Town of Mount Crested Butte, Colorado

Financial Statements

December 31, 2025

Town of Mount Crested Butte, Colorado
Financial Statements
For the Year Ended December 31, 2025

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Financial Statements
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M & A

McMahan and Associates, L.L.C.

Certified Public Accountants and Consultants

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INDEPENDENT AUDITOR'S REPORT

To the Town Council
Town of Mount Crested Butte, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Town of Mount Crested Butte, Colorado (the “Town”), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Town’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, each major fund, and the aggregate remaining fund information of the Town 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 Opinions

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 the Town 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

The Town’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 Town’s ability to continue as a going concern for one year after the date that the financial statements are issued.

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 Town'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 Town'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, and the schedules and related notes in reference to the Town's participation in certain pension plans and other post-employment benefits plans in section E 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.

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. The budgetary comparison information in section E is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The combining non-major fund financial statements, individual fund budgetary comparison information, and the *Local Highway Finance Report* in section F are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplementary information in section F 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. 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 in section F 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
July 9, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Town of Mount Crested Butte, Colorado

Management's Discussion and Analysis
December 31, 2025

As management of the Town of Mount Crested Butte, Colorado (the "Town"), we offer readers of the Town's financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended December 31, 2025.

Financial Highlights:

- The assets of the Town exceeded its liabilities and deferred inflows at the close of the 2025 fiscal year by $25,882,227 (net position). Of this amount, the unrestricted net position of $9,735,518 may be used to meet the Town's ongoing obligations to citizens and creditors.

- The Town's total net position decreased in the 2025 fiscal year by $2,591,201.

- At December 31, 2025, the unassigned fund balance of the General Fund was $1,004,427, or approximately 16% of budgeted fiscal year 2026 General Fund expenditures.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements are comprised of three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements. This report also contains other required supplementary information and supplementary information in addition to the basic financial statements themselves.

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

The Statement of Net Position presents information on all the Town's assets and liabilities, with the difference between the two 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 Town 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 (e.g., earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Town include general government, public safety, public works, and culture and recreation. The Town currently has no business-type activities.

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 Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. Currently, the Town has governmental funds but does not have activities reported in proprietary funds.

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 expendable resources, as well as on balances of expendable 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. Reconciliations are provided for both the governmental funds Balance Sheet and the governmental funds Statement of Revenues, Expenditures and Changes in Fund Balances to facilitate this comparison between governmental funds and government-wide governmental activities.

As required by Colorado statutes, the Town is required to adopt an annual appropriated budget for all of its funds. Budgetary comparison schedules have been provided for the General Fund and all other funds to demonstrate compliance.

The basic governmental fund financial statements – together with reconciliations to the government-wide financial statements – can be found on pages C3 through C6 of this report.

Notes to the Financial Statements: The notes provide additional information (e.g., background of entity, accounting policies used by Town, etc.) 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 in Section D of this report.

Other Information: As previously discussed, the Town adopts annual appropriated budgets for all its funds in accordance with Colorado statutes. In addition to the basic financial statements and accompanying notes, this report also presents required supplementary information concerning the Town's progress in funding its obligations to provide pension benefits to its public safety employees. Required supplementary information can be found in Section E of this report behind the budgetary comparison schedules presented in the front of Sections E and F. In addition, the *Local Highway Finance Report* – other supplementary information required by Colorado statutes – is presented in the back of Section F.

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Government-wide Financial Analysis

As previously mentioned, the government-wide financial statements are designed to provide readers with a broad overview and long-term analysis of the Town's finances, in a manner similar to a private-sector business.

The following schedule shows the Town's net position for 2025 and 2024:

Town of Mount Crested Butte's Net Position

	Governmental Activities	
	2025	**2024**
Assets:		
Current and other assets	$ 17,776,628	20,690,816
Capital assets, net	20,687,132	20,268,090
Total Assets	38,463,760	40,958,906
Deferred Outflows of Resources:		
Related to pensions	926,781	1,551,832
Related to other post-employment benefits	117,893	126,208
Total Deferred Outflows of Resources	1,044,674	1,678,040
Liabilities:		
Current liabilities	3,940,984	3,894,806
Long-term liabilities	5,894,168	6,513,705
Total Liabilities	9,835,152	10,408,511
Deferred Inflows of Resources:		
Property taxes	3,499,934	3,429,225
Related to pensions	256,926	299,010
Related to other post-employment benefits	34,195	26,772
Total Deferred Inflows of Resources	3,791,055	3,755,007
Net Position:		
Net investment in capital assets	15,640,592	14,692,890
Restricted	506,117	557,475
Unrestricted	9,735,518	13,223,063
Total Net Position	$ 25,882,227	28,473,428

Net position may serve over time as a useful indicator of a government's financial position. For the Town, governmental assets exceeded liabilities and deferred inflows of resources by $25,882,227 at December 31, 2025. Traditionally, the largest portion of any municipality's investments is in its capital assets used to deliver and provide services to its residents and visitors. Thus, the Town's investment in capital assets accounted for 60% of its total net position at the end of 2025. Net investment in capital assets is not an available source of payment for future spending. Of the remaining $10,241,635 in net position at December 31, 2025, $506,117 is restricted for the statutory TABOR reserve and other purposes, while a total of $9,735,518 is unrestricted and available to meet the Town's ongoing operating obligations. As subsequently discussed, the Town's unrestricted net position decreased by $3,487,545 during 2025.

At the end of the 2025 fiscal year, the Town is able to report positive net position balances for the government as a whole in all categories. This same report can also be made for the prior fiscal year.

Government-wide Financial Analysis (continued)

The following table summarizes information relating to the Town's Statement of Activities:

Town of Mount Crested Butte's Changes in Net Position

	Governmental Activities	
	2025	**2024**
Revenues:		
Program revenues:		
Charges for services	$ 1,544,398	1,023,110
Operating grants and contributions	456,419	231,183
Capital grants and contributions	8,609	9,154
General revenues:		
Property and specific ownership taxes	3,471,136	3,514,560
Sales and use taxes	4,763,285	5,209,613
Lodging tax	2,050,165	1,284,272
Admission tax	1,707,866	1,643,038
Other taxes	104,026	146,313
Interest earnings	498,165	395,676
Other revenues	3	11,636
Special item - promissory note	1,050,000	-
Total Revenues	15,654,072	13,468,555
Expenses:		
General government	4,937,425	4,694,683
Public safety	1,805,538	1,398,741
Public works	9,666,112	8,580,921
Culture and recreation	1,588,162	1,231,894
Interest	248,036	123,433
Total Expenses	18,245,273	16,029,672
Change in Net Position	(2,591,201)	(2,561,117)
Net Position - Beginning	28,473,428	31,034,545
Net Position - Ending	$ 25,882,227	28,473,428

Both 2025 and 2024 saw a decrease in net position, primarily due to expenses incurred related to the Homestead development and payments of long-term debt.

Revenues increased by $2,185,517 or 16% between 2024 and 2025, primarily due to the increase in services provided and a promissory note being paid to the Town.

The Town's total 2025 expenses increased by $2,215,601 or 13.8% from 2024. This is primarily due to increased support for affordable housing in the community.

Budget Amendments: The Town adopted budget amendments during 2025 to reflect changes in anticipated activity levels during the year.

Financial Analysis of the Town's Funds

Budget Variances in the General Fund: In total, the Town's General Fund ended 2025 $840,316 lower than budgeted, as revenues were $58,947 less than anticipated, while expenditures were $322,053 more than budgeted, and net other financing sources/uses were as expected. The General Fund budgetary comparison schedules can be found on pages E1 and E2 in the 2025 financial report.

Significant Variances in the General Fund:

	Final Budget	Actual	Final Budget Variance Positive (Negative)	Reason
Revenues:				
Taxes:				
Sales and use taxes	4,173,000	3,797,317	(375,683)	Tourism lower than anticipated due to weather
State and federal grants	10,000	150,090	140,090	Unexpected grant revenue
Planning and zoning fees	105,150	349,916	244,766	Received payment on a permit for a large construction project
Expenditures:				
General	2,116,372	2,284,904	(168,532)	Increase in health care premiums
Community development	598,905	682,066	(83,161)	Increase in health care premiums

Capital Assets: During 2025, capital assets increased by $419,042 on a net basis. Additional information, as well as a detailed classification of the Town's net capital assets, can be found in the Notes to the Financial Statements in section D of this report.

Long-term Liabilities: As of the end of the 2025 fiscal year, the Town's long-term liabilities decreased by $619,537 from 2024, primarily due scheduled debt principal payments during 2025. Additional information, as well as a detailed classification of the Town's long-term liabilities, can be found in the Notes to the Financial Statements in section D of this report.

Next Year's Budget and Rates: The Town's General Fund balance at the end of the fiscal year 2025 was $1,779,149; a decrease of $327,053 from 2024. The Town's budget appropriation for 2026 anticipates a net decrease of $206,874 in the General Fund balance, with budgeted revenues of $6,911,150 and expenditures of $6,318,024, and net transfers of $800,000.

Economic and Other Factors

The Town's primary revenue sources continue to be sales tax, lodging tax, property tax, admission tax, and development-related revenues. Tourism remains a significant driver of the local economy and supports many of the Town's major revenue streams. Despite lower-than-average snowfall during portions of the winter season, lodging tax revenues have remained strong. Continued efforts to improve tax compliance among online marketplace facilitators and short-term rental platforms have helped maintain healthy revenue collections and support long-term financial stability. Development activity within the Town remains healthy, and several larger projects are expected to support permit revenues in the near term. While development activity can fluctuate from year to year, current projections indicate that building-related revenues are expected to remain strong through 2026.

The Town completed construction of the 22-unit Homestead affordable housing project in 2025. All units have been sold and are currently occupied, increasing the supply of workforce housing within the community. Continued strength in lodging tax revenues is expected to support repayment of the direct lease financing associated with the project, and the Town anticipates the potential for early retirement of the financing as soon as 2028.

Beginning in 2026, the Town is realizing additional General Fund revenues as a result of the Downtown Development Authority's 2022 extension and base-year adjustment. The revised tax increment structure has significantly reduced the amount of revenues transferred to the DDA, allowing a larger portion of future revenues to remain available to support Town operations and future capital needs.

Economic and Other Factors (continued)

The Town anticipates an increase in General Fund reserves during 2026. Current projections indicate reserves will grow to approximately 41% of annual operating expenditures by year-end, improving the Town's overall financial position and providing additional flexibility to respond to future operational and capital needs.

Request for Information

This financial report is designed to provide a general overview of the Town's finances for all those with an interest in such matters. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to:

Town of Mount Crested Butte
PO Box 5800
911 Gothic Road
Mt. Crested Butte, Colorado 81225
Attention: Finance Director

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Town of Mount Crested Butte, Colorado
Statement of Net Position
December 31, 2025

	Governmental Activities
Assets:	
Cash and investments - Unrestricted	9,232,645
Cash and investments - Restricted	77,117
Receivables, net:	
Property taxes	3,499,934
Sales taxes	850,261
Other	381,091
Notes receivable	718,179
Prepaid items	238,961
Investment in joint venture	2,778,440
Capital assets, not being depreciated	6,420,346
Capital assets, net of accumulated depreciation	14,266,786
Total Assets	38,463,760
Deferred Outflows of Resources:	
Related to pensions	926,781
Related to other post-employment benefits	117,893
Total Deferred Outflows of Resources	1,044,674
Liabilities:	
Accounts payable	640,835
Accrued liabilities	90,826
Interest payable	21,762
Deposits and escrow	2,536,336
Compensated absences:	
Due within one year	84,598
Due in more than one year	253,793
Debt payable:	
Due within one year	566,627
Due in more than one year	4,479,913
Net pension liability	1,097,164
Net other post-employment benefits liability	63,298
Total Liabilities	9,835,152
Deferred Inflows of Resources:	
Property taxes	3,499,934
Related to pensions	256,926
Related to other post-employment benefits	34,195
Total Deferred Inflows of Resources	3,791,055
Net Position:	
Net investment in capital assets	15,640,592
Restricted:	
TABOR emergency reserve	460,000
Restricted for debt service	2,694
Restricted for capital projects	43,423
Unrestricted	9,735,518
Total Net Position	25,882,227

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

Town of Mount Crested Butte, Colorado
Statement of Activities
For the Year Ended December 31, 2025

		Program Revenues			Net (Expenses) Revenues and Change in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Functions/Programs:					
Governmental activities:					
General government	4,937,425	1,380,236	250,090	8,609	(3,298,490)
Public safety	1,805,538	17,981	206,329	-	(1,581,228)
Public works	9,666,112	-	-	-	(9,666,112)
Culture and recreation	1,588,162	146,181	-	-	(1,441,981)
Interest on long-term debt	248,036	-	-	-	(248,036)
Total - Governmental activities	18,245,273	1,544,398	456,419	8,609	(16,235,847)

General revenues:	
Taxes:	
Property and specific ownership taxes	3,471,136
Sales and use taxes	4,763,285
Lodging tax	2,050,165
Admissions tax	1,707,866
Other taxes	104,026
Investment earnings	498,165
Miscellaneous	3
Special item - promissory note	1,050,000
Total - General revenues	13,644,646
Change in Net Position	(2,591,201)
Net Position - Beginning	28,473,428
Net Position - Ending	25,882,227

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

FUND FINANCIAL STATEMENTS

Town of Mount Crested Butte, Colorado
Balance Sheet
Governmental Funds
December 31, 2025

	General Fund	Special Revenue Funds: Admissions Tax Fund	Special Revenue Funds: Downtown Development Authority Fund	Special Revenue Funds: Housing Authority Fund	Capital Projects Fund	Non-major Funds	Total Governmental Funds
Assets:							
Cash and investments - Unrestricted	1,798,182	1,393,789	5,770,728	-	-	269,946	9,232,645
Cash and investments - Restricted	77,117	-	-	-	-	-	77,117
Receivables							
Property taxes	903,500	-	1,624,629	-	971,805	-	3,499,934
Sales and use taxes	850,261	-	-	-	-	-	850,261
Accounts and other taxes	41,014	340,077	-	-	-	-	381,091
Due from other funds	1,636,378	-	-	-	-	-	1,636,378
Notes receivable	-	-	550,000	168,179	-	-	718,179
Prepaid items	237,605	-	-	1,356	-	-	238,961
Total Assets	5,544,057	1,733,866	7,945,357	169,535	971,805	269,946	16,634,566
Liabilities:							
Accounts payable	234,246	282,453	-	-	-	124,136	640,835
Accrued liabilities	90,826	-	-	-	-	-	90,826
Due to other funds	-	-	-	1,534,350	102,028	-	1,636,378
Deposits and escrow	2,536,336	-	-	-	-	-	2,536,336
Total Liabilities	2,861,408	282,453	-	1,534,350	102,028	124,136	4,904,375
Deferred Inflows of Resources:							
Property taxes	903,500	-	1,624,629	-	971,805	-	3,499,934
Promissory Note	-	-	550,000	-	-	-	550,000
Total Deferred Inflows of Resources	903,500	-	2,174,629	-	971,805	-	4,049,934
Fund Balances (Deficit):							
Nonspendable	237,605	-	550,000	169,535	-	-	957,140
Restricted	460,000	-	-	521,235	43,423	2,694	1,027,352
Committed	77,117	1,451,413	5,220,728	-	(2)	143,116	6,892,372
Unassigned	1,004,427	-	-	(2,055,585)	(145,449)	-	(1,196,607)
Total Fund Balances (Deficit)	1,779,149	1,451,413	5,770,728	(1,364,815)	(102,028)	145,810	7,680,257
Total Liabilities, Deferred Inflows of Resources, and Fund Balances (Deficit)	5,544,057	1,733,866	7,945,357	169,535	971,805	269,946	16,634,566

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

Town of Mount Crested Butte, Colorado
Reconciliation of the Governmental Funds Balance Sheet
to the Statement of Net Position
December 31, 2025

