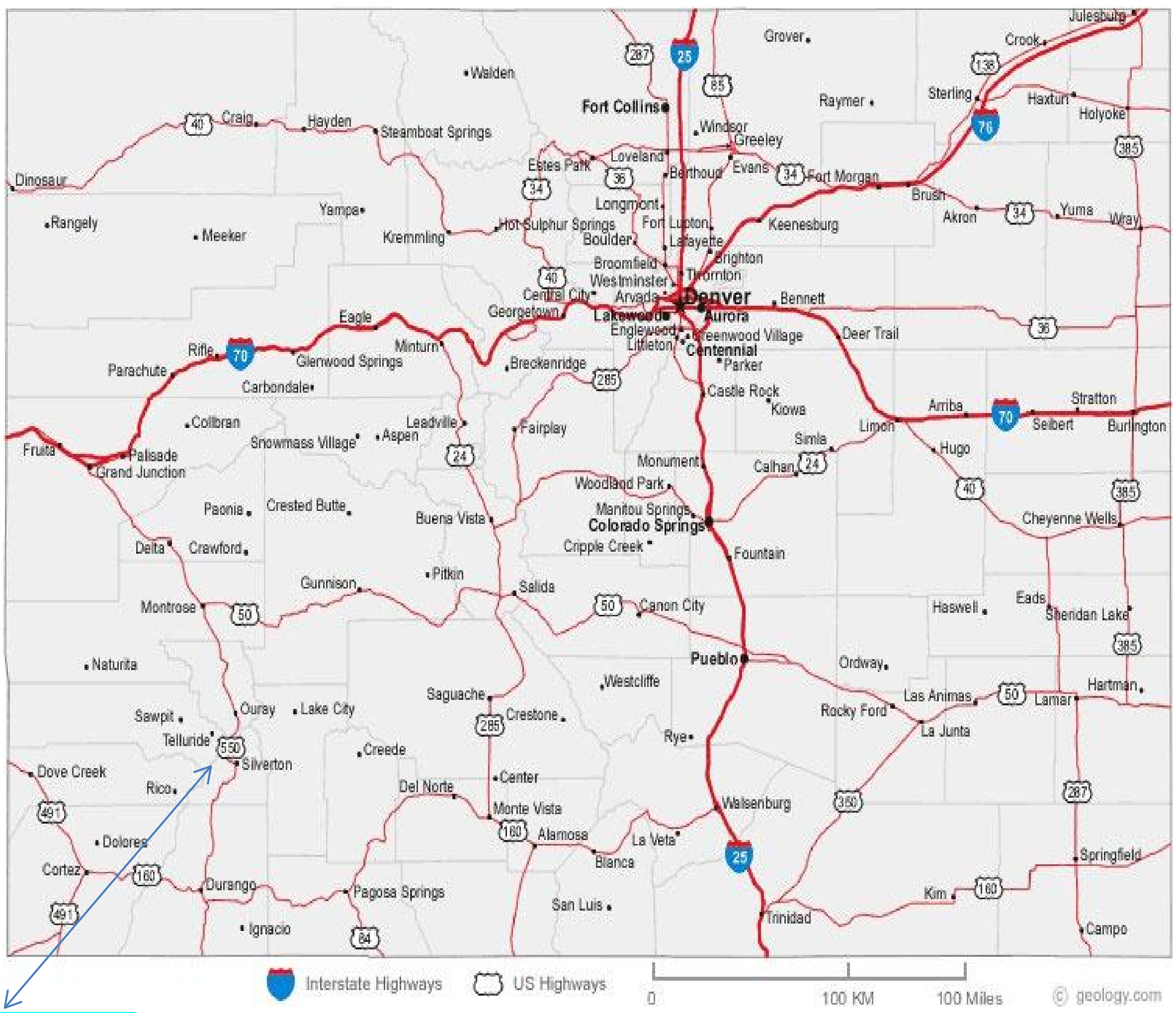
TOWN OF MOUNTAIN VILLAGE, COLORADO

ANNUAL COMPREHENSIVE FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2025

ABOUT MOUNTAIN VILLAGE

Situated in the heart of the breathtaking San Juan Mountains, Mountain Village was incorporated in 1995 as a home rule municipality. Its founders envisioned a European-style ski-in/ski-out, pedestrian-friendly destination resort that would complement the historic mining town of Telluride. Situated on just 3.5 square miles of land, Mountain Village is small yet mighty with a diverse network of winter and summer trails, housing for the local workforce and single-family homes with sprawling views that extend to Utah. Mountain Village is home to roughly 1,400 year-round (~2,600 seasonal) residents and to the world-renowned Telluride Ski Resort. A bustling Village Center designed to emulate European ski villages is the community's gathering place. A three-stage gondola transportation system connects the Town of Mountain Village with the Town of Telluride. Situated at 9,500 feet, Mountain Village is comparably a world apart from other resorts: it is innately spectacular, beautifully orchestrated and planned, and overflowing with style, charm and sophistication. For more information, please visit us on the Web at www.townofmountainvillage.com.



Mountain Village

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TOWN OF MOUNTAIN VILLAGE, COLORADO
ANNUAL COMPREHENSIVE FINANCIAL REPORT
YEAR ENDED DECEMBER 31, 2025

Mayor, Martinique Prohaska
Mayor Pro Tem, Scott Pearson
Council Members: Alline Arguelles, Peter Duprey, Huascar Gomez,
Tucker Magid, Harvey Mogenson
Town Manager, Paul Wisor

Prepared by:
The Town of Mountain Village Finance Department

INTRODUCTORY SECTION

June 8, 2026

Honorable Mayor, Members of the Governing Town Council and Citizens of the Town of Mountain Village:

The Annual Comprehensive Financial Report of the Town of Mountain Village (the Town) for the year ended December 31, 2025, is hereby submitted as mandated by the Town's home rule charter and state statutes. The charter and statutes require that the Town issue annually a report on its financial position and activity, and that this report be audited by an independent firm of certified public accountants. Responsibility for both the accuracy of the presented information and the completeness and fairness of the presentation, including all disclosures, rests with the Town's management. We believe the information presented is accurate in all material respects and is reported in a manner designed to present fairly the financial position and results of operations of the Town. All disclosures necessary to enable the reader to gain an understanding of the Town's financial activities have been included.

