoverable from reinsurance contracts. Any excess funds, which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 7 – Subsequent Events

Management evaluated events that occurred subsequent to the year ended December 31, 2025, through the date of release of these financial statements and found there are no events requiring disclosure or adjustment.

Note 8 – Prior Period Restatement

For the years ended December 31, 2023, and 2024 the District completed Applications for Exemption from Audit. During those years depreciation expense was not calculated or recorded. We have restated net position to retroactively record depreciation expense of \$118,122 and \$118,476 for the years ending December 31, 2023 and 2024 respectively. This results in a decrease of net position of the same amount reducing it from \$2,494,081 to \$2,257,483 for the year ended December 31, 2024.

REQUIRED SUPPLEMENTAL INFORMATION

LONE CONE LIBRARY DISTRICT
Budget Comparison Schedule - General Fund
For the year ended December 31, 2025

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 504,088	\$ 404,580	\$ (99,508)
Specific ownership taxes	20,000	12,952	(7,048)
Grants	90,950	23,663	(67,287)
Contributions	40,000	11,867	(28,133)
Fees	8,360	12,564	4,204
Interest	8,000	3,496	(4,504)
Loan proceeds	-	40,000	40,000
Miscellaneous revenue	600	198	(402)
Total revenues	<u>671,998</u>	<u>509,319</u>	<u>(162,679)</u>
Expenditures			
Administration	60,150	63,804	(3,654)
Library Services	26,200	16,267	9,933
Personnel	351,745	256,652	95,093
Utilities/ Maintenance	41,650	32,608	9,042
Treasure's Fees	13,425	12,049	1,376
Debt Service	135,408	145,408	(10,000)
Contingency	38,427	-	38,427
Total expenditures	<u>667,005</u>	<u>526,788</u>	<u>140,217</u>
Excess of revenues over (under) expenditures	4,993	(17,469)	(22,462)
Fund balance, January 1	<u>105,898</u>	<u>65,764</u>	<u>(40,134)</u>
Fund balance, December 31	<u>\$ 110,891</u>	<u>\$ 48,295</u>	<u>\$ (62,596)</u>

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

SUPPLEMENTARY INFORMATION

LONE CONE LIBRARY DISTRICT
Statement of Cash Flows - Lone Cone Library Foundation
For the year ended December 31, 2025

Cash Flows from Operating Activities

Cash paid to suppliers	<u>\$ (580)</u>
Net cash provided (used) by operating activities	(580)

Cash Flows from Financing Activities

Contributions	<u>1,961</u>
Net cash provided (used) by financing activities	1,961

Cash Flows from Investing Activities

Loan proceeds issued to Lone Cone Library District	(40,000)
Principal payments received on loan	<u>10,000</u>
Net cash provided (used by investing activities	<u>(30,000)</u>

Net increase (decrease) in cash and cash equivalents	(28,619)
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Cash and cash equivalents at beginning of year	<u>45,360</u>
Cash and cash equivalents at end of year	<u><u>\$ 16,741</u></u>