Total Governmental Fund Balances		7,680,257
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.		
Cost of capital assets	33,783,475	
Less accumulated depreciation	(13,096,343)	
		20,687,132
The Town has an equity interest in Mountain Express. Equity investments related to governmental activities are not currently available financial resources and, therefore, are not reported in the funds.		2,778,440
Deferred outflows of resources are not available for current period expenditures and, therefore, are not reported in the funds.		
Deferred outflows of resources related to pensions and other post-employment benefits		1,044,674
Revenues related to notes receivable are not available to pay for the current period's expenditures, and therefore are reported as deferred inflows of resources.		550,000
Long-term liabilities and deferred inflows of resources, including debt payable, interest payable, compensated absences and pension related deferred inflows of resources, are not due and payable in the current period and, therefore, are not reported in the funds.		
Revenue bonds	(870,000)	
Equipment notes	(416,540)	
Lease purchase financing	(3,760,000)	
Accrued interest	(21,762)	
Accrued compensated absences	(338,391)	
Deferred inflows of resources related to pensions and other post-employment benefits	(291,121)	
Net liability for pensions and other post-employment benefits	(1,160,462)	
		(6,858,276)
Net Position of Governmental Activities		25,882,227

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

Town of Mount Crested Butte, Colorado
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2025

		Special Revenue Funds					
	General Fund	Admissions Tax Fund	Downtown Development Authority Fund	Housing Authority Fund	Capital Projects Fund	Non-major Funds	Total Governmental Funds
Revenues:							
Taxes	4,916,197	1,707,866	1,595,335	2,050,715	977,350	849,564	12,097,027
Intergovernmental	356,419	-	-	-	8,609	-	365,028
Licenses, permits, and fees	848,005	-	-	149,414	-	10,435	1,007,854
Charges for services	444,354	-	-	118,405	-	-	562,759
Investment income	246,225	-	169,197	90,150	-	-	505,572
Miscellaneous	39,503	-	-	100,000	3	-	139,506
Total Revenues	6,850,703	1,707,866	1,764,532	2,508,684	985,962	859,999	14,677,746
Expenditures:							
Current:							
General government	2,804,591	1,358,936	-	-	19,597	-	4,183,124
Public safety	1,624,148	-	-	-	-	-	1,624,148
Public works	1,500,051	-	395,253	5,853,356	-	-	7,748,660
Culture and recreation	448,966	242,462	-	-	-	849,586	1,541,014
Capital outlay	-	-	229,031	1,044,569	1,406,972	-	2,680,572
Debt service:							
Principal	-	-	-	320,000	58,660	150,000	528,660
Interest	-	-	-	201,235	24,195	49,612	275,042
Other	-	-	-	-	-	825	825
Total Expenditures	6,377,756	1,601,398	624,284	7,419,160	1,509,424	1,050,023	18,582,045
Excess (Deficiency) of Revenues Over Expenditures	472,947	106,468	1,140,248	(4,910,476)	(523,462)	(190,024)	(3,904,299)
Other Financing Sources (Uses):							
Special item - promissory note	-	-	500,000	-	-	-	500,000
Transfers in	-	-	-	-	800,000	200,000	1,000,000
Transfers (out)	(800,000)	-	-	-	(200,000)	-	(1,000,000)
Total Other Financing Sources (Uses)	(800,000)	-	500,000	-	600,000	200,000	500,000
Net Change in Fund Balances	(327,053)	106,468	1,640,248	(4,910,476)	76,538	9,976	(3,404,299)
Fund Balances - Beginning	2,106,202	1,344,945	4,130,480	3,545,661	(178,566)	135,834	11,084,556
Fund Balances (Deficit) - Ending	1,779,149	1,451,413	5,770,728	(1,364,815)	(102,028)	145,810	7,680,257

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

Town of Mount Crested Butte, Colorado
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities
For the Year Ended December 31, 2025

Net Change in Fund Balance of Governmental Funds		(3,404,299)
Amounts reported for governmental activities in the Statement of Activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the difference between capital outlay and depreciation:		
Depreciation expense	(1,264,126)	
Capital outlay	1,683,168	
		419,042
The change in equity interest in joint venture does not provide or use current financial resources and, therefore, is not reported as revenue or expenditure in the governmental funds.		(152,994)
The repayment of principal on long-term debt is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		528,660
Some revenues reported in the Statement of Activities do not provide sources of current financial resources and therefore are not reported as revenue in the governmental funds.		
Change in deferred inflows		550,000
Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.		
Change in accrued compensated absences	(51,287)	
Change in accrued interest	27,007	
Change in pension liabilities	(507,330)	
		(531,610)
Change in Net Position of Governmental Activities		(2,591,201)

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

NOTES TO THE FINANCIAL STATEMENTS

Town of Mount Crested Butte, Colorado
Notes to the Financial Statements
December 31, 2025

I. Summary of Significant Accounting Policies

The Town of Mount Crested Butte, Colorado (the "Town") was incorporated in 1974, under the provisions of Article XX of the Colorado Constitution and Municipal Home Rule Act of 1971. The Town operates under an elected Town Council. The Town provides services including general government, public safety, public works, and parks services. The Town is located in Gunnison County, Colorado.

The Town'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 and used by the Town are discussed below.

A. Reporting Entity

The reporting entity consists of (a) the primary government, i.e., the Town, and (b) organizations for which the Town is financially accountable. The Town 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 Town. 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 Town. Organizations for which the nature and significance of their relationship with the Town are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

The accompanying financial statements present the primary government and its component units; entities for which the government is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the Town's operations. The Town reports the Downtown Development Authority as a blended component unit special revenue fund.

B. Government-wide and Fund Financial Statements

The Town's basic financial statements include both government-wide (reporting the Town as a whole) and fund financial statements (reporting the Town's major funds).

Government-wide financial statements report on information of all of the activities of the Town. Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The Town's public safety, public works, culture and recreation, and administration functions are classified as governmental activities.

The government-wide Statement of Activities reports both the gross and net cost of each of the Town's governmental functions. The governmental functions are also supported by general government revenues (sales taxes, property and specific ownership taxes, investment earnings, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, and operating and capital grants. Program revenues must be directly associated with the governmental function. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

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

I. Summary of Significant Accounting Policies (continued)

C. Fund Financial Statements

The financial transactions of the Town are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, fund equity, revenues, and expenditures/expenses.

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

The Town reports the following major governmental funds:

The *General Fund* is the Town's primary operating fund. It accounts for all financial resources of the Town, except those required to be accounted for in another fund.

The *Admissions Tax Fund* accounts for the admissions tax revenues that are set aside to support the Town's marketing, event sponsorship, and transportation needs.

The *Downtown Development Authority* accounts for the Town's blended component unit, the Downtown Development Authority ("the "DDA"). The DDA has a dedicated mill levy to fund operations.

The *Housing Authority Fund* helps establish affordable housing and provides down payment assistance to the Town's employees. This fund is primarily funded through development in-lieu of fees.

The *Capital Projects Fund* accounts for the financial resources and expenditures of the Town's mill levy restricted for capital projects and equipment.

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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. Financial statement presentation refers to classification of revenues by source and expenses by function.

1. Long-term Economic Focus and Accrual Basis

Both governmental and business-type activities in the government-wide financial statements and the proprietary fund 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.

The Town had no business-type activities in 2025.

I. Summary of Significant Accounting Policies (continued)

D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

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 (60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred.

Franchise fees, licenses, and interest associated with current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenue of the current fiscal period. Sales and lodging taxes collected by vendors at year end on behalf of the Town are also recognized as revenue if collected within 30 days after year end. Expenditure driven grants are recognized as revenue when qualified expenditures have been incurred and all other grant requirements have been met. All other revenue items are considered to be measurable and available only when cash is received by the Town.

3. Financial Statement Presentation

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. An exception to this general rule are payments where the amounts are reasonably equivalent to the value of the interfund services provided and other charges between the various functions of the Town. Elimination of these charges would distort the direct costs and program revenues reported for Town functions.

Amounts reported as program revenues include 1) charges to customers and applicants for goods, services or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

E. Financial Statement Accounts

1. Cash, Cash Equivalents, and Investments

The Town pools deposits and investments of all funds. Each fund’s share of the pool is readily identified by the Town’s internal records.

Cash and cash equivalents include amounts of demand deposits as well as short term investments with a maturity date within 3 months of the date acquired by the Town.

Investments are stated at fair value or net asset value. The change in fair value and amortized cost of investments is recognized as an increase or decrease to investment assets and investment income.

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

1. Cash, Cash Equivalents, and Investments (continued)

The Town follows Colorado state statutes as an investment policy, which permits investments in the following type of obligations which corresponds with state statutes:

- U.S. Treasury obligations (maximum maturity of 60 months)
- Federal instrumentality securities (maximum maturity of 60 months)
- FDIC-insured certificates of deposit (maximum maturity of 18 months)
- Corporate bonds (maximum maturity of 36 months)
- Prime commercial paper (maximum maturity of 9 months)
- Eligible banker's acceptances
- Repurchase agreements
- General obligations and revenue obligations
- Local government investment pools
- Money market mutual funds

2. Receivables

Receivables are reported net of an allowance for uncollectible accounts. At December 31, 2025, the Town did not consider any such allowance necessary.

3. Joint Venture

The Town's 50% equity interest in the Mountain Express joint venture (as discussed in note IV.B.) has been recorded in the governmental activities column of the Statement of Net Position.

The Town's initial investment in the joint venture was recorded as an expenditure in the General Fund at the time the investment was made.

4. Capital Assets

Capital assets, which include land, buildings and improvements, equipment, vehicles and infrastructure assets, are reported in the applicable governmental or business-type activity columns in the government-wide financial statements.

Capital assets are defined by the Town as assets with an initial cost of $5,000 or more and an estimated useful life in excess of one year. Such assets are recorded at cost where historical records are available and at an estimated historical cost where no historical record exists. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Capital outlay for projects is capitalized as projects are constructed. Interest incurred during the construction phase is expensed as incurred.

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

4. Capital Assets (continued)

Capital assets (excluding land, certain intangibles, and projects in progress) are depreciated, using the straight-line method, over the following estimated useful lives:

Building and improvements	25 - 40 years
Infrastructure	10 - 50 years
Vehicles and heavy equipment	5 - 15 years
Office furniture and equipment	5 - 10 years

5. Long-term Debt

Long-term debt is reported as a liability on the government-wide financial statements.

At the governmental fund reporting level, debt proceeds are reported as other financing sources and uses. Debt issuance costs are reported as expenditures / expense when incurred.

6. Compensated Absences

The Town allows employees to accumulate earned but unused vacation and sick pay benefits. Upon termination, the Town pays 100% of an employee's accrued vacation hours and 33% of accrued sick hours. On the government-wide statements, vacation and sick pay are accrued when incurred and reported as a liability of the governmental activities. In the governmental funds, compensated absences expected to be liquidated with expendable available financial resources are reported as an expenditure and a fund liability of the governmental fund that will pay it. Amounts not expected to be liquidated with expendable available financial resources are not reported as expenditures.

7. Pensions

The Town participates in the Statewide Retirement Plan ("SRP"), administered by the Fire and Police Pension Association of Colorado ("FPPA"). The Statewide Retirement Plan is a cost-sharing multiple-employer defined benefit pension plan.

The Town also participates in the Local Government Division Trust Fund ("LGDTF"), a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employees' Retirement Association of Colorado ("PERA").

The net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position ("FNP"), and additions to / deductions from the FNP of the plans have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

8. Defined Benefit Other Post Employment Benefit ("OPEB") Plan

The Town participates in the Health Care Trust Fund ("HCTF"), a cost-sharing multiple-employer defined benefit OPEB fund administered by PERA. The net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, OPEB expense, information about the FNP and additions to/deductions from the FNP of the HCTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefits paid on behalf of health care participants are recognized when due and/or payable in accordance with the benefit terms. Investments are reported at fair value.

9. Deferred Outflows of Resources and Inflows of Resources

In addition to assets, the Statement of Net 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 Town has two items that qualify for reporting in this category, which are the pension-related and OPEB-related deferred outflows reported in the government-wide Statement of Net Position.

In addition to liabilities, the Statement of Net 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 and so will not be recognized as an inflow of resources (revenue) until that time. The Town has three items that qualify for this type of reporting, pension-related and OPEB-related deferred inflows, and property taxes.

10. Fund Equity

Governmental accounting standards establish fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. Fund balance classifications include Non-spendable, Restricted, Committed, Assigned and Unassigned. These classifications reflect not only the nature of the funds, but also provide clarity to the level of restraint, such as external versus internal compliance requirements.

Unassigned fund balance is a residual classification within the General Fund. The General Fund should be the only fund that reports a positive unassigned balance. In all other funds, unassigned fund balance is limited to negative residual fund balance. For further details on the various fund balance classifications, refer to Note IV.G.

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

11. Net Position

Net position represents the difference between assets and liabilities, and deferred inflows of resources.

Net position can be reported in three categories: net investment in capital assets, restricted, and unrestricted. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any borrowings used for the acquisition or construction of improvements on those assets. Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the Town or through external restrictions imposed by creditors, grantors, laws, or regulations of other governments.

F. Significant Accounting Policies

1. Use of Estimates

The preparation of financial statements in conformity with GAAP requires the Town'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.

2. Restricted and Unrestricted Resources

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

II. Reconciliation of Government-wide and Fund Financial Statements

These financial statements include a reconciliation between the total fund balances of all governmental funds as presented on the Governmental Funds Balance Sheet and the net position of governmental activities as reported in the government-wide Statement of Net Position. Additionally, these financial statements include a reconciliation between the total net change in fund balances of all governmental funds as presented on the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances and the change in net position of governmental activities as reported in the government-wide Statement of Activities.

III. Stewardship, Compliance, and Accountability

A. Budgetary Information

An annual budget and appropriation ordinance is adopted by Town Council in accordance with the Town's Home Rule Charter.

Annual appropriations are adopted for all funds. Expenditures may not legally exceed appropriations at the fund level. All appropriations lapse at year-end.

The Town followed these procedures 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 Town a certified assessed valuation of all taxable property within the Town's boundaries.

(2) Prior to the end of the 2024 fiscal year, the Town Manager submitted to the Town Council a budget and accompanying message.

(3) Prior to December 15, 2024, the Town computed and certified to the County Commissioners a levy rate that derived the necessary property taxes as computed in the proposed budget.

(4) After a required publication of "Notice of Proposed Budget", the Town adopted the proposed budget and an appropriation resolution which legally appropriated expenditures for the upcoming year.

(5) After adoption of the budget ordinance, the Town may make the following changes: a) transfer appropriated money between funds; b) approve supplemental appropriations to the extent of revenues in excess of those estimated in the budget; c) approve emergency appropriations; and d) 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 1 in the year of collection; however, they may be paid in either one installment (no later than April 30) or two equal installments (not later than February 28 and June 15) without interest or penalty. Taxes that are not paid within the prescribed time bear interest at the rate of 1% per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 16.

Expenditures in the General Fund and the Housing Authority Fund exceeded their respective appropriations for 2025, by $322,053 and $1,022,897, respectively. This may be a violation of Colorado state budget statutes.

B. TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer's Bill of Rights ("TABOR"). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government.

III. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment (continued)

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. The reserve is calculated at 3% of fiscal year spending for fiscal years ending after December 31, 1995. Fiscal year spending excludes bonded debt service and enterprise spending. The Town has reserved $460,000 of the December 31, 2025 year-end fund balance in the General Fund for this purpose, which is the approximate required reserve amount.

At an April 5, 1994 election, the Town's voters passed the following ballot question:

Shall the Town of Mt. Crested Butte be authorized to collect and increase fiscal year spending such that the full revenues generated during 1993 and each subsequent year thereafter by its existing sales and use tax and from all other sources other than municipal taxes, without any increase in sales and use tax rates, to be expended without limitation under Article. X, Section 20 of the Colorado Constitution, for (a) snow removal; (b) street sweeping; (c) street construction, repair, and maintenance (d) capital improvements; (e) police protection; (f) storm drainage; (g) parks and recreation; (h) transportation; and (i) other municipal services; and without limiting in any year the amount of other revenues that may be collected and spent by the Town of Mt. Crested Butte under Article X, Section 20, of the Colorado Constitution, or any other law, provided that there shall be no increase in the Town's existing sales and use tax rates unless approved by a majority of the Town of Mt. Crested Butte voters voting on any such proposed increase?