Governmental Structure

The Town, incorporated under a Home Rule Charter in 1995, is located in the San Juan Range of the Rocky Mountains, in southwest Colorado, in San Miguel County, and consists of approximately 2,100 acres of land. The Town is an upscale European styled resort-oriented community situated in the mountains above and adjacent to, the Town of Telluride and includes a large part of the Telluride Ski Area. The Town also has the power, by state statute, to extend its corporate limits by annexation, which is done periodically when deemed appropriate by the governing Town Council.

The Town has operated under a council-mayor form of government since its inception. Policy-making and legislative authority are vested in the governing council; certain executive authority rests with the Mayor. The governing council (Town Council or the Council) is responsible, among other things, for passing ordinances, adopting the budget and appointing committees. The Mayor is selected from within the Town Council and his or her tenure in office is subject to termination at any time by the Town Council. The Mayor is responsible, among other things, for appointing the various officials of the Town and is empowered to carry out the policies and ordinances of the Town Council.

The Council is elected on a non-partisan basis. Council members are elected at large to four-year staggered terms.

It was determined by the Mountain Village Metropolitan District (the District) and the Town that it was in the best interests of the residents of the Town and the District that the District be dissolved and that the Town assume the governmental services and functions currently performed by the District. On December 13, 2006, the District Court, San Miguel County, Colorado approved the dissolution of the District effective January 1, 2007, which was approved by the District's electors on November 7, 2006. The District stays in existence to the extent necessary to provide for the payment of the debt service requirements of its outstanding General Obligation Bonds. The Council of the Town is responsible for setting an annual mill levy on behalf of the District for the payment of the debt service requirements. The Town assumed the assets and all other obligations of the District effective January 1, 2007.

The Town is a body corporate and politic with all of the powers of a public or quasi-municipal corporation and is a political subdivision of the State of Colorado. The Town was organized for the purpose of providing for its residents' various governmental services including, but not limited to, general governmental services, (affordable housing, building code enforcement, planning, zoning and design review) and law enforcement. The Town is empowered to levy taxes subject to voter authorization and may issue bonds. The Town imposes certain fees and charges upon its residents and users for design review, plan review, inspection, planning and zoning. Mountain Village has a zoned "person equivalent density" of just over 8,500. Approximately 77% of our density has been constructed to date. The U.S. Census 2020 estimate for Mountain Village permanent population was 1,240 people, and the 2025 assessed valuation of the Town was $580,221,685.

Local Economic Condition and Outlook

As a resort community, the Town of Mountain Village relies heavily on tourism and is, therefore, sensitive to changes in the national and global economies. The Town uses a conservative approach to budgeting and operations to ensure it can quickly respond to changes in economic conditions. This approach, along with several years of economic growth, has led to a healthy reserve balance.

While the Town has experienced several years of significant growth in both the winter and summer tourism, it is still reliant on real estate development. Both the real estate market and new development remained strong throughout the year, and the Town has large commercial projects on the horizon. With sustained growth in both tourism and development the Town is faced with increased need for affordable housing, demand for services, and required infrastructure improvements. The Town anticipates and has planned for significant capital investment in the coming years to address these municipal needs.

Financial Information

Management of the Town is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the organization are protected from loss, theft or misuse and to ensure that adequate accounting data are compiled to allow for the preparation of financial statements in conformity with generally accepted accounting principles. The internal control structure is designed to provide reasonable assurance, but not absolute assurance that these objectives are met. The concept of reasonable assurance recognizes that: (1) the cost of a control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits requires estimates and judgments by management.

The Town maintains extensive budgetary controls. The objective of these controls is to ensure compliance with the legal provisions embodied in the annually appropriated budget approved by the Council. Financial activities of the Town's governmental funds are included in the annual appropriated budget. The point of budgetary control (i.e. the level at which management cannot overspend the budget without the approval of the governing body) is at the fund level. In order to address long-range financial planning issues, a long-range financial plan is maintained and revised periodically by the Council. As demonstrated by the statements and schedules included in the financial section of this report, the Town continues to meet its responsibility for sound financial management.

Generally accepted accounting principles require that management provide a narrative introduction, overview and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A) which can be found immediately following the independent auditor's report.

Long-Term Financial Planning

As part of the Town's annual budget process, a five-year financial plan for all funds and operations of the Town is updated and included as part of the budget adoption process. Revenue projections are updated, and all Town department and fund budgets are forecast for the upcoming five years.

Independent Audit

State statutes require an annual audit by independent certified public accountants. The firm of CLA (CliftonLarsonAllen LLP) has been retained to audit the Town. The auditors used Generally Accepted Auditing Standards in conducting the engagement. The auditor's report in the general-purpose financial statements, and combining and individual fund statements and schedules, is included in the financial section of this report.

Awards

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town for its annual comprehensive financial report for the year ended December 31, 2024. This was the twenty-sixth consecutive year that the Town has achieved this prestigious award. In order to be awarded a Certificate of Achievement, the government must publish an easily readable and efficiently organized annual comprehensive financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current annual comprehensive financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to the GFOA to determine its eligibility for another certificate.

Acknowledgements

I would like to express my appreciation to all members of the Town's staff who assisted and contributed to the preparation of this report. I would also like to thank the Mayor and the Council for their interest and support in planning and conducting the financial operations of the Town in a responsible and conservative manner.