In addition, at an April 4, 2000 election, the Town's electorate passed the following ballot question:

Shall the Town of Mt. Crested Butte, Colorado, taxes be increased $245,000 in the first fiscal year (2001) and annually thereafter in such amounts as are received each year by the imposition of an additional mill levy, not to exceed five (5) mills, upon taxable property within the town, commencing with tax year 2000, an continuing thereafter, such revenues to be collected, retained, and spent for the purposes of defraying salary expenses of the Town of Mt. Crested Butte police department and other Town of Mt. Crested Butte employees, acquisition of equipment, and/or other lawful municipal purposes, as voter approved revenue change and an exception to the limits which would otherwise apply under Article X, Section 20, of the Colorado Constitution or any other law?

The Town's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

IV. Detailed Notes on All Funds

A. Deposits and Investments

The Town's deposits are entirely covered by federal depository insurance ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). Amounts on deposit in excess of $250,000, the FDIC-insured limit at each participating institution, must be collateralized. The eligible collateral is determined by the PDPA. The PDPA allows the institution to create a single collateral pool for all public funds. The collateral pool is to be maintained by another institution or held in trust for all the uninsured public as a group. The fair value of the collateral must equal or exceed 102% of the uninsured deposits. At December 31, 2025, the carrying value of the Town's deposits was $929,320 and the bank balance of these accounts was $1,160,034.

At the end of 2025, the Town held deposits and investments with the following maturities:

	Standard & Poor's Rating (Fitch)	Carrying Amounts	Maturities	
			Less than one year	Less than five years
Deposits:				
Petty cash	Not Rated	$ 43	43	-
Checking	Not Rated	444,794	444,794	-
Savings and money market	Not Rated	307,322	307,322	-
Non-negotiable certificates of deposit	Not Rated	177,204	177,204	-
Investments:				
Negotiable certificates of deposit	Not Rated	246,324	-	246,324
Investment pools	AAAmmf	7,554,100	7,554,100	-
US Treasuries	AA+	579,975	-	579,975
Total		$ 9,309,762	8,483,463	826,299

The Town's cash and investments are presented on the Statement of Net Position as follows:

Cash and investments - Unrestricted	$ 9,232,645
Cash and investments - Restricted	77,117
	$ 9,309,762

The Town's restricted cash of $77,117 is held for future police benefits.

The Town measures and records its investments using fair value measurement guidelines established by GAAP. 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

IV. Detailed Notes on All Funds (continued)

A. Deposits and Investments (continued)

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

	Total	Fair Value Measurements Using Level 1	Level 2	Level 3
Investments Measured at Fair Value				
Negotiable certificates of deposit	$ 246,324	-	246,324	-
US Treasuries	579,975	579,975	-	-
Total	$ 826,299	579,975	246,324	-

	Total
Investments Measured at Net Asset Value	
COLOTRUST	$ 4,190,669
C-SAFE	3,363,431
Total	$ 7,554,100

Debt securities classified in Level 1 are valued using prices quoted in active markets for those securities. Negotiable certificates of deposit classified in Level 2 are valued using matrix pricing, based on the securities' relationship to benchmark quoted prices.

Interest Rate Risk: As a means of limiting its exposure to interest rate risk, the Town diversifies its investments by security type and institution. The Town also coordinates the maturities of its investments to closely match cash flow needs and invests in securities with limited, shorter-term maturities.

Credit Risk: State law limits investments to those authorized by State statutes, including U.S. agencies and 2a7-like pools. The Town's investment policy is to apply the prudent-investor 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.

Pools: The Town's holdings in investment pools are comprised of balances with Colorado Government Liquid Asset Trust ("COLOTRUST") and Colorado Surplus Asset Fund Trust ("C-SAFE"), which are investment vehicles registered with the State Securities Commissioner that have been established for local government entities in Colorado to pool surplus funds (collectively, the "Trusts"). The Trusts operate similarly to money market funds, whereby each share is equal in value to $1. Investments of the Trusts consist of U.S. Treasury bills, notes and note strips, and repurchase agreements collateralized by U.S. Treasury securities. The Town has no regulatory oversight for the Trusts. Investment balances in the pools are not subject to limitations or restrictions on withdrawals.

These investments are not categorized because the underlying securities cannot be determined.

IV. Detailed Notes on All Funds (continued)

B. Investment in Joint Venture

Mountain Express is a joint venture of the Town and the Town of Crested Butte, established to provide bus service to the Crested Butte ski area and throughout the towns. The towns contribute 95% of their respective municipal 1% sales tax adopted for transportation services to Mountain Express. The Town also contributes 25% of its 4% admissions tax designated for transportation. In 2022, the Town Board approved an additional 10% contribution of the admissions tax.

Mountain Express' financial information as of and for the year ended December 31, 2025 is summarized as follows:

Assets:	
Cash and investments	$ 2,535,055
Other assets	3,336,817
Total assets	$ 5,871,872
Total liabilities	$ 314,993
Net position	$ 5,556,879
Total contributions and other revenues	$ 3,874,713
Total expenses and distributions	(4,180,701)
Change in net position	$ (305,988)

The separately-issued financial statements of Mountain Express as of and for the year ended December 31, 2025 are available from the Town.

C. Interfund Receivables, Payables, and Transfers

Interfund balances were as follows:

Due To	Due From	Balance	Purpose
General Fund	Housing Authority	$ 1,534,350	Result of interfund services provided
General Fund	Capital Projects	102,028	Result of interfund services provided

The following interfund transfers occurred during the year ended December 31, 2025:

Transferred From	Transferred To	Amount Transferred	Purpose
General Fund	Capital Projects	$ 800,000	Fund capital projects
Capital Projects	Debt Service	200,000	To cover current year debt payments

D. Notes Receivable

The Town loans employees funds for down payment assistance. The terms of each agreement are up to two years. At December 31, 2025 the Town had $168,179 in outstanding promissory notes with employees.

IV. Detailed Notes on All Funds (continued)

D. Notes Receivable (continued)

In August 2018, the Town paid Pearls Management, LLC $1,050,000 to develop a parking lot at 18 Treasury Road. The parking lot was never developed, and this amount is now due back to the Town. As of December 31, 2025 the Town has collected $500,000 and $550,000 is considered receivable within one year under the terms of a promissory note. The revenue related to amount receivable at December 31, 2025 is classified as a deferred inflow of resources because the funds are not immediately available to the Town. This revenue for this item has been reported as a special item.

E. Capital Assets

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

	Beginning Balance	Additions	Deletions and Transfers	Ending Balance
Governmental activities:				
Capital Assets Not Being Depreciated:				
Land	$ 6,420,346	-	-	6,420,346
Capital Assets, Not Being Depreciated	6,420,346	-	-	6,420,346
Capital Assets Being Depreciated:				
Buildings and improvements	4,921,053	1,044,568	-	5,965,621
Infrastructure	17,151,932	304,001	-	17,455,933
Vehicles and heavy equipment	3,319,288	314,135	(18,207)	3,615,216
Office furniture and equipment	327,077	20,464	(21,182)	326,359
Total Capital Assets Being Depreciated	25,719,350	1,683,168	(39,389)	27,363,129
Less Accumulated Depreciation For:				
Buildings and improvements	(724,304)	(150,840)	-	(875,144)
Infrastructure	(9,062,815)	(738,839)	-	(9,801,654)
Vehicles and heavy equipment	(1,757,411)	(370,353)	18,207	(2,109,557)
Office furniture and equipment	(327,076)	(4,094)	21,182	(309,988)
Total Accumulated Depreciation	(11,871,606)	(1,264,126)	39,389	(13,096,343)
Capital Assets, Net of Accumulated Depreciation	13,847,744	419,042	-	14,266,786
Governmental Activities Capital Assets, Net	$ 20,268,090	419,042	-	20,687,132

Depreciation expense for 2025 was charged to Town functions as follows:

Governmental Activities:	
General government	$ 260,024
Public safety	79,330
Public works	351,972
Culture and recreation	572,800
Total Depreciation Expense - Governmental Activities	$ 1,264,126

IV. Detailed Notes on All Funds (continued)

F. Long-term Liabilities

1. 2010 Revenue Bonds

In March 2010, the Town issued Sales and Use Tax Revenue Bonds, Series 2010 (the "Series 2010 Bonds"), in the principal amount of $2,450,000 to finance various infrastructure improvements. Interest on the Series 2010 Bonds is payable semi-annually in June and December at a rate of 5.25% per annum, with principal payments due annually in December through maturity in 2030. Debt service on the Series 2010 Bonds are made from the Debt Service Fund, and funded through a transfer from the Capital Projects Fund.

Aggregate annual debt service requirements to maturity on the Series 2010 Bonds as of December 31, 2025 are as follows:

	Principal	Interest	Total
2026	$ 155,000	41,606	196,606
2027	165,000	33,206	198,206
2028	175,000	24,281	199,281
2029	185,000	14,831	199,831
2030	190,000	4,988	194,988
Total	$ 870,000	118,912	988,912

2. Equipment Note

During October 2022, the Town entered into an equipment financing agreement in the principal amount of $670,280 with JPMorgan Chase Bank for the purchase of the purchase of a loader and plow truck. Payments are due annually in October through maturity in 2031, and bear interest of 5.057% per annum.

Annual debt service requirements to maturity on the note are as follows:

	Principal	Interest	Total
2026	$ 61,627	21,228	82,855
2027	64,743	18,112	82,855
2028	68,017	14,838	82,855
2029	71,457	11,398	82,855
2030	75,070	7,785	82,855
2031 - 2034	75,626	3,988	79,614
Total	$ 416,540	77,349	493,889

IV. Detailed Notes on All Funds (continued)

F. Long-term Liabilities (continued)

3. Lease Purchase Financing

In November 2024, the Town entered into a site lease and lease purchase agreement in the amount of $4,080,000 with JPMorgan Chase Bank to finance the construction of the Homestead Affordable Housing Project.

The debt includes a tax-exempt portion of $1,020,000 and taxable portion of $3,060,000. Payments are due annually in December, from 2025 through maturity in 2034. The tax-exempt portion of the debt bears interest at 3.85% per annum, while the taxable portion bears interest at 4.85% per annum.

Annual debt service requirements (combining the tax-exempt and taxable portions) to maturity on the lease are as follows:

	Principal	Interest	Total
2026	$ 350,000	173,010	523,010
2027	360,000	156,935	516,935
2028	380,000	140,375	520,375
2029	395,000	122,895	517,895
2030	415,000	104,738	519,738
2031 - 2034	1,860,000	216,924	2,076,924
Total	$ 3,760,000	914,877	4,674,877

4. Changes in Long-Term Liabilities

Long-term liability activity for the year ended December 31, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
2010 Revenue bonds	$ 1,020,000	-	(150,000)	870,000	155,000
Equipment note	475,200	-	(58,660)	416,540	61,627
Lease purchase financing	4,080,000	-	(320,000)	3,760,000	350,000
Accrued compensated absences*	287,104	51,287	-	338,391	84,598
Net pension liability	1,165,751	-	(68,587)	1,097,164	-
Net OPEB liability	86,086	-	(22,788)	63,298	-
Total Governmental Activities Long-term Liabilities	$ 7,114,141	51,287	(620,035)	6,545,393	651,225

*The change in accrued compensated absences is presented as a net change.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

1. FPPA Statewide Retirement Plan

Plan Description. The Statewide Retirement Plan (the "SRP") is a cost-sharing multiple-employer defined benefit pension plan. The SRP consists of four components: Defined Benefit Component, Hybrid Defined Benefit Component, Social Security Component and Money Purchase Component. The SRP currently has 230 participating employer fire and police departments.

The Defined Benefit Component and Social Security Component cover substantially all full-time employees of participating fire or police departments in Colorado hired on or after April 8, 1978, provided that they are not already covered by a statutorily exempt plan. Employers once had the option to withdraw from the SRP, but a change in state statutes eliminated this option effective January 1, 1988, unless the employer elects and is determined to be eligible to participate in the Statewide Money Purchase Plan.

In 2003, legislation was enacted that allows departments who cover their firefighters and police officers in money purchase plans to elect coverage under the SRP. As of August 5, 2003, clerical and other personnel from fire districts whose services are auxiliary to fire protection may also participate in the SRP. As of January 1, 2020, Colorado police and sheriff departments who participate in Social Security have the option of affiliating for coverage under the SRP.

The SRP's assets are in the Fire & Police Members' Benefit Investment Fund Long-Term Pool and the Fire & Police Members' Self-Directed Investment Fund (for Deferred Retirement Option Plan ("DROP") assets and Money Purchase Component assets). The Long-Term Pool is designed primarily for open plans with a longer time horizon, appropriate risk tolerance, and lower liquidity needs. The investment return assumption is 7 percent.

Members participating in DROP or in the Money Purchase Component choose among various investment options offered by an outside investment manager. The SRP is administered by the Fire and Police Pension Association of Colorado ("FPPA"). FPPA issues a publicly available annual comprehensive financial report that can be obtained on FPPA's website at http://www.FPPAco.org.

Description of Benefits. The FPPA Board of Directors may change the retirement age on an annual basis, depending upon the results of the actuarial valuation and other circumstances. The Normal Retirement Age should not be less than age 55 or more than age 60. Any member with at least 25 years of service may retire at any time after age 55 and shall be eligible for a normal retirement pension. Members with combined age and years of service totaling 80 or more, with a minimum age of 50 also qualify for a normal retirement pension.

A member is eligible for retirement after attainment of age 55 with at least five years of credited service.

A member is eligible for an early retirement after completion of 30 years of service or attainment of age 50 with at least five years of credited service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Retirement Plan (continued)

Description of Benefits (continued). The annual retirement benefit for the Defined Benefit Component is 2.0 percent of the average of the member's highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent of the average of the member's highest three years' base salary for each year of service thereafter.

Beginning January 1, 2007, the annual normal retirement benefit for the Social Security Component is 1.0 percent of the average of the member's highest three years base salary for each year of credited service up to then years plus 1.25 percent of the average of the member's highest three years' base salary for each year thereafter. Prior to 2007, the benefit for members of the Social Security Component will be reduced by the amount of social security income the member receives annually, calculated as if the social security benefit started as of age 62.

The annual retirement benefit of the Hybrid Defined Benefit Component is 1.9 percent of the average of the member's highest three years' base salary for each year of credited service through December 31, 2022 and 1.5 percent of the average of the member's highest three years' base salary for each year of credited service after January 1, 2023.

Benefits paid to retired members and beneficiaries may be increased annually on October 1 via cost of living adjustment ("COLA"). COLAs may be compounding or non-compounding. The increase in benefits, if any, is based on the FPPA Board of Directors' discretion. Compounding COLAs can range from 0 percent to the higher of 3 percent or the Consumer Price Index for Urban Wage Earners and Clerical Workers. Non-compounding COLAs take into consideration the investment returns, compounding COLAs and other economic factors. COLAs may begin once the retired member has been receiving retirement benefits for at least 12 calendar months prior to October 1.

Upon termination, the vested account balance within the Money Purchase Component becomes available to the member.

Upon termination, a member may elect to have their member contributions, along with 5.0 percent as interest, returned as a lump sum distribution in lieu of a retirement benefit.

Contributions. Contribution rates for the SRP are set by state statute. The FPPA Board of Directors may further increase the required contributions, equally between employer and member, upon approval through an election of both employers and members.

Members of the Defined Benefit Component contribute 12.0 percent of base salary. In 2020, legislation was enacted to increase the employer contributions rate to the SRP beginning in 2021. Employer contribution rates will increase 0.5 percent annually through 2030 to a total of 13.0 percent of base salary. These increases result in a combined contribution rate of 25.0 percent of base salary in 2030. In 2024, the total combined member and employer contribution rate was 22.2 percent.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Retirement Plan (continued)

Contributions (continued). Contributions from Defined Benefit Component members and employers of plans reentering the Defined Benefit Component are established by resolution and approved by the FPPA Board of Directors. The continuing rate of contribution for reentry groups is determined for each reentry group. The additional contribution amount is determined locally and may be paid by the member, the employer or split 50/50. Per the 2020 legislation, the required employer contribution rate for reentry departments also increases 0.5 percent annually. These increases result in a minimum combined contribution rate of 25.2 percent in 2030. In 2024, the total minimum required member and employer contribution rate was 22.2 percent.

Members of the Social Security Component contribute 6.0 percent of base salary. Per the 2020 legislation, employer contribution rates will increase 0.25 percent annually through 2030 to a total of 6.5 percent of base salary. These increases result in a combined contribution rate of 12.5 percent of base salary in 2030. In 2024, the total combined member and employer contribution rate was 11.00 percent.

The Hybrid Defined Benefit Component and Money Purchase Component members and their employers are currently each contributing at the rate determined by the individual employer. Effective January 1, 2023, the employer and member minimum contribution rates will increase by 0.125 percent annually until they reach a minimum rate of 9 percent each and at least a combined rate of 18 percent in 2030. In 2024, the total minimum combined member and employer contribution rate was 17.0 percent.

The Hybrid Defined Benefit Component sets contribution rates at a level that enables the defined benefits to be fully funded at the member's retirement date. The amount allocated to the Hybrid Defined Benefit Component is set annually by the FPPA Board of Directors. The Hybrid Defined Benefit Component contribution rate from July 1, 2024 through June 30, 2025 is 14.56 percent. The Hybrid Defined Benefit Component contribution rate from July 1, 2023 through June 30, 2024 was 14.24 percent. Contributions in excess of those necessary to fund the defined benefit are allocated to the member's self-directed account in the Money Purchase Component.

A member of the SRP may elect to make voluntary after-tax contributions to the Money Purchase Component of the SRP. Additional voluntary contributions from the employer are made on a pre-tax basis.

Within the Money Purchase Component, members are always fully vested in their own contributions, as well as the earnings on those contributions. Vesting in the employer’s contributions within the Money Purchase Component, and earnings on those contributions occurs according to the vesting schedule set by the plan document at 20 percent per year after the first year of service and to be 100 percent vested after five years of service or the attainment of age 55. Employer and member contributions are invested in funds at the discretion of members.

A member of the SRP may elect to make voluntary after-tax contributions to the Money Purchase Component of the SRP. Additional voluntary contributions from the employer are made on a pre-tax basis.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Retirement Plan (continued)

Net Pension (Asset)/Liability. At December 31, 2025, the Town reported $0 for its proportionate share of the SRP's net pension (asset) / liability. The net pension liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2025. The Town's proportion of the net pension liability was based on Town contributions to the SRP for calendar year 2024 relative to the total contributions of participating employers to the SRP.

At December 31, 2025, the Town's proportion was 0.07596%, as compared to 0.08097% at December 31, 2024.

For the year ended December 31, 2025, the Town recognized pension (revenues) expense of $21,527 . At December 31, 2025, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 182,542	$ 5,710
Changes of assumptions or other inputs	65,330	-
Net difference between projected and actual earnings on pension plan investments	25,932	-
Changes in proportion and differences between contributions recognized and proportionate share of contributions	18,860	251,216
Contributions subsequent to the measurement date	82,097	-
Total	$ 374,761	256,926

Contributions subsequent to the measurement date of December 31, 2024, which are reported as deferred outflows of resources related to pensions, will be recognized as a reduction of the net pension liability in the subsequent year.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Retirement Plan (continued)

Net Pension (Asset)/Liability (continued).

The following table presents the Town's net amount of collective deferred inflows and outflows of resources that will be recognized in the collective pension expense for each of the subsequent five years and in the aggregate thereafter:

Years Ending December 31		
2026	$	38,053
2027		73,709
2027		(28,803)
2027		(25,034)
2028		(11,173)
Thereafter		(11,014)
	$	35,738

Actuarial assumptions. The collective total pension (asset) / liability as of December 31, 2024 is based upon the January 1, 2024 actuarial valuation. The actuarially determined contributions as of December 31, 2024 are based upon the January 1, 2023 actuarial valuation.

Actuarial Assumptions	Total Pension Liability	Actuarially Determined Contributions
Actuarial Valuation Date - January 1	2025	2024
Actuarial Method	Entry Age Normal	Entry Age Normal
Amortization Method	N/A	Level % of Payroll, Open
Amortization Period	N/A	30 Years
Long-term investment Rate of Return *	7.0%	7.0%
Projected Salary Increases	4.25% to 11.25%	4.25% to 11.25%
Cost of Living Adjustments (COLA)	0.0%	0.0%
* Includes Inflation at	2.5%	2.5%

For determining the total pension liability, the post-retirement mortality tables for non-disabled retirees uses the Pub-2010 Safety Healthy Annuitant Mortality Tables for males and females, amount-weighted, and then projected using the ultimate values of the MP-2020 projection scale for all years. The pre-retirement mortality assumption uses Pub-2010 Safety Healthy Employee Mortality Tables for males and females, amount-weighted, and then projected with the MP-2020 Ultimate projection scale. The pre-retirement non-duty mortality tables are adjusted to 60% multiplier. The on-duty mortality rate is 0.00015.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Retirement Plan (continued)

Actuarial assumptions (continued). For determining the actuarially determined contributions, the post-retirement mortality tables for non-disabled retirees uses the Pub-2010 Safety Healthy Annuitant Mortality Tables projected with the ultimate values of the MP-2020 projection scale. The pre-retirement off-duty mortality tables are adjusted to 60% of the MP-2020 mortality tables for active employees. The on-duty mortality rate is 0.00015.

At least every five years the FPPA's Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions. At its July 2022 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations were made by the FPPA's actuaries, Gabriel, Roeder, Smith & Company, based upon their analysis of past experience and expectations of the future. The assumption changes were effective for actuarial valuations beginning January 1, 2023. The actuarial assumptions impact actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed at 2.5 percent). Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2025 are summarized in the following table:

Asset Class	Target Allocation	Long Term Expected Real Rate of Return
Global Equity	33%	7.00%
Equity Long/Short	6%	6.20%
Private Markets	34%	8.80%
Fixed Income - Rates	7%	5.00%
Fixed Income - Credit	7%	6.50%
Absolute Return	9%	5.70%
Cash	4%	4.20%
Total	100%	

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Retirement Plan (continued)

Actuarial assumptions (continued). The discount rate used to measure the total pension liability was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Colorado statutes. Based on those assumptions, the SRP fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The COLA assumption reflects the true nature of Board's Benefits Policy which includes a variable COLA and supplemental payments. Consistent with Board's policy, the new COLA assumption will fluctuate from year to year depending on plan experience and is the long-term COLA assumption which results in no Net Pension Asset. If current assets do not support Total Pension Liabilities using a COLA assumption of greater than 0.00%, then a COLA assumption of 0.00% will be used and a Net Pension Liability will be reported.

Discount Rate. Projected benefit payments are required to be discounted to their actuarial present values using a single discount rate that reflects (1) a long-term expected rate of return on pension plan investments (to the extent that the SRP's fiduciary net position is projected to be sufficient to pay benefits) and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the SRP's projected fiduciary net position is not sufficient to pay benefits).

For the purpose of this valuation, the expected rate of return on pension plan investments is 7.00 percent; the municipal bond rate is 4.08 percent (based on the weekly rate closest to but not later than the measurement date of the "state & local bonds" rate from Federal Reserve statistical release (H.15)); and the resulting single discount rate is 7.00 percent.

Regarding the sensitivity of the net pension liability/(asset) to changes in the single discount rate, the following presents the plan's net pension liability/(asset), calculated using a single discount rate of 7.00 percent, as well as what the plan's net pension liability/(asset) would be if it were calculated using a single discount rate that is one percent lower or one percent higher:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Proportionate share of net pension liability (asset)	$ 370,701	$ -	$ -

The net pension of liability of $0 reflects a reserve for cost-of-living adjustments and to manage adverse experience of $109,198 at a 7.00 percent discount rate and $506,580 at a 8.00 percent discount rate.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. PERA Local Government Division Trust Fund Plan

Plan Description. Eligible employees of the Town are provided with pensions through the Local Government Division Trust Fund Plan ("LGDTF") – a cost-sharing multiple-employer defined benefit pension plan administered by PERA. Plan benefits are specified in Title 24, Article 51 of the Colorado Revised Statutes (C.R.S.), administrative rules set forth at 8 C.C.R. 1502-1, and applicable provisions of the federal Internal Revenue Code. Colorado state law provisions may be amended from time to time by the Colorado General Assembly. PERA issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.copera.org/investments/pera-financial-reports.

Benefits Provided. PERA provides retirement, disability, and survivor benefits. Retirement benefits are determined by the amount of service credit earned and / or purchased, highest average salary, the benefit structure(s) under which the member retires, the benefit option selected at retirement, and age at retirement. Retirement eligibility is specified in tables set forth at C.R.S. § 24-51-602, 604, 1713, and 1714.

The lifetime retirement benefit for all eligible retiring employees under the PERA benefit structure is the greater of the:

- Highest average salary multiplied by 2.5% and then multiplied by years of service credit.

- The value of the retiring employee's member contribution account plus a 100% match on eligible amounts as of the retirement date. This amount is then annuitized into a monthly benefit based on life expectancy and other actuarial factors.

The lifetime retirement benefit for all eligible retiring employees under the Denver Public Schools (DPS) benefit structure is the greater of the:

- Highest average salary multiplied by 2.5% and then multiplied by years of service credit.

- $15 times the first 10 years of service credit plus $20 times service credit over 10 years plus a monthly amount equal to the annuitized member contribution account balance based on life expectancy and other actuarial factors.

In all cases the service retirement benefit is limited to 100% of highest average salary and cannot exceed the maximum benefit allowed by federal Internal Revenue Code.

Members may elect to withdraw their member contribution accounts upon termination of employment with all PERA employers; waiving rights to any lifetime retirement benefits earned. If eligible, the member may receive a match of either 50% or 100% on eligible amounts depending on when contributions were remitted to PERA, the date employment was terminated, whether 5 years of service credit has been obtained and the benefit structure under which contributions were made.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. PERA Local Government Division Trust Fund Plan (continued)

Benefits Provided (continued). Upon meeting certain criteria, benefit recipients who elect to receive a lifetime retirement benefit generally receive post-retirement cost-of-living adjustments, referred to as annual increases in the C.R.S. Subject to the automatic adjustment provision (AAP) under C.R.S. § 24-51-413, eligible benefit recipients under the PERA benefit structure who began membership before January 1, 2007, and all eligible benefit recipients of the DPS benefit structure will receive the maximum annual increase (AI) or AI cap of 1.00% unless adjusted by the AAP. Eligible benefit recipients under the PERA benefit structure who began membership on or after January 1, 2007, will receive the lesser of an annual increase of the 1.00% AI cap or the average increase of the Consumer Price Index for Urban Wage Earners and Clerical Workers for the prior calendar year, not to exceed a determined increase that would exhaust 10% of PERA's Annual Increase Reserve (AIR) for the LGDTF. The AAP may raise or lower the aforementioned AI cap by up to 0.25% based on the parameters specified in C.R.S. § 24-51-413.

Disability benefits are available for eligible employees once they reach five years of earned service credit and are determined to meet the definition of disability. For Safety Officers whose disability is caused by an on- the-job injury, the five-year service requirement is waived, and they are immediately eligible to apply for disability benefits. The disability benefit amount is based on the lifetime retirement benefit formula(s) shown above considering a minimum 20 years of service credit, if deemed disabled.

Survivor benefits are determined by several factors, which include the amount of earned service credit, highest average salary of the deceased, the benefit structure(s) under which service credit was obtained, and the qualified survivor(s) who will receive the benefits.

Contributions Provisions as of December 31, 2025. Eligible employees of the Town and the State are required to contribute to the LGDTF at a rate set by Colorado statute. The contribution requirements for the LGDTF are established under C.R.S. § 24-51-401, *et seq.* and § 24-51-413. Employee contribution rates are summarized in the table below:

	January 1, 2024 through December 31, 2024	**January 1, 2025 through December 31, 2025**
Employee contribution (all employees other than Safety Officers)	9.00%	9.00%
Safety Officers	13.00%	13.00%

* *Contribution rates for the LGDTF are expressed as a percentage of salary as defined in C.R.S. § 24-51-101(42).*

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. PERA Local Government Division Trust Fund Plan (continued)

Contributions Provisions (continued). The employer contribution requirements for all employees other than Safety Officers are summarized in the table below:

	January 1, 2024 through December 31, 2024	January 1, 2025 through December 31, 2025
Employer contribution rate	11.00%	11.00%
Amount of employer contribution apportioned to the Health Care Trust Fund as specified in C.R.S. § 24-51-208(1)(f)	(1.02%)	(1.02%)
Amount apportioned to the LGDTF	9.98%	9.98%
Amortization Equalization Disbursement (AED) as specified in C.R.S. § 24-51-411	2.20%	2.20%
Supplemental Amortization Equalization Disbursement (SAED) as specified in C.R.S. § 24-51-411	1.50%	1.50%
Defined Contribution Supplement as specified in C.R.S. § 24-51-415	0.08%	0.11%
Total employer contribution rate to the LGDTF	**13.76%**	**13.79%**

The employer contribution requirements for Safety Officers are summarized in the table below:

	January 1, 2024 through December 31, 2024	January 1, 2025 through December 31, 2025
Employer contribution rate	14.10%	14.10%
Amount of employer contribution apportioned to the Health Care Trust Fund as specified in C.R.S. § 24-51-208(1)(f)	(1.02%)	(1.02%)
Amount apportioned to the LGDTF	13.08%	13.08%
Amortization Equalization Disbursement (AED) as specified in C.R.S. § 24-51-411	2.20%	2.20%
Supplemental Amortization Equalization Disbursement (SAED) as specified in C.R.S. § 24-51-411	1.50%	1.50%
Defined Contribution Supplement as specified in C.R.S. § 24-51-415	0.08%	0.11%
Total employer contribution rate to the LGDTF	**16.86%**	**16.89%**

* *Contribution Rates for the LGDTF are expressed as a percentage of salary as defined in C.R.S. § 24-51-101(42).*

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. PERA Local Government Division Trust Fund Plan (continued)

Employer contributions are recognized by the LGDTF in the period in which the compensation becomes payable to the member and the Town is statutorily committed to pay the contributions to the LGDTF. Employer contributions recognized by the LGDTF from the Town were $283,914 for the year December 31, 2025.

The net pension liability for the LGDTF was measured as of December 31, 2024, and the total pension liability (TPL) used to calculate the net pension liability was determined by an actuarial valuation as December 31, 2023. Standard update procedures were used to roll-forward the TPL to 2024December 31, 2024. The Town's proportion of the net pension liability was based on the Town's contributions to the LGDTF for the calendar year 2024 relative to the total contributions of participating employers.

At December 31, 2025, the Town reported an liability of $1,097,164 for its proportionate share of the net pension liability.

At December 31, 2024 the Town proportion was 0.17881% which was an increase of 0.0200% from its proportion measured as of December 31, 2023

For the year ended December 31, 2025, the Town recognized pension expense (revenue) of $492,853. At December 31, 2025, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 82,790	$ -
Changes of assumptions or other inputs	32,380	-
Net difference between projected and actual earnings on pension plan investments	103,247	-
Changes in proportion and differences between contributions recognized and proportionate share of contributions	49,689	-
Contributions subsequent to the measurement date	283,914	-
Total	$ 552,020	$ -

$552,019 reported as deferred outflows of resources related to pensions, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ended December 31, 2025.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. PERA Local Government Division Trust Fund Plan (continued)

Contributions Provisions (continued). Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Years Ending December 31	
2026	$ 247,205
2027	264,845
2028	(174,758)
2029	(69,186)
	$ 268,106

Actuarial assumptions. The total pension liability in the **December 31, 2023** actuarial valuation was determined using the following actuarial assumptions and other inputs.