Respectfully submitted,

Lizbeth Lemley
Finance Director

TOWN OF MOUNTAIN VILLAGE, COLORADO
ORGANIZATIONAL CHART

<table>
<tr><td colspan="3" align="center">Voters/Electorate

Town Council (Legislative)

Mayor (Executive)</td></tr>
<tr><td align="center"><u>Town Offices</u>
Town Manager
Town Attorney
Town Clerk
Town Treasurer</td><td align="center"><u>Departments</u>
Planning & Development Services, Public Safety,
Road & Bridge, Transportation, Recreation,
Public Works, Vehicle Maintenance, Plaza &
Environmental Services,
Communications & Business
Development, Human Relations</td><td align="center">(<u>Judicial</u>)
Municipal Court</td></tr>
<tr><td></td><td align="center"><u>Enterprise Operations</u>
Water & Sanitary Sewer
Conference Center
Child Development
Housing Authority
Parking Services</td><td></td></tr>
</table>

List of Elected and Appointed Officials
December 31, 2025

<u>Elected Officials</u>

Council Member-At large	Martinique Prohaska (Mayor)
Council Member-At large	Scott Pearson (Mayor Pro Tem)
Council Member-At large	Alline Arguelles
Council Member-At large	Peter Duprey
Council Member-At large	Huascar Gomez
Council Member-At large	Tucker Magid
Council Member-At large	Harvey Mogenson

<u>Appointed Officials</u>

Town Manager	Paul Wisor
Town Attorney	David McConaughy
Town Clerk	Susan Johnston
Town Treasurer	Lizbeth Lemley
Director of Community Development	Amy Ward
Police Chief	Chris Broady

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Town of Mountain Village
Colorado

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

INDEPENDENT AUDITORS' REPORT

Town Council
Town of Mountain Village, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Mountain Village, 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 of Mountain Village, Colorado's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Mountain Village, Colorado, as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town of Mountain Village, Colorado and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Mountain Village, Colorado's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' 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 auditors' 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 GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Town of Mountain Village, Colorado'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 Town of Mountain Village, Colorado's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information for the general fund, gondola fund, and tourism fund, and the GASB required pension and OPEB schedules as listed in the table of contents 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 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Mountain Village, Colorado's basic financial statements. The combining and individual nonmajor fund financial statements, supplementary budgetary comparison information, and the local highway finance report are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining and individual nonmajor fund financial statements, supplementary budgetary comparison information, and the local highway finance report are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Town Council
Town of Mountain Village, Colorado

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 8, 2026 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Denver, Colorado
June 8, 2026

As management of the Town of Mountain Village (the Town), we offer readers of the Town's financial statements this summary overview and analysis of the financial activities and position of the Town for the fiscal year ended December 31, 2025. We encourage readers to consider the information presented here in conjunction with the additional information furnished in our basic financial statements to more thoroughly understand the financial activities and position of the Town.

A. Financial Highlights

- The assets and deferred outflows of resources of the Town of Mountain Village exceeded its liabilities and deferred inflows of resources at the close of fiscal year 2025 by $119,793,999 (net position). Of this amount, $52,878,706 (unrestricted net position) may be used to meet the Town's ongoing obligations or unforeseen expenses. Total net position increased by $22,749,024 over 2024. This increase is attributed to an increase in cash and investments, investments in capital assets coupled with a decrease in liabilities.
- The Town had an increase in governmental activities net position of $11,082,889. This change measures the Town's financial results using a long-term view. This increase is attributed to favorable operating results offset by transfers to other funds to support operations and capital investment. The largest of these transfers were to support affordable housing, childcare, and economic development initiatives.
- As of the close of the year, the Town's governmental funds increased by $8,588,684 with a combined ending fund balance of $34,280,843. This change measures the change in the Town's current resources. This increase was due primarily to community development fees related to a large commercial project.
- The unassigned General Fund balance at year end totaled $28,684,029.
- Overall General Fund revenues increased by $8,810,486 as compared to 2024, due mainly to community development revenues related to a large commercial project.

B. Overview of Financial Statements

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

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

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

The **statement of activities** presents information showing how the Town'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 timing of cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements distinguish functions 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 include general government, administration, economic development, road and bridges, equipment and property maintenance, long-term debt, culture and recreation, public safety and transportation. The business-type activities include affordable housing rental and development, water and sewer, conference center, child development, and parking services.

Fund Financial Statements – A fund is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. The Town funds are separated into two classifications: governmental funds and enterprise (proprietary) funds.

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 activities in the government-wide financial statements. By doing so, readers may more thoroughly understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and statement of revenues, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The governmental funds are separated into the following major funds: General Fund, Gondola Special Revenue Fund, Tourism Special Revenue Fund, and as a unit of The Town, Debt Service Fund. All non-major funds (Capital Projects Fund, Vehicle and Equipment Acquisition, and the Historical Museum Fund) are combined as other governmental funds.

An annual appropriated budget is adopted for all governmental funds. A budgetary comparison statement has been provided for these funds to demonstrate compliance with the budgets.

Enterprise Funds – Enterprise funds (proprietary) are used to report the same functions presented as business-type activities in the government-wide financial statements, only in more detail. The enterprise funds are used to account for child development and affordable housing programs. The Town's major enterprise funds are the Housing Authority Fund, and the Water and Sewer Fund. All non-major funds (Child Development, Parking Services, and Telluride Conference Center) are combined as other enterprise funds.

Notes to Financial Statements – The notes provide additional information that are essential to full understanding of the data provided in the various financial reports.

Other Information – In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information which is required to be disclosed by the Governmental Accounting Standards Board.

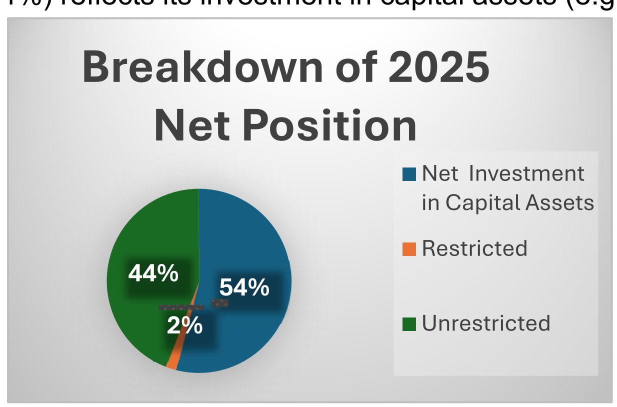
C. Government-Wide Financial Analysis

Net Position – The following is a summary of financial information relating to the Town's assets, deferred inflows and liabilities, deferred outflows as well as its net position. Net position may serve over time as a useful indicator of a government's financial position. For the Town, assets and deferred outflows exceeded liabilities and deferred inflows by $119,793,999 at the end of 2025. The following chart shows the Town's net position:

Statements of Net Position
December 31, 2025 and 2024

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Assets:						
Current and Other Assets	$ 44,544,787	$ 34,860,460	$ 27,749,966	$ 18,472,454	$ 72,294,753	$ 53,332,914
Capital and SBITA Assets	46,599,914	45,701,442	54,696,026	51,543,622	101,295,940	97,245,064
Total Assets	91,144,701	80,561,902	82,445,992	70,016,076	173,590,693	150,577,978
Deferred Outflows of Resources	3,124,017	4,115,670	458,838	628,692	3,582,855	4,744,362
Liabilities:						
Current Liabilities	3,228,597	3,059,191	3,006,829	1,744,944	6,235,426	4,804,135
Noncurrent Liabilities:						
Due Within One Year	2,048,061	2,106,282	704,698	570,000	2,752,759	2,676,282
Due in More Than One Year	23,599,893	25,800,834	17,638,479	18,441,425	41,238,372	44,242,259
Total Liabilities	28,876,551	30,966,307	21,350,006	20,756,369	50,226,557	51,722,676
Deferred Inflows of Resources	7,119,803	6,521,790	33,189	32,899	7,152,992	6,554,689
Net Position:						
Net Investment in Capital Assets	27,405,727	25,305,874	37,285,341	33,723,622	64,691,068	59,029,496
Restricted for:						
Debt Service	424,014	418,649	850,000	936,263	1,274,014	1,354,912
Emergencies	925,211	878,771	-	-	925,211	878,771
Escrow Funds	25,000	25,000	-	200,827	25,000	225,827
Unrestricted	29,492,412	20,561,181	23,386,294	14,994,788	52,878,706	35,555,969
Total Net Position	$ 58,272,364	$ 47,189,475	$ 61,521,635	$ 49,855,500	$ 119,793,999	$ 97,044,975