Actuarial Cost method	Entry age
Price inflation	2.30 percent
Real wage growth	0.70 percent
Wage inflation	3.00 percent
Salary increases, including wage inflation	3.20 - 11.30 percent
Long-term investment Rate of Return, net of pension plan investments	7.25 percent
Discount rate	7.25 percent
Post-retirement benefit increases:	
PERA Benefit Structure hired prior to 1/1/07; and DPS Benefit Structure (automatic)	1.00 percent compounded annually
PERA Benefit Structure hired after 12/31/06 (ad hoc, substantively automatic)	Financed by the Annual Increase Reserve (AIR)

1 *Post-retirement benefit increases are provided by the AIR, accounted separately within each Division Trust Fund, and subject to moneys being available; therefore, liabilities related to increases for members of these benefit tiers can never exceed available assets.*

As of the December 31, 2024, measurement date, the FNP and related disclosure components for the Local Government Division reflect additional payments related to the disaffiliation of Tri-County Health Department as a PERA-affiliated employer, effective December 31, 2022. The additional employer disaffiliation payment allocations to the Local Government Division Trust Fund and HCTF were $0.486 million and $0.020 million, respectively.

All mortality assumptions are developed on a benefit-weighted basis and apply generational mortality. Note that in all categories, displayed as follows, the mortality tables are generationally projected using scale MP-2019.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. PERA Local Government Division Trust Fund Plan (continued)

Actuarial assumptions (continued)

Pre-Retirement	Mortality Table	Adjustments, as Applicable
Members other than Safety Officers	PubG-2010 Employee	N/A
Safety Officers	PubS-2010 Employee	N/A
Post-Retirement (Retiree), Non-Disabled	**Mortality Table**	**Adjustments, as Applicable**
Members other than Safety Officers	PubG-2010 Healthy Retiree	**Males**: 94% of the rates prior to age 80/ 90% of the rates age 80 and older **Females**: 87% of the rates prior to age 80/ 107% of the rates age 80 and older
Safety Officers	PubS-2010 Healthy Retiree	N/A
Post-Retirement (Beneficiary), Non-Disabled	**Mortality Table**	**Adjustments, as Applicable**
All Beneficiaries	Pub-2010 Contingent Survivor	**Males**: 97% of the rates for all ages **Females**: 105% of the rates for all ages

Disabled	Mortality Table	Adjustments, as Applicable
Members other than Safety Officers	PubNS-2010 Disabled Retiree	99% of the rates for all ages
Safety Officers	PubS-2010 Disabled Retiree	N/A

The actuarial assumptions used in the December 31, 2023, valuations were based on the 2020 experience analysis, dated October 28, 2020, for the period January 1, 2016, through December 31, 2019. Revised economic and demographic assumptions were adopted by the PERA Board on November 20, 2020.

Based on the 2024 experience analysis, dated January 3, 2025, for the period January 1, 2020, to December 31, 2023, revised actuarial assumptions were adopted by PERA's Board on January 17, 2025, and were effective as of December 31, 2024. The following assumptions were reflected in the roll forward calculation of the total pension liability from December 31, 2023, to December 31, 2024.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. PERA Local Government Division Trust Fund Plan (continued)

Actuarial assumptions (continued)

Salary increases, including wage inflation:

Members other than Safety Officers	3.40%-13.00%
Safety Officers	3.20%-16.30%

Salary scale assumptions were altered to better reflect actual experience.

Rates of termination/withdrawal, retirement, and disability were revised to more closely reflect actual experience.

The estimated administrative expense as a percentage of covered payroll was increased from 0.40% to 0.45%.

The adjustments for credibility applied to the Pub-2010 mortality tables for active and retired lives, including beneficiaries, were updated based on the experience. All mortality assumptions are developed on a benefit-weighted basis. Note that in all categories, displayed as follows, the mortality tables are generationally projected using the 2024 adjusted MP-2021 projection scale.

Pre-Retirement	**Mortality Table**	**Adjustments, as Applicable**
Members other than Safety Officers	PubG-2010 Employee	N/A
Safety Officers	PubS-2010 Employee	N/A
Post-Retirement (Retiree), Non-Disabled	**Mortality Table**	**Adjustments, as Applicable**
Members other than Safety Officers	PubG-2010 Healthy Retiree	**Males**: 90% of the rates for all ages **Females**: 85% of the rates prior to age 85/ 105% of the rates age 85 and older
Safety Officers	PubS-2010 Healthy Retiree	N/A

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. PERA Local Government Division Trust Fund Plan (continued)

Actuarial assumptions (continued)

Post-Retirement (Beneficiary), Non-Disabled	Mortality Table	Adjustments, as Applicable
All Beneficiaries	Pub-2010 Contingent Survivor	**Males**: 92% of the rates for all ages **Females**: 100% of the rates for all ages

Disabled	Mortality Table	Adjustments, as Applicable
Members other than Safety Officers	PubNS-2010 Disabled Retiree	95% of the rates for all ages
Safety Officers	PubS-2010 Disabled Retiree	N/A

The long-term expected return on plan assets is monitored on an ongoing basis and reviewed as part of periodic experience studies prepared every four years, and asset/liability studies, performed every three to five years for PERA. The most recent analyses were outlined in the 2024 Experience Study report dated January 3, 2025.

Several factors are considered in evaluating the long-term rate of return assumption, including long-term historical data, estimates inherent in current market data, and a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and then adding expected inflation.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. PERA Local Government Division Trust Fund Plan (continued)

Actuarial assumptions (continued). The PERA Board first adopted the 7.25% long-term expected rate of return as of November 18, 2016. Following an asset/liability study, the Board reaffirmed the assumed rate of return at the Board's November 15, 2019, meeting, to be effective January 1, 2020. As of the most recent reaffirmation of the long-term rate of return, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

Asset Class	Target Allocation	30-Year Expected Geometric Real Rate of Return
Global Equity	51.00%	5.00%
Fixed Income	23.00%	2.60%
Private Equity	10.00%	7.60%
Real Estate	10.00%	4.10%
Alternatives	6.00%	5.20%
Total	100%	

Note: In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected rate of return assumption of 7.25%.

Discount rate. The discount rate used to measure the TPL was 7.25%. The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above . In addition, the following methods and assumptions were used in the projection of cash flows:

- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00%.

- Employee contributions were assumed to be made at the member contribution rates in effect for each year, including the required adjustments resulting from the 2018 and 2020 AAP assessments. Employee contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. PERA Local Government Division Trust Fund Plan (continued)

Discount rate (continued).

- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law for each year, including the required adjustments resulting from the 2018 and 2020 AAP assessments. Employer contributions also include current and estimated future AED and SAED, until the actuarial value funding ratio reaches 103%, at which point the AED and SAED will each drop 0.50% every year until they are zero. Additionally, estimated employer contributions reflect reductions for the funding of the AIR and retiree health care benefits. For future plan members, employer contributions were further reduced by the estimated amount of total service costs for future plan members not financed by their member contributions.

- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.

- The AIR balance was excluded from the initial FNP, as, per statute, AIR amounts cannot be used to pay benefits until transferred to either the retirement benefits reserve or the survivor benefits reserve, as appropriate. AIR transfers to the FNP and the subsequent AIR benefit payments were estimated and included in the projections.

- Benefit payments and contributions were assumed to be made at the middle of the year.

- As of the December 31, 2024, measurement date, the FNP and related disclosure components for the Local Government Division reflect payments related to the disaffiliation of Tri-County Health Department as a PERA-affiliated employer, effective December 31, 2022. The additional disaffiliation payment allocations to the Local Government Division Trust Fund and HCTF were $0.486 million and $0.020 million, respectively.

Based on the above assumptions and methods, the LGDTF's FNP was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7.25% on pension plan investments was applied to all periods of projected benefit payments to determine the TPL. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25%. There was no change in the discount rate from the prior measurement date.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. PERA Local Government Division Trust Fund Plan (continued)

Sensitivity of the Town's proportionate share of the net pension liability to changes in the discount rate. The following presents the proportionate share of the net pension liability calculated using the discount rate of 7.25%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is one percentage point lower (6.25%) or one percentage point higher (8.25%) than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of net pension liability (asset)	$ 2,401,473	$ 1,097,164	$ 1,396

Pension plan fiduciary net position. Detailed information about the LGDTF's FNP is available in PERA's ACFR which can be obtained at www.copera.org/investments/pera-financial-reports.

3. PERA Health Care Trust Fund OPEB Plan

Plan Description. Eligible employees of the Town are provided with OPEB through the Health Care Trust Fund ("HCTF") – a cost-sharing multiple-employer defined benefit OPEB plan administered by PERA. The HCTF is established under Title 24, Article 51, Part 12 of the CRS, as amended, and sets forth a framework that grants authority to the PERA Board to contract, self-insure, and authorize disbursements necessary in order to carry out the purposes of the *PERACare* program, including the administration of the premium subsidies. Colorado state law provisions may be amended by the Colorado General Assembly. PERA issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.copera.org/investments/pera-financial-reports.

Benefits Provided. The HCTF provides a health care premium subsidy to eligible participating PERA benefit recipients and retirees who choose to enroll in one of the PERA health care plans, however, the subsidy is not available if only enrolled in the dental and/or vision plan(s). The health care premium subsidy is based upon the benefit structure under which the member retires and the member's years of service credit. For members who retire having service credit with employers in the Denver Public Schools (DPS) Division and one or more of the other four Divisions (State, School, Local Government and Judicial), the premium subsidy is allocated between the HCTF and the Denver Public Schools Health Care Trust Fund (DPS HCTF). The basis for the amount of the premium subsidy funded by each trust fund is the percentage of the member contribution account balance from each division as it relates to the total member contribution account balance from which the retirement benefit is paid.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

Benefits Provided (continued). C.R.S. § 24-51-1202 et seq. specifies the eligibility for enrollment in the health care plans offered by PERA and the amount of the premium subsidy. The law governing a benefit recipient's eligibility for the subsidy and the amount of the subsidy differs slightly depending under which benefit structure the benefits are calculated. All benefit recipients under the PERA benefit structure and all retirees under the DPS benefit structure are eligible for a premium subsidy, if enrolled in a health care plan under *PERACare*. Upon the death of a DPS benefit structure retiree, no further subsidy is paid.

Enrollment in the *PERACare* health benefits program is voluntary and is available to benefit recipients and their eligible dependents, certain surviving spouses, and divorced spouses and guardians, among others. Eligible benefit recipients may enroll into the program upon retirement, upon the occurrence of certain life events, or on an annual basis during an open enrollment period.

PERA Benefit Structure. The maximum service-based premium subsidy is $230 per month for benefit recipients who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is $115 per month for benefit recipients who are 65 years of age or older or who are under 65 years of age and entitled to Medicare. The maximum service-based subsidy, in each case, is for benefit recipients with retirement benefits based on 20 or more years of service credit. There is a 5% reduction in the subsidy for each year less than 20. The benefit recipient pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount.

For benefit recipients who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related services, C.R.S. § 24-51-1206(4) provides an additional subsidy. According to the statute, PERA cannot charge premiums to benefit recipients without Medicare Part A that are greater than premiums charged to benefit recipients with Part A for the same plan option, coverage level, and service credit. Currently, for each individual *PERACare* enrollee, the total premium for Medicare coverage is determined assuming plan participants have both Medicare Part A and Part B and the difference in premium cost is paid by the HCTF or the DPS HCTF on behalf of benefit recipients not covered by Medicare Part A.

DPS Benefit Structure. The maximum service-based premium subsidy is $230 per month for retirees who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is $115 per month for retirees who are 65 years of age or older or who are under 65 years of age and entitled to Medicare. The maximum service-based subsidy, in each case, is for retirees with retirement benefits based on 20 or more years of service credit. There is a 5% reduction in the subsidy for each year less than 20. The retiree pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

DPS Benefit Structure (continued). For retirees who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related services, the HCTF or the DPS HCTF pays an alternate service-based premium subsidy. Each individual retiree meeting these conditions receives the maximum $230 per month subsidy reduced appropriately for service less than 20 years, as described above. Retirees who do not have Medicare Part A pay the difference between the total premium and the monthly subsidy.

Contributions. Pursuant to Title 24, Article 51, Section 208(1) (f) of the C.R.S., as amended, certain contributions are apportioned to the HCTF. PERA-affiliated employers of the State, School, Local Government, and Judicial Divisions are required to contribute at a rate of 1.02% of PERA-includable salary into the HCTF.

Employer contributions are recognized by the HCTF in the period in which the compensation becomes payable to the member and the Town is statutorily committed to pay the contributions. Employer contributions recognized by the HCTF from the Town were $21,000 for the year ended December 31, 2025.

Liabilities. At December 31, 2025, the Town reported a liability of $63,298 for its proportionate share of net OPEB. The net OPEB liability for the HCTF was measured as of December 31, 2024, and the total OPEB liability (“TOL”) used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2023. Standard update procedures were used to roll forward the TOL to 2024December 31, 2024. The Town’s proportion of the net OPEB liability was based on the Town’s contributions to the HCTF. For the calendar year 2024 relative to the total contributions of participating employers to the HCTF.

At December 31, 2024, the Town proportion was 0.01324%, which was an increase of 0.00118% from its proportion measured as of December 31, 2023.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

For the year ended December 31, 2025, the Town recognized OPEB expense (revenue) of ($7,050). At December 31, 2025, the Town reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ -	$ 13,962
Changes of assumptions or other inputs	726	20,233
Net difference between projected and actual earnings on pension plan investments	214	-
Changes in proportion and differences between contributions recognized and proportionate share of contributions	95,953	-
Contributions subsequent to the measurement date	21,000	-
Total	$ 117,893	$ 34,195

$117,893 reported as deferred outflows of resources related to OPEB, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net OPEB liability in the year ended December 31, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB related expense as follows:

Year Ending December 31	
2026	$ 11,208
2027	15,199
2028	13,104
2029	16,098
2030	7,938
Thereafter	(849)
	$ 62,698

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

Actuarial assumptions. The December 31, 2023, actuarial valuation used the following actuarial cost method and key actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.30%
Real wage growth	0.70%
Wage inflation	3.00%
Salary increases, including wage inflation	3.20% - 11.30%
Long-term investment rate of return, net of OPEB plan investment expenses, including price inflation	7.25%
Discount rate	7.25%
Health care cost trend rates	
PERA benefit structure:	
Service-based premium subsidy	0.00%
PERACare Medicare plans	16.00% in 2024, then 6.75% in 2025, gradually decreasing to 4.50% in 2034
MAPD PPO #2	105.00% in 2024, then 8.55% in 2025, gradually decreasing to 4.50% in 2034
Medicare Part A premiums	3.50% in 2024, gradually increasing to 4.50% in 2033
DPS benefit structure:	
Service-based premium subsidy	0.00%
PERACare Medicare plans	N/A
Medicare Part A premiums	N/A

As of the December 31, 2024, measurement date, the FNP and related disclosure components for the HCTF reflect additional payments related to the disaffiliation of Tri-County Health Department (Tri-County Health) as a PERA-affiliated employer, effective December 31, 2022. The additional employer disaffiliation payment allocations to the HCTF and Local Government Division Trust Fund were $0.020 million and $0.486 million, respectively.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

Actuarial assumptions (continued). Each year the per capita health care costs are developed by plan option; currently based on 2023 premium rates for the UnitedHealthcare Medicare Advantage Prescription Drug (MAPD) PPO plan #1, the UnitedHealthcare MAPD PPO plan #2, and the Kaiser Permanente MAPD HMO plan. Actuarial morbidity factors are then applied to estimate individual retiree and spouse costs by age, gender, and health care cost trend. This approach applies for all members and is adjusted accordingly for those not eligible for premium-free Medicare Part A for the PERA benefit structure.