The largest portion of the Town's net position (54%) reflects its investment in capital assets (e.g., infrastructure, land, buildings, improvements, and equipment) less any related debt used to acquire those assets. These assets are used to provide services to our citizens and thus they are not an available source for payment of future spending. Although the Town of Mountain Village's investment in capital assets is reported net of related debt, it should be noted the resources needed to repay this debt must be provided from other sources, since the capital assets themselves are not expected to be used to liquidate these liabilities.



Additional information on the Town's capital assets can be found in the Notes to the Financial Statements Note 7 – Capital Assets and Note 8 – Long-term Liabilities.

A portion of the Town of Mountain Village's net position (2%) represents resources that are subject to external restrictions on how they may be used. Restricted Net Position portion of net position remained consistent in 2025. Unrestricted net position of $52,878,706 may be used to meet the government's ongoing obligations to citizens and creditors.

Changes in Net Position – The following chart is a summary of financial information relating to the Town's Statement of Activities. The statement presents information showing how the Town's net position changed during the most recent fiscal year.

Statements of Changes in Net Position
Years Ended December 31, 2025 and 2024

	Governmental Activities		Business-Type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues:						
Program Revenues:						
Charges for Services	$ 5,831,094	$ 2,722,172	$ 11,135,169	$ 11,988,809	$ 16,966,263	$ 14,710,981
Operating Grants and Contributions	7,521,550	6,878,135	123,952	301,668	7,645,502	7,179,803
Capital Grants and Contributions	958,601	697,769	7,882,778	3,475,524	8,841,379	4,173,293
Total Program Revenues	14,311,245	10,298,076	19,141,899	15,766,001	33,453,144	26,064,077
General Revenues:						
Property and Specific Ownership Taxes	6,633,303	6,811,038		-	6,633,303	6,811,038
Sales and Use Taxes	16,757,539	11,181,092	-	-	16,757,539	11,181,092
Lodging and Restaurant Taxes	4,465,124	4,728,940	-	-	4,465,124	4,728,940
Miscellaneous	646,668	1,725,840	968,970	291,294	1,615,638	2,017,134
Investment Earnings	1,098,199	1,402,760	716,895	618,228	1,815,094	2,020,988
Gain on Sale of Assets	14,156	6,340	-	-	14,156	6,340
Total General Revenues	29,614,989	25,856,010	1,685,865	909,522	31,300,854	26,765,532
Total Revenues	43,926,234	36,154,086	20,827,764	16,675,523	64,753,998	52,829,609
Expenses:						
General Government	7,047,010	6,226,263	-	-	7,047,010	6,226,263
Administration	16,208	-	-	-	16,208	-
Public Safety	2,038,091	1,821,994	-	-	2,038,091	1,821,994
Roads and Bridges	1,600,350	1,578,904	-	-	1,600,350	1,578,904
Culture and Recreation	977,065	812,669	-	-	977,065	812,669
Equipment and Property Maintenance	3,540,602	3,339,554	-	-	3,540,602	3,339,554
Transportation	8,949,602	7,221,901	-	-	8,949,602	7,221,901
Water and Sewer	-	-	3,262,820	3,003,286	3,262,820	3,003,286
Telluride Conference Center	-	-	1,416,765	965,887	1,416,765	965,887
Economic Development	6,764,320	6,109,072	-	-	6,764,320	6,109,072
Housing Authority	-	-	4,504,844	4,384,063	4,504,844	4,384,063
Parking Services	-	-	663,175	661,993	663,175	661,993
Daycare Program	-	-	1,224,122	863,490	1,224,122	863,490
Total Expenses	30,933,248	27,110,357	11,071,726	9,878,719	42,004,974	36,989,076
Change in Net Position Before Transfers	12,992,986	9,043,729	9,756,038	6,796,804	22,749,024	15,840,533
Transfers	(1,910,097)	(7,775,736)	1,910,097	7,775,736	-	-
Change in Net Position	11,082,889	1,267,993	11,666,135	14,572,540	22,749,024	15,840,533
Net Position - Beginning of Year	47,189,475	45,921,482	49,855,500	35,282,960	97,044,975	81,204,442
Net Position - End of Year	$ 58,272,364	$ 47,189,475	$ 61,521,635	$ 49,855,500	$ 119,793,999	$ 97,044,975