Age-Related Morbidity Assumptions

Participant Age	Annual Increase (Male)	Annual Increase (Female)
65-68	2.2%	2.3%
69	2.8%	2.2%
70	2.7%	1.6%
71	3.1%	0.5%
72	2.3%	0.7%
73	1.2%	0.8%
74	0.9%	1.5%
75-85	0.9%	1.3%
86 and older	0.0%	0.0%

	MAPD PPO #1 with Medicare Part A		MAPD PPO #2 with Medicare Part A		MAPD HMO (Kaiser) with Medicare Part A	
	Retiree/Spouse		Retiree/Spouse		Retiree/Spouse	
Sample Age	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**
65	$1,710	$1,420	$585	$486	$1,897	$1,575
70	$1,921	$1,589	$657	$544	$2,130	$1,763
75	$2,122	$1,670	$726	$571	$2,353	$1,853

	MAPD PPO #1 without Medicare Part A		MAPD PPO #2 without Medicare Part A		MAPD HMO (Kaiser) without Medicare Part A	
	Retiree/Spouse		Retiree/Spouse		Retiree/Spouse	
Sample Age	**Male**	**Female**	**Male**	**Female**	**Male**	**Female**
65	$6,536	$5,429	$4,241	$3,523	$7,063	$5,866
70	$7,341	$6,073	$4,764	$3,941	$7,933	$6,563
75	$8,110	$6,385	$5,262	$4,143	$8,763	$6,900

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

Actuarial assumptions (continued). The 2024 Medicare Part A premium is $505 (actual dollars) per month.

All costs are subject to the health care cost trend rates, as discussed below.

Health care cost trend rates reflect the change in per capita health costs over time due to factors such as medical inflation, utilization, plan design, and technology improvements. For the PERA benefit structure, health care cost trend rates are needed to project the future costs associated with providing benefits to those *PERACare* enrollees not eligible for premium-free Medicare Part A.

The PERA benefit structure health care cost trend rates that were used to measure the total OPEB liability are summarized in the table below:

Year	PERACare Medicare Plans[1]	MAPD PPO #21	Medicare Part A Premiums
2024	16.00%	105.00%	3.50%
2025	6.75%	8.55%	3.75%
2026	6.50%	8.10%	3.75%
2027	6.25%	7.65%	4.00%
2028	6.00%	7.20%	4.00%
2029	5.75%	6.75%	4.25%
2030	5.50%	6.30%	4.25%
2031	5.25%	5.85%	4.25%
2032	5.00%	5.40%	4.25%
2033	4.75%	4.95%	4.50%
2034+	4.50%	4.50%	4.50%

[1] Increase in 2024 trend rates due to the effect of the Inflation Reduction Act.

Mortality assumptions used in the December 31, 2023, valuation for the Division Trust Funds as shown in the following table, reflect generational mortality and were applied, as applicable, in the December 31, 2023, valuation for the HCTF, but developed using a headcount-weighted basis. Note that in all categories, displayed as follows, the mortality tables are generationally projected using scale MP-2019. Affiliated employers of the State, School, Local Government, and Judicial Divisions participate in the HCTF.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

Actuarial assumptions (continued).

Pre-Retirement	Mortality Table	Adjustments, as Applicable
State and Local Government Divisions (members other than Safety Officers)	PubG-2010 Employee	N/A
Safety Officers	PubS-2010 Employee	N/A
School Division	PubT-2010 Employee	N/A
Judicial Division	PubG-2010(A) Above-Median Employee	N/A

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IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

Actuarial assumptions (continued).

Post-Retirement (Retiree), Non-Disabled	Mortality Table	Adjustments, as Applicable
State and Local Government Divisions (members other than Safety Officers)	PubG-2010 Healthy Retiree	**Males**: 94% of the rates prior to age 80/ 90% of the rates age 80 and older **Females**: 87% of the rates prior to age 80/ 107% of the rates age 80 and older
Safety Officers	PubS-2010 Healthy Retiree	N/A
School Division	PubT-2010 Healthy Retiree	**Males**: 112% of the rates prior to age 80/ 94% of the rates age 80 and older **Females**: 83% of the rates prior to age 80/ 106% of the rates age 80 and older
Judicial Division	PubG-2010(A) Above-Median Healthy Retiree	N/A

Post-Retirement (Beneficiary), Non-Disabled	Mortality Table	Adjustments, as Applicable
All Beneficiaries	Pub-2010 Contingent Survivor	**Males**: 97% of the rates for all ages **Females**: 105% of the rates for all ages

Disabled	Mortality Table	Adjustments, as Applicable
Members other than Safety Officers	PubNS-2010 Disabled Retiree	99% of the rates for all ages
Safety Officers	PubS-2010 Disabled Retiree	N/A

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

Actuarial assumptions (continued).

The following health care costs assumptions were updated and used in the roll-forward calculation for the HCTF:

- Per capita health care costs in effect as of the December 31, 2023, valuation date for those PERACare enrollees under the PERA benefit structure who are expected to be age 65 and older and are not eligible for premium-free Medicare Part A benefits were updated to reflect costs for the 2024 plan year.

- The health care cost trend rates applicable to health care premiums were revised to reflect the current expectation of future increases in those premiums. A separate trend rate assumption set was added for MAPD PPO #2 as the first-year rate is still below the maximum subsidy and also the assumption set reflects the estimated impact of the Inflation Reduction Act for that plan option.

- The Medicare health care plan election rate assumptions were updated effective as of the December 31, 2023, valuation date based on an experience analysis of recent data.

The actuarial assumptions used in the December 31, 2023, valuations were based on the 2020 experience analysis, dated October 28, 2020, and November 4, 2020, for the period January 1, 2016, through December 31, 2019. Revised economic and demographic assumptions were adopted by PERA's Board on November 20, 2020.

Based on the 2024 experience analysis, dated January 3, 2025, for the period January 1, 2020, to December 31, 2023, revised actuarial assumptions were adopted by PERA's Board on January 17, 2025, and were effective as of December 31, 2024. The following assumptions were reflected in the roll forward calculation of the total OPEB liability from December 31, 2023, to December 31, 2024.

	State Division	School Division	Local Government Division	Judicial Division
Salary increases, including wage inflation:				
Members other than Safety Officers	2.70%-13.30%	4.00%-13.40%	3.40%-13.00%	2.30%-4.70%
Safety Officers	3.20%-16.30%	N/A	3.20%-16.30%	N/A

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

Actuarial assumptions (continued)

The following health care costs assumptions were used in the roll forward calculation for the HCTF:

- Salary scale assumptions were altered to better reflect actual experience.
- Rates of termination/withdrawal, retirement, and disability were revised to more closely reflect actual experience.
- Participation rates were reduced.
- MAPD premium costs are no longer age graded.

Plan	With Medicare Part A	Without Medicare Part A
MAPD PPO #1	$1,824	$6,972
MAPD PPO #2	624	4,524
MAPD HMO (Kaiser)	2,040	7,596

The adjustments for credibility applied to the Pub-2010 mortality tables for active and retired lives, including beneficiaries, were updated based on the experience. Note that in all categories, the mortality tables are generationally projected using the 2024 adjusted MP-2021 project scale. These assumptions updated for the Division Trust Funds, were also applied in the roll forward calculations for the HCTF using a headcount-weighted basis. Affiliated employers of the State, School, Local Government, and Judicial Divisions participate in the HCTF.

Pre-Retirement	Mortality Table	Adjustments, as Applicable
State and Local Government Divisions (members other than Safety Officers)	PubG-2010 Employee	N/A
Safety Officers	PubS-2010 Employee	N/A
School Division	PubT-2010 Employee	N/A
Judicial Division	PubG-2010(A) Above-Median Employee	N/A

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

Actuarial assumptions (continued)

Post-Retirement (Retiree), Non-Disabled	Mortality Table	Adjustments, as Applicable
State and Local Government Divisions (members other than Safety Officers)	PubG-2010 Healthy Retiree	**Males**: 90% of the rates for all ages **Females**: 85% of the rates prior to age 85/ 105% of the rates age 85 and older
Safety Officers	PubS-2010 Healthy Retiree	N/A
School Division	PubT-2010 Healthy Retiree	**Males**: 106% of the rates for all ages **Females**: 86% of the rates prior to age 85/ 115% of the rates age 85 and older
Judicial Division	PubG-2010(A) Above-Median Healthy Retiree	N/A

Post-Retirement (Beneficiary), Non-Disabled	Mortality Table	Adjustments, as Applicable
All Beneficiaries	Pub-2010 Contingent Survivor	**Males**: 92% of the rates for all ages **Females**: 100% of the rates for all ages

Disabled	Mortality Table	Adjustments, as Applicable
Members other than Safety Officers	PubNS-2010 Disabled Retiree	95% of the rates for all ages
Safety Officers	PubS-2010 Disabled Retiree	N/A

The actuarial assumptions pertaining to per capita health care costs and their related trend rates are analyzed annually and updated, as appropriate, by the PERA Board's actuary.

The long-term expected return on plan assets is monitored on an ongoing basis and reviewed as part of periodic experience studies prepared every four years, and asset/liability studies, performed every three to five years for PERA. The most recent analyses were outlined in the 2024 Experience Study report dated January 3, 2025.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

Actuarial assumptions (continued)

Several factors are considered in evaluating the long-term rate of return assumption, including long-term historical data, estimates inherent in current market data, and a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and then adding expected inflation.

The PERA Board first adopted the 7.25% long-term expected rate of return as of November 18, 2016. Following an asset/liability study, the Board reaffirmed the assumed rate of return at the November 15, 2019, meeting, and again at the Board's September 20, 2024, meeting. As of the most recent reaffirmation of the long-term rate of return, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

Asset Class	Target Allocation	30-Year Expected Geometric Real Rate of Return
Global Equity	51.00%	5.00%
Fixed Income	23.00%	2.60%
Private Equity	10.00%	7.60%
Real Estate	10.00%	4.10%
Alternatives	6.00%	5.20%
Total	100%	

Note: In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected nominal rate of return assumption of 7.25%.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

Sensitivity of the Town's proportionate share of the net OPEB liability to changes in the Health Care Cost Trend Rates. The following presents the net OPEB liability using the current health care cost trend rates applicable to the PERA benefit structure, as well as if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rates:

	1% Decrease in Trend Rates	Current Trend Rates	1% Increase in Trend Rates
Initial PERA Care Medicare Trend Rate[1]	5.75%	6.75%	7.75%
Ultimate PERA Care Medicare Trend Rate	3.50%	4.50%	5.50%
Initial MAPD PPO#2 Trend Rate[1]	7.55%	8.55%	9.55%
Ultimate MAPD PPO#2 Trend Rate	3.50%	4.50%	5.50%
Initial Medicare Part A Trend Rate[1]	2.75%	3.75%	4.75%
Ultimate Medicare Part A Trend	3.50%	4.50%	5.50%
Proportionate Share of Net OPEB Liability	61,593	63,298	65,228

[1]For the January 1, 2025, plan year.

Discount rate. The discount rate used to measure the TOL was 7.25%. The basis for the projection of liabilities and the FNP used to determine the discount rate was an actuarial valuation performed as of December 31, 2023, and the financial status of the HCTF as of the current measurement date (December 31, 2024). In addition, the following methods and assumptions were used in the projection of cash flows:

- Updated health care cost trend rates for Medicare Part A premiums as of the December 31, 2024, measurement date.

- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00%.

- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law and effective as of the measurement date.

- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.

IV. Detailed Notes on All Funds (continued)

G. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

3. PERA Health Care Trust Fund OPEB Plan (continued)

Discount rate (continued)

- Estimated transfers of dollars into the HCTF representing a portion of purchase service agreements intended to cover the costs associated with OPEB benefits.

- Benefit payments and contributions were assumed to be made at the middle of the year.

As of the December 31, 2024, measurement date, the FNP and related disclosure components for the HCTF reflect additional payments related to the disaffiliation of Tri-County Health as a PERA-affiliated employer, effective December 31, 2022. The additional employer disaffiliation payment allocations to the HCTF and Local Government Division Trust Fund were $0.020 million and $0.486 million, respectively.

Based on the above assumptions and methods, the projection test indicates the HCTF's fiduciary net position was projected to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7.25% on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25%. There was no change in the discount rate from the prior measurement date.

Sensitivity of the District's proportionate share of the net OPEB liability to changes in the discount rate: The following presents the proportionate share of the net OPEB liability calculated using the discount rate of 7.25%, as well as what the proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is one-percentage-point lower (6.25%) or one-percentage-point higher (8.25%) than the current rate:

	1% Decrease (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of net pension liability (asset)	$ 77,573	$ 63,298	$ 50,992

OPEB plan fiduciary net position. Detailed information about the HCTF's FNP is available in PERA's ACFR which can be obtained at www.copera.org/forms-resources/financial-reports-and-studies.

IV. Detailed Notes on All Funds (continued)

H. Fund Balance Disclosures

The Town classifies governmental fund balances as follows:

Non-spendable – includes fund balance amounts inherently non-spendable since they represent inventories, prepaid items, and long-term portions of loans receivable.

Spendable Fund Balances:

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 Town Council. The Town Council must take formal action through either an ordinance or a resolution – both of which are equally binding – to establish, modify or rescind committed fund balance amounts.

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 Town Council or its management designees. The Town Manager has the authority to establish, modify or rescind assigned fund balance to a specific department or project within a fund, as stated in the Town's adopted financial policies.

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.

The Town's restricted amounts are to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents or contracts that prohibit this, such as grant agreements that require dollar for dollar spending. Additionally, the Town would first use committed, then assigned, and lastly unassigned amounts when expenditures are made.

IV. Detailed Notes on All Funds (continued)

H. Fund Balance Disclosures (continued)

As of December 31, 2025, fund balances (deficits) are composed of the following:

Classification	General Fund	Admissions Tax Fund	Downtown Development Authority Fund
Non-spendable:			
Prepaids	$ 237,605	-	-
Long-term receivables	-	-	-
Restricted:			
TABOR emergency reserve	460,000	-	-
Conservation Trust	-	-	-
Debt service	-	-	-
Committed:			
Marketing and event sponsorship	-	1,088,560	-
Transportation	-	362,853	-
Downtown Development	-	-	5,220,728
Police benefits	77,117	-	-
Other purposes	-	-	-
Unassigned	1,004,427	-	-
Total	$ 1,779,149	1,451,413	5,220,728

Classification	Housing Authority Fund	Capital Projects Fund	Non-major Funds	Total Governmental Funds
Non-spendable:				
Prepaids	-	-	-	237,605
Long-term receivables	169,535	-	-	169,535
Restricted:				
TABOR emergency reserve	-	-	-	460,000
Conservation Trust	-	43,423	-	43,423
Debt service	521,235	-	2,694	523,929
Committed:				
Marketing and event sponsorship	-	-	-	1,088,560
Transportation	-	-	-	362,853
Downtown Development	-	-	-	5,220,728
Police benefits	-	-	-	77,117
Other purposes	-	(2)	143,116	143,114
Unassigned	(2,055,585)	(145,449)	-	(1,196,607)
Total	(1,364,815)	(102,028)	145,810	7,130,257

V. Other Information

A. Risk Management

1. Workers Compensation and Health Insurance

The Town is exposed to various risks of loss related to workers' compensation, unemployment, and general liability. The Town has acquired commercial coverage for these risks and any settled claims are not expected to exceed the commercial insurance coverage. There is no change in coverage from past years, and settlements have not exceeded coverage for each of the past three fiscal years.

2. Colorado Intergovernmental Risk Sharing Agency

The Town is also exposed to the risks of loss related to torts; theft of, damage to, and destruction of assets; and errors and omissions. To address such risks, the Town is a participant in a public entity risk pool administered by Colorado Intergovernmental Risk Sharing Agency ("CIRSA").

CIRSA's operations are funded by contributions from member governments. Coverage is provided in the amount of $500,000 per claim or occurrence for property, $600,000 per claim or occurrence for liability, and $150,000 per claim or occurrence for crime. CIRSA has also acquired additional excess coverage from outside sources. While the Town may be liable for any losses in excess of this coverage, the Town does not anticipate such losses at December 31, 2025. The deductible amount paid by the Town for each incident in 2025 was $1,000; there is no change in coverage from past years. All settlements for the year ended December 31, 2025 were under the maximum coverage allowed.

Surpluses or deficits realized by CIRSA for any given year are subject to change for such reasons as interest earnings on invested amounts for those years and funds, re-estimation of losses for those years and funds, and credits or distributions from surplus for those years and funds.

CIRSA's combined financial information as of and for the year ended December 31, 2025 (the latest year for which audited data is available) is summarized as follows:

Assets:	
Cash and investments	$ 121,759,798
Other assets	7,575,204
Total assets	$ 129,335,002
Total liabilities	$ 72,659,266
Net position	$ 56,675,736
Total contributions and other revenues	$ 64,322,044
Total expenses and distributions	(45,456,929)
Change in net position	$ 18,865,115

A copy of CIRSA's audit report can be obtained by writing to CIRSA, 3665 Cherry Creek North Drive, Denver, Colorado 80209, or by calling (800)-228-7136.

V. Other Information (continued)

B. Claims and Contingencies

1. Legal Claims

During the normal course of business, the Town incurs claims and other assertions against it from various agencies and individuals. The Town and legal counsel intend to vigorously defend such claims. In the opinion of the Town's management, such claims would not have a material effect on any of the financial statements of the individual fund types included herein or on the overall financial position of the Town at December 31, 2025.

2. Federal and State Grants and Financial Sources

The Town participates in federal and state grant programs. These programs are subject to program compliance audits by the grantors or their representatives. The amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time although the Town expects such amounts, if any to be immaterial.

C. Intergovernmental Agreements

1. Gunnison/Hinsdale Combined Emergency Telephone Service Authority

Gunnison/Hinsdale Combined Emergency Telephone Service Authority (the "E911 Authority") was formed in October 1987, under an intergovernmental agreement ("IGA") to provide emergency telephone service. The Town is one of 11 members of the E911 Authority, with appointment of the 8-member Board directed by the IGA. The Town has no fiscal benefit or burden relative to the E911 Authority.

2. Gunnison Valley Regional Housing Authority

Gunnison Valley Regional Housing Authority ("GVRHA") was formed in August 2017, under an intergovernmental agreement (the "IGA") to provide services related to obtainable housing in the communities of the four member governments. The Town contributed $106,125 to GVRHA in 2025, as specified in the IGA.

3. Gunnison County Law Enforcement Support

The Town is party to an intergovernmental agreement with Gunnison County, under which the Town provides law enforcement services in certain unincorporated portions of Gunnison County. The term of the current agreement runs through 2030, unless sooner terminated by either party. As specified in the agreement, the Town received $189,474 in 2025 as compensation for its services, with fees in future years to increase in accordance with the Consumer Price Index (not to exceed 4% per contract year).

REQUIRED SUPPLEMENTARY INFORMATION

Town of Mount Crested Butte, Colorado
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget (GAAP Basis) and Actual
General Fund
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For 2024)

	2025			2024
	Original and Final Budget	Actual	Budget Variance Positive (Negative)	Actual
Revenues:				
Taxes:				
Property tax	936,000	908,655	(27,345)	953,579
Specific ownership taxes	80,000	106,200	26,200	105,195
Sales and use taxes	4,173,000	3,797,317	(375,683)	4,135,514
Franchise tax	51,000	39,699	(11,301)	42,242
Cigarette tax	4,000	4,258	258	4,413
Highway users	64,000	50,672	(13,328)	92,602
Clerk/Motor vehicle fees	7,000	8,247	1,247	6,037
Other taxes	1,000	1,149	149	1,020
Total - Taxes	5,316,000	4,916,197	(399,803)	5,340,602
Intergovernmental:				
Mineral lease	50,000	16,855	(33,145)	31,365
State and federal grants	10,000	150,090	140,090	35,721
Sheriff reimbursement	189,000	189,474	474	164,097
Total - Intergovernmental	249,000	356,419	107,419	231,183
License, permits, and fees:				
Liquor licenses	2,500	5,238	2,738	2,202
Building permits	145,000	170,867	25,867	181,540
Planning and zoning fees	105,150	349,916	244,766	131,799
Other licenses and fees	330,000	321,984	(8,016)	230,702
Total - License, permits, and fees	582,650	848,005	265,355	546,243
Charges for services:				
Utility charges	198,000	205,631	7,631	192,876
Other charges for services	219,500	238,723	19,223	182,424
Total - Charges for services	417,500	444,354	26,854	375,300
Investment income	302,500	246,225	(56,275)	325,866
Miscellaneous:				
Traffic fines	11,000	15,439	4,439	7,191
Other fines	6,000	12,839	6,839	6,197
Other miscellaneous revenue	25,000	11,225	(13,775)	8,381
Total - Miscellaneous	42,000	39,503	(2,497)	21,769
Total Revenues	6,909,650	6,850,703	(58,947)	6,840,963

(Continued)

Town of Mount Crested Butte, Colorado
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget (GAAP Basis) and Actual
General Fund
For the Year Ended December 31, 2025
(Continued)

	2025			2024
	Original and Final Budget	Actual	Budget Variance Positive (Negative)	Actual
Expenditures:				
General government:				
General	2,116,372	2,284,904	(168,532)	1,895,508
Town center	136,693	124,170	12,523	281,473
Town hall	99,500	98,232	1,268	125,645
Legislative	290,150	287,867	2,283	311,281
Transportation	-	-	-	1,450
Judicial	3,600	5,550	(1,950)	3,600
Elections	5,000	3,868	1,132	9,708
Total - General government	2,651,315	2,804,591	(153,276)	2,628,665
Public safety:				
Police	1,600,596	1,624,148	(23,552)	1,448,154
Public works:				
Community development	598,905	682,066	(83,161)	674,204
Streets	786,621	817,985	(31,364)	819,125
Total - Public works	1,385,526	1,500,051	(114,525)	1,493,329
Culture and recreation:				
Parks	418,266	448,966	(30,700)	391,018
Total Expenditures	6,055,703	6,377,756	(322,053)	5,961,166
Excess (Deficiency) of Revenues Over Expenditures	853,947	472,947	(381,000)	879,797
Other Financing Sources (Uses):				
Transfers (out)	(800,000)	(800,000)	-	(1,000,000)
Total Other Financing Sources (Uses)	(800,000)	(800,000)	-	(1,000,000)
Net Change in Fund Balance	53,947	(327,053)	(381,000)	(120,203)
Fund Balance - January 1	2,565,518	2,106,202	(459,316)	2,226,405
Fund Balance - December 31	2,619,465	1,779,149	(840,316)	2,106,202

Town of Mount Crested Butte, Colorado
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget (GAAP Basis) and Actual
Special Revenue Fund - Admissions Tax Fund
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For 2024)

	2025			2024
	Original and Final Budget	Actual	Budget Variance Positive (Negative)	Actual
Revenues:				
Taxes:				
Admissions tax	1,561,000	1,707,866	146,866	1,643,038
Total Revenues	1,561,000	1,707,866	146,866	1,643,038
Expenditures:				
General government:				
Economic development	500,000	354,803	145,197	509,420
Transportation	1,052,550	1,004,133	48,417	1,024,191
Total - General government	1,552,550	1,358,936	193,614	1,533,611
Culture and recreation	286,000	242,462	43,538	276,595
Total Expenditures	1,838,550	1,601,398	237,152	1,810,206
Excess (Deficiency) of Revenues Over Expenditures	(277,550)	106,468	384,018	(167,168)
Other Financing Sources (Uses):				
Transfers (out)	(60,000)	-	60,000	-
Total Other Financing Sources (Uses)	(60,000)	-	60,000	-
Net Change in Fund Balance	(337,550)	106,468	444,018	(167,168)
Fund Balance - January 1	1,188,763	1,344,945	156,182	1,512,113
Fund Balance - December 31	851,213	1,451,413	600,200	1,344,945

Town of Mount Crested Butte, Colorado
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget (GAAP Basis) and Actual
Special Revenue Fund - Downtown Development Authority
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For 2024)

	2025			2024
	Original and Final Budget	Actual	Budget Variance Positive (Negative)	Actual
Revenues:				
Taxes:				
Property tax	1,468,000	1,478,931	10,931	1,430,117
Sales and use taxes	195,000	116,404	(78,596)	180,637
	1,663,000	1,595,335	(67,665)	1,610,754
Investment income	200,000	169,197	(30,803)	39,763
Total Revenues	1,863,000	1,764,532	(98,468)	1,650,517
Expenditures:				
Public works:				
Community development	1,380,000	395,253	984,747	293,756
Capital outlay	300,000	229,031	70,969	306,175
Total Expenditures	1,680,000	624,284	1,055,716	599,931
Excess (Deficiency) of Revenues Over Expenditures	183,000	1,140,248	(1,154,184)	1,050,586
Other Financing Sources (Uses):				
Special item - promissory note	-	500,000	500,000	-
Net Change in Fund Balance	183,000	1,640,248	(654,184)	1,050,586
Fund Balance - January 1	4,382,198	4,130,480	(251,718)	3,079,894
Fund Balance - December 31	4,565,198	5,770,728	1,205,530	4,130,480

Town of Mount Crested Butte, Colorado
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget (GAAP Basis) and Actual
Special Revenue Fund - Housing Authority
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For 2024)

	2025			2024
	Original and Final Budget	Actual	Budget Variance Positive (Negative)	Actual
Revenues:				
Taxes:				
Lodging sales tax	2,185,000	2,050,715	(134,285)	1,285,022
License, permits, and fees:				
Planning and zoning fees	265,000	149,414	(115,586)	69,024
Charges for services:				
Rents	78,000	118,405	40,405	116,555
Investment income	-	90,150	90,150	30,544
Miscellaneous income	5,000	100,000	95,000	-
Total Revenues	2,533,000	2,508,684	(24,316)	1,501,145
Expenditures:				
Public works:				
Community development	4,307,125	5,853,356	(1,546,231)	3,882,134
Capital outlay	-	1,044,569	1,044,569	-
Debt service:				
Principal	-	320,000	(320,000)	-
Interest	-	201,235	(201,235)	-
Total Expenditures	4,307,125	7,419,160	(1,022,897)	3,882,134
Excess (Deficiency) of Revenues Over Expenditures	(1,774,125)	(4,910,476)	998,581	(2,380,989)
Other Financing Sources (Uses):				
Lease proceeds	-	-	-	4,080,000
Net Change in Fund Balance	(1,774,125)	(4,910,476)	(3,136,351)	1,699,011
Fund Balance - January 1	4,382,198	3,545,661	(836,537)	1,846,650
Fund Balance (Deficit) - December 31	2,608,073	(1,364,815)	(3,972,888)	3,545,661

Town of Mount Crested Butte, Colorado
Schedule of the Town's Proportionate Share of the Net Pension Asset / Liability
Fire and Police Pension Association of Colorado Statewide Retirement Plan
Last 10 Fiscal Years

Measurement period ending December 31,	**2024**	**2023**
Town's portion of the net pension asset	0.075965%	0.080969%
Town's proportionate share of the net pension (asset) liability	$ -	$ -
Town's covered payroll	$ 614,383	$ 402,445
Town's proportionate share of the net pension asset as a percentage of its covered payroll	0.00%	0.00%
Plan fiduciary net position as a percentage of the total pension asset	100.00%	100.00%

Note: The Town's participation in the Statewide Retirement Plan began in 2023.

Town of Mount Crested Butte, Colorado
Schedule of Town Contributions
Fire and Police Pension Association of Colorado Statewide Retirement Plan
Last 10 Fiscal Years

Fiscal year ending December 31,	**2025**	**2024**
Statutorily required contribution	$ 82,097	$ 82,830
Contributions in relation to the statutorily required contribution	(82,097)	(82,830)
Contribution deficiency (excess)	$ -	$ -
Town's covered payroll	$ 587,159	$ 614,383
Contributions as a percentage of covered payroll	13.98%	13.48%

Note: The Town's participation in the Statewide Retirement Plan began in 2023.

I. Schedule of the Town's Proportionate Share of the Net Pension (Asset) Liability – Statewide Retirement Plan

A. Changes to Assumptions or Other Inputs

1. Changes since the January 1, 2022 Actuarial Valuation (effective January 1, 2023):

- Increasing the step-rate increase portion of the salary scale by 0.50% per year for the first 4 years of a member's career and 0.25% for years 5 through 14.
- Reducing the overall payroll growth assumption from 3.50% to 3.0%.
- Updating the base assumptions for mortality to the Pub-2010 tables for Public Safety and updating the table used to build in generational improvements in mortality for the future to the ultimate rates of the MP table 2020 for all years.
- For the Statewide Death & Disability Plan, increasing the total disability rates by 50% for members covered by a money purchase pension plan.

B. Changes of Benefit Terms

No changes during the years presented.

C. Changes of Size or Composition of Population Covered by Benefit Terms

No changes during the years presented.

II. Schedule of Town Contributions

A. Changes to Assumptions or Other Inputs

No changes during the years presented.

B. Changes of Benefit Terms

No changes during the years presented.

C. Changes of Size or Composition of Population Covered by Benefit Terms

No changes during the years presented.

Town of Mount Crested Butte, Colorado
Schedule of the Town's Proportionate Share of the Net Pension Liability
Colorado Public Employees' Retirement Association Local Government Trust Fund
Last 10 Fiscal Years

Measurement period ending December 31,	**2024**	**2023**
Town's proportion of the net pension liability	0.178808%	0.158813%
Town's proportionate share of the net pension liability	$ 1,097,164	$ 1,165,751
Town's covered payroll	$ 1,937,829	$ 1,251,504
Town's proportionate share of the net pension liability as a percentage of its covered payroll	56.62%	93.15%
Plan fiduciary net position as a percentage of the total pension liability	90.45%	88.03%

Note: The Town's participation in the Local Government Trust Fund began in 2023.

Town of Mount Crested Butte, Colorado
Schedule of Town Contributions
Colorado Public Employees' Retirement Association Local Government Trust Fund
Last 10 Fiscal Years

Fiscal year ending December 31,	**2025**	**2024**
Contractually required contribution	$ 283,914	$ 236,102
Contributions in relation to the contractually required contribution	(283,914)	(236,102)
Contribution deficiency (excess)	$ -	$ -
Town's covered payroll	$ 2,058,841	$ 1,937,829
Contributions as a percentage of covered payroll	13.79%	12.18%

Note: The Town's participation in the Local Government Trust Fund began in 2023.

I. Significant Changes in Plan Provisions Affecting Trends in Actuarial Information – Net Pension Liability (Asset)

A. Change in Plan Provisions

1. Changes since the January 1, 2023, actuarial valuation (effective January 1, 2024):

- As of the December 31, 2024, measurement date, the FNP and related disclosure components for the Local Government Division reflect additional payments related to the disaffiliation of Tri-County Health Department as a PERA-affiliated employer, effective December 31, 2022. The additional employer disaffiliation payment allocations to the Local Government Division Trust Fund and HCTF were $0.486 million and $0.020 million, respectively.