Revenues increased $11.9 million from the prior year due to a $4.7 million increase in capital grants and a $5.6 million increase in sales and use taxes. The largest increases were in capital contributions and tax revenues related to a large commercial development project which also includes new private residencies. Sales and use taxes remain the largest source of revenue at $16.8 million for the current fiscal year.

Expenses grew by $5 million in the current year. The most significant increases were seen in the transportation ($1.7 million) and general government ($0.8 million) functions and were primarily due to infrastructure capital and repair costs coupled with an increase in labor costs. The Town also invested in capital projects to further economic initiatives through the Telluride Conference Center and experienced increased costs in the Daycare function related to program expansion.

D. Financial Analysis of the Town's Funds

As noted earlier, the Town uses fund accounting to segregate resources for the purpose of carrying out a specific activity or attaining certain objectives in accordance with regulations, restrictions or other limitations on the use of the funds.

Governmental Funds - The focus of governmental funds is to provide information on near-term inflows, outflows, and balances of expendable resources. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. The Town's Governmental Funds are comprised of the following:

- General Fund
- Gondola Fund (special revenue)
- Tourism Fund (special revenue)
- Historical Museum Fund (special revenue)
- Debt Service Fund (acting for the Mountain Village Metropolitan District)
- Vehicle and Equipment Acquisition Fund
- Capital Projects Fund

During 2025, fund balance for Governmental Funds increased by $8,588,684 to $34,280,843. A brief discussion of each of the governmental funds is provided below.

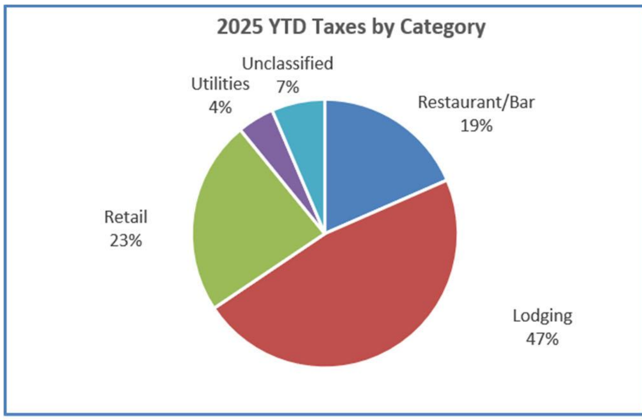
General Fund

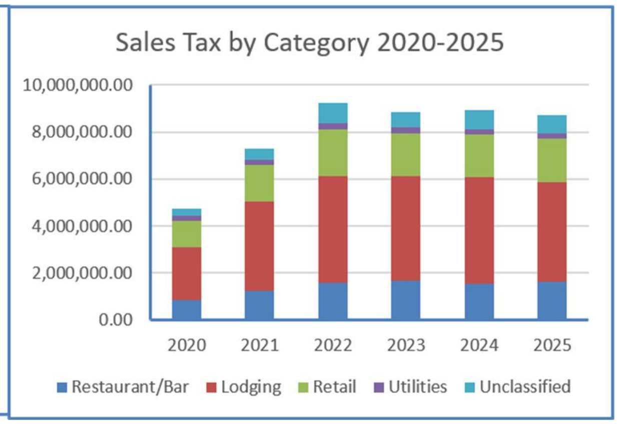
The fund balance of the General Fund increased by $8.9 million to $31.4 million in 2025 primarily attributed to community development revenues received for a large commercial project permitted in 2025. These community development revenues offset a decrease in sales tax revenue discussed below. Total expenditures of $19.9 million increased by 21% year over year due to expenditures related to capital outlay, large infrastructure repairs, economic development initiatives, forest and fire mitigation initiatives and rising costs of personnel and general expenses. Other financing sources and uses reflected net transfers totaling ($2.4) million which included transfers to support economic development initiatives through the Telluride Conference Center and to support affordable housing and childcare initiatives.