2. Changes since the January 1, 2022, actuarial valuation (effective January 1, 2023):

- As of the December 31, 2023 measurement date, the fiduciary net position (FNP) and related disclosure components for the Local Government Division reflect payments related to the disaffiliation of Tri-County Health Department (Tri-County Health) as a PERA-affiliated employer, effective December 31, 2022. As of the December 31, 2023, year-end, PERA recognized two additions for accounting and financial reporting purposes: a $24 million payment received on December 4, 2023 and a $2 million receivable. The employer disaffiliation payment and receivable allocations to the Local Government Division Trust Fund and Health Care Trust Fund (HCTF) were $24.967 million and $1.033 million, respectively.
- Senate Bill (SB) 23-056, enacted and effective June 2, 2023, intended to recompense PERA for the remaining portion of the $225,000,000 direct distribution originally scheduled for receipt July 1, 2020, suspended due to the enactment of House Bill (HB) 20-1379, but not fully repaid through the provisions within HB 22-1029. Pursuant to SB 23-056, the State Treasurer issued a warrant consisting of the balance of the PERA Payment Cash Fund, created in C.R.S. § 24-51-416, plus $10,000,000 from the General Fund, totaling $14,561,000.
- SB 23-163, enacted and effective June 6, 2023, states beginning July 1, 2023, a wildlife officer and a parks and recreation officer employed by the Division of Parks and Wildlife in the Department of Natural Resources, is classified as a "State Trooper" for the purpose of determining their service retirement eligibility.
- As of the December 31, 2023 measurement date, the total pension liability (TPL) recognizes the change in the default method applied for granting service accruals for certain members, from a "12-pay" method to a "non-12-pay" method. The default service accrual method for positions with an employment pattern of at least eight months but fewer than 12 months (including, but not limited to, positions in the School and DPS Divisions) receive a higher ratio of service credit for each month worked, up to a maximum of 12 months of service credit per year.
- Actual employer contributions to the DPS Division are reduced by an amount equal to the principal payments plus interest necessary each year to finance the PCOPs issued in 1997 and 2008 and refinanced thereafter.

II. Significant Changes in Assumptions or Other Inputs Affecting Trends in Actuarial Information – Net Pension Liability (Asset)

A. Changes to Assumptions or Other Inputs

1. Changes since the January 1, 2022 Actuarial Valuation (effective January 1, 2023):

- Salary scale assumptions were altered to better reflect actual experience.
- Rates of termination/withdrawal, retirement, and disability were revised to more closely reflect actual experience.
- The Pub-2010 Public Retirement Plans Mortality base tables were retained for purposes of active, retired, disabled, and beneficiary lives, with revised adjustments for credibility and gender, where applicable. In addition, the applied generational projection scale was updated to the 2024 adjusted scale MP-2021.
- The estimated administrative expense as a percentage of covered payroll was increased from 0.40% to 0.45%.

B. Changes of Benefit Terms

No changes during the years presented.

C. Changes of Size or Composition of Population Covered by Benefit Terms

No changes during the years presented.

III. Schedule of Town Contributions

A. Changes to Assumptions or Other Inputs

No changes during the years presented.

B. Changes of Benefit Terms

No changes during the years presented.

C. Changes of Size or Composition of Population Covered by Benefit Terms

No changes during the years presented.

Town of Mount Crested Butte, Colorado
Schedule of the Town's Proportionate Share of the Net Other Post-Employment Benefits Liability
Colorado Public Employees' Retirement Association Health Care Trust Fund
Last 10 Fiscal Years

Measurement period ending December 31,	**2024**	**2023**
Town's proportion of the net OPEB liability	0.013238%	0.012062%
Town's proportionate share of the net OPEB liability	$ 63,298	$ 86,086
Town's covered payroll	$ 1,937,829	$ 999,640
Town's proportionate share of the net OPEB liability as a percentage of its covered payroll	3.27%	8.61%
Plan fiduciary net position as a percentage of the total OPEB liability	59.83%	46.16%

Note: The Town's participation in the Health Care Trust Fund began in 2023.

Town of Mount Crested Butte, Colorado
Schedule of Town's Other Post-Employment Benefits Contributions
Colorado Public Employees' Retirement Association Health Care Trust Fund
Last 10 Fiscal Years

Fiscal year ending December 31,	**2025**	**2024**
Contractually required contribution	$ 21,000	$ 19,766
Contributions in relation to the contractually required contribution	(21,000)	(19,766)
Contribution deficiency (excess)	$ -	$ -
Town's covered payroll	$ 2,058,841	$ 1,937,829
Contributions as a percentage of covered payroll	1.02%	1.02%

Note: The Town's participation in the Health Care Trust Fund began in 2023.

I. Significant Changes in Plan Provisions Affecting Trends in Actuarial Information – Health Care Trust Fund

A. Change in Plan Provisions

1. Changes since the January 1, 2023 Actuarial Valuation (effective January 1, 2024):

- As of the December 31, 2024, measurement date, the fiduciary net position (FNP) and related disclosure components for the Health Care Trust Fund (HCTF) reflect additional payments related to the disaffiliation of Tri-County Health Department (Tri-County Health) as a PERA-affiliated employer, effective December 31, 2022. The additional employer disaffiliation payment allocations to the HCTF and Local Government Division Trust Fund were $20,000 and $486,000, respectively.

2. Changes since the January 1, 2022 Actuarial Valuation (effective January 1, 2023):

- As of the December 31, 2023 measurement date, the fiduciary net position (FNP) and related disclosure components for the Health Care Trust Fund (HCTF) reflect payments related to the disaffiliation of Tri-County Health Department (Tri-County Health) as a PERA-affiliated employer, effective December 31, 2022. As of the December 31, 2023, year-end, PERA recognized two additions for accounting and financial reporting purposes: a $24 million payment received on December 4, 2023, and a $2 million receivable. The employer disaffiliation payment and receivable allocations to the HCTF and Local Government Division Trust Fund were $1.033 million and $24.967 million, respectively.

II. Changes to Assumptions or Other Inputs – Health Care Trust Fund

A. Changes since the January 1, 2022 Actuarial Valuation (effective January 1, 2023):

- Salary scale assumptions were altered to better reflect actual experience.
- Rates of termination/withdrawal, retirement, and disability were revised to more closely reflect actual experience.
- The adjustments for credibility applied to the Pub-2010 mortality tables for active and retired lives, including beneficiaries, were updated based on experience. In addition, the mortality projection scale was updated to the 2024 adjusted scale MP-2021 to reflect future improvements in mortality for all groups.
- Participation rates were reduced.
- MAPD premium costs are no longer age graded,

B. Changes of Benefit Terms

No changes during the years presented.

C. Changes of Size or Composition of Population Covered by Benefit Terms

No changes during the years presented.

III. Schedule of Town Contributions

A. Changes to Assumptions or Other Inputs

No changes during the years presented.

B. Changes of Benefit Terms

No changes during the years presented.

C. Changes of Size or Composition of Population Covered by Benefit Terms

No changes during the years presented.

SUPPLEMENTARY INFORMATION

Town of Mount Crested Butte, Colorado
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget (GAAP Basis) and Actual
Capital Projects Fund
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For 2024)

	2025			2024
	Original and Final Budget	Actual	Budget Variance Positive (Negative)	Actual
Revenues:				
Taxes:				
Property taxes	1,007,000	977,350	(29,650)	1,025,669
Intergovernmental:				
Conservation Trust lottery	7,000	8,609	1,609	9,154
Miscellaneous:				
Other miscellaneous revenue	-	3	3	10
Total Revenues	1,014,000	985,962	(28,038)	1,034,833
Expenditures:				
General government:				
Treasurer's fees	-	19,597	(19,597)	20,557
Capital outlay	1,908,300	1,406,972	501,328	1,967,521
Debt service:				
Principal	-	58,660	(58,660)	55,836
Interest	-	24,195	(24,195)	27,018
Total Expenditures	1,908,300	1,509,424	398,876	2,070,932
Excess (Deficiency) of Revenues Over Expenditures	(894,300)	(523,462)	370,838	(1,036,099)
Other Financing Sources (Uses):				
Transfers in	800,000	800,000	-	1,000,000
Transfers (out)	(200,000)	(200,000)	-	(200,000)
Total Other Financing Sources (Uses)	600,000	600,000	-	800,000
Net Change in Fund Balance	(294,300)	76,538	370,838	(236,099)
Fund Balance (Deficit) - January 1	301,533	(178,566)	(480,099)	57,533
Fund Balance (Deficit) - December 31	7,233	(102,028)	(109,261)	(178,566)

Town of Mount Crested Butte, Colorado
Combining Balance Sheet
Non-major Governmental Funds
December 31, 2025

	Special Revenue Fund	Capital Projects Fund		Total
	Transportation Fund	Exaction Fee Fund	Debt Service Fund	Non-major Governmental Funds
Assets:				
Cash and investments - Unrestricted	153,794	113,458	2,694	269,946
Total Assets	153,794	113,458	2,694	269,946
Liabilities:				
Accounts payable	124,136	-	-	124,136
Total Liabilities	124,136	-	-	124,136
Fund Balances:				
Restricted	-	-	2,694	2,694
Committed	29,658	113,458	-	143,116
Total Fund Balances	29,658	113,458	2,694	145,810
Total Liabilities and Fund Balances	153,794	113,458	2,694	269,946

Town of Mount Crested Butte, Colorado
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Non-major Governmental Funds
For the Year Ended December 31, 2025

	Special Revenue Fund Transportation Fund	Capital Projects Fund Exaction Fee Fund	Debt Service Fund	Total Non-major Governmental Funds
Revenues:				
Taxes	849,564	-	-	849,564
Licenses, permits, and fees	-	10,435	-	10,435
Total Revenues	849,564	10,435	-	859,999
Expenditures:				
Current:				
Culture and recreation	849,586	-	-	849,586
Debt service:				
Principal	-	-	150,000	150,000
Interest	-	-	49,612	49,612
Other	-	-	825	825
Total Expenditures	849,586	-	200,437	1,050,023
Excess (Deficiency) of Revenues Over Expenditures	(22)	10,435	(200,437)	(190,024)
Other Financing Sources (Uses):				
Transfers in	-	-	200,000	200,000
Net Change in Fund Balances	(22)	10,435	(437)	9,976
Fund Balances - January 1	29,680	103,023	3,131	135,834
Fund Balances - December 31	29,658	113,458	2,694	145,810

Town of Mount Crested Butte, Colorado
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget (GAAP Basis) and Actual
Special Revenue Fund - Transportation Fund
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For 2024)

	2025			2024
	Original and Final Budget	Actual	Budget Variance Positive (Negative)	Actual
Revenues:				
Taxes:				
Sales tax	850,000	849,564	(436)	893,461
Total Revenues	850,000	849,564	(436)	893,461
Expenditures:				
Culture and recreation	850,000	849,586	414	966,530
Total Expenditures	850,000	849,586	414	966,530
Net Change in Fund Balance	-	(22)	(22)	(73,069)
Fund Balance - January 1	42,236	29,680	(12,556)	102,749
Fund Balance - December 31	42,236	29,658	(12,578)	29,680

Town of Mount Crested Butte, Colorado
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget (GAAP Basis) and Actual
Capital Projects Fund - Exaction Fee Fund
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For 2024)

	2025			2024
	Original and Final Budget	Actual	Budget Variance Positive (Negative)	Actual
Revenues:				
Licenses, permits, and fees:				
Planning and zoning fees	34,000	10,435	(23,565)	14,831
Total Revenues	34,000	10,435	(23,565)	14,831
Expenditures:				
Capital outlay	118,000	-	118,000	-
Total Expenditures	118,000	-	118,000	-
Net Change in Fund Balance	(84,000)	10,435	94,435	14,831
Fund Balance - January 1	118,192	103,023	(15,169)	88,192
Fund Balance - December 31	34,192	113,458	79,266	103,023

Town of Mount Crested Butte, Colorado
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget (GAAP Basis) and Actual
Debt Service Fund
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For 2024)

	2025			2024
	Original and Final Budget	Actual	Budget Variance Positive (Negative)	Actual
Expenditures:				
Debt service:				
Principal	150,000	150,000	-	140,000
Interest	50,000	49,612	388	57,225
Other	750	825	(75)	825
Total Expenditures	200,750	200,437	313	198,050
Excess (Deficiency) of Revenues Over Expenditures	(200,750)	(200,437)	313	(198,050)
Other Financing Sources (Uses):				
Transfers in	200,000	200,000	-	200,000
Net Change in Fund Balance	(750)	(437)	313	1,950
Fund Balance - January 1	4,431	3,131	(1,300)	1,181
Fund Balance - December 31	3,681	2,694	(987)	3,131

LOCAL HIGHWAY FINANCE REPORT

Mt. Crested Butte, CO

LOCAL HIGHWAY FINANCE REPORT		STATE: COLORADO
THIS INFORMATION FROM THE RECORDS OF: Town of Mt. Crested Butte	PREPARED BY: Karl Trujillo ktrujillo@mtcb.colorado.gov	REPORT YEAR ENDING DATE(mm/yyyy): 12/2025

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Total (1 - (2 through 4))				

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other Local Imposts:		**A.4. Miscellaneous Local Receipts:**	
a. Property Taxes and Assesments	1,848,189.26	a. Interest on investments	0.00
b. Non-property Taxes and Assessments Imposts	0.00	b. Other Misc. Local Receipts	0.00
c. Total (a + b)	$ 1,848,189.26	**c. Total (a + b)**	$ -

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		**D. Receipts from Federal Government**	
1. Highway-user Taxes (from Item I.C.5.)	49,725.85	1. FHWA (from Item I.D.5.)	0.00
2. State General Funds		2. Other Federal Agencies:	0.00
3. Other State funds:			
a. State Bond Proceeds			
b. Non-State Bond Proceeds	0.00		
c. Total (a + b)	$ -		
4. Total (1 + 2 + 3c)	$ 49,725.85	**3. Total (1 + 2)**	$ -

III. EXPENDITURES FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT
A.1. Capital outlay:	
a. Right-Of-Way Costs	0.00
b. Engineering Costs	124,325.44
c. Construction Costs	791,700.90
d. Total Capital Outlay (a+ b + c)	$ 916,026.34

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LOCAL HIGHWAY FINANCE REPORT	STATE: COLORADO
	REPORT YEAR ENDING DATE(mm/yyyy): 12/2025

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Amount used for highway purposes				

II. RECEIPTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Receipts from Local Sources:	
1. Local Highway-user Taxes	
a. Motor Fuel (from Item I.A.1)	
b. Motor Vehicle (from Item I.B.1)	
c. Total (a + b)	
2. General Fund Appropriations	1,011,018.29
3. Other Local Imposts (from page 1, Item II.A3.c)	$ 1,848,189.26
4. Miscellaneous Local Receipts (from page 1, Item II.A4.c)	$ -
5. Transfers from Toll Facilities	
6. Proceeds of Sale of Bonds and Notes:	
a. Bonds - Original Issues	0.00
b. Bonds - Refunding Issues	0.00
c. Notes	0.00
d. Total (a + b + c)	$ -
7. Total (1 through 6)	$ 2,859,207.55
B. Private Contributions	
C. Receipts from State government (from page 1, Item II.C.4)	$ 49,725.85
D. Receipts from Federal government (from page 1, Item II.D.3)	$ -
E. Total receipts (A.7 + B + C + D)	$ 2,908,933.40

III. EXPENDITURES FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Local highway expenditures:	
1. Capital Outlay (from page 1, Item III.A1.d)	$ 916,026.34
2. Maintenance:	115,879.65
3. Road and Street Services:	
a. Snow and Ice Removal	60,213.37
b. Other & Traffic Control Operations	
c. Total (a + b)	$ 60,213.37
4. General Administration & Miscellaneous	
5. Highway Law Enforcement and Safety	1,617,201.54
6. Total (1 through 5)	$ 2,709,320.90
B. Debt Service on Local Obligations:	
1. Bonds:	
a. Interest	49,612.50
b. Redemption	150,000.00
c. Total (a + b)	$ 199,612.50
2. Notes:	
a. Interest	0.00
b. Redemption	0.00
c. Total (a + b)	$ -
3. Total (1c + 2c)	$ 199,612.50
C. Payments to State for Highways	0.00
D. Payments to Toll Facilities	0.00
E. Total Expenditures (A6 + B3 + C + D)	$ 2,908,933.40

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

ITEM	OPENING DEBT	AMOUNT ISSUED	REDEMPTIONS	CLOSING DEBT
A. Bonds (Total)	1,020,000	$ -	$ 150,000.00	$ 870,000.00
1. Bonds (Refunding Portion)		$ -		
B. Notes (Total)	0	$ -	$ -	$ -