Sales tax revenue for 2025 totaled $8.7 million, a decrease of 2.2% from the prior year and 1.2% below budget. While collections continue to reflect a stabilization in visitation since the peak of post-pandemic activity in 2022, early season snowfall shortfalls and a holiday-period resort closure due to a ski patrol strike negatively impacted December collections - typically the second highest tax collection month of the year. Please see additional details in the table and charts below.

Tax Collection Summary

4.5% Tax	2020	2021	2022	2023	2024	2025	2025-2024 % Change	2025-2020 % Change
Restaurant/Bar	$ 874,564	$ 1,256,709	$ 1,602,989	$ 1,661,083	$ 1,546,684	$ 1,630,250	5.40%	86.4%
Lodging	2,231,991	3,787,709	4,523,261	4,470,467	4,550,411	4,221,183	-7.24%	89.1%
Retail	1,109,628	1,568,014	1,977,255	1,810,278	1,786,384	1,857,267	3.97%	67.4%
Utilities	211,275	218,281	250,516	257,806	240,060	216,982	-9.61%	2.7%
Unclassified	306,203	441,666	901,282	644,708	794,731	797,791	0.39%	160.5%
Total	$ 4,733,661	$ 7,272,379	$ 9,255,303	$ 8,844,342	$ 8,918,270	$ 8,723,473	-2.18%	84.29%





Gondola Fund

The Gondola Fund is used to account for the activity of financing, operating, and maintaining the Gondola and Chondola transit systems. These costs are funded through contributions and grants. Funding for 2025 totaled $6.6 million which included $5.9 million (94.0%) in contributions from Telluride Mountain Village Owner's Association, $192,000 (3.0%) provided by Telluride Ski & Golf from lift ticket sales and grant funding of $141,620 (2.0%). Fund expenditures of $7.2 million came under budget by 2.2% due mainly to savings in personnel related costs.

Tourism Fund

Lodging tax, restaurant tax and business license fee remittances are dedicated to the Tourism fund and are used to fund various Mountain Village marketing, promotion, and economic development programs. Those programs include general regional marketing and promotion and group sales activity through Marketing Telluride Inc. (MTI) and various airline guaranty programs through the Telluride and Montrose Regional Air Organization (TMRAO).

Lodging tax receipts of $3.7 million were down 7.2% from prior year. While collections continue to reflect a stabilization in visitation and average daily rates since the peak of post pandemic activity in 2022, early season snowfall shortfalls and a holiday-period resort closure due to a ski patrol strike negatively impacted December lodging collections. Restaurant tax receipts of $723,000 increased 5.2% from prior year. Strong collection through the third quarter helped to offset the fourth quarter impacts as discussed above. Business license fee revenue totaled $408,000, an increase of 1.7% over prior year. Contributions to the airline guarantee program were $2.5 million and $2.1 million was used to fund regional marketing programs, events to drive tourism in the off seasons and group sales efforts. Overall, the town's tourism fund reinvested over $4.6 million back into the region to support the various businesses operating in the community. Please see the lodging and restaurant tax revenue summary below for additional detail.

Town of Mountain Village Colorado Lodging Tax Summary

	2021 Activity (4%)	2022 Activity (4%)	2023 Activity (4%)	2024 Activity (4%)	2025 Activity (4%)	2024-2025 Var %
Total	$ 3,261,375	$ 4,019,707	$ 3,973,215	$ 4,040,179	$ 3,749,475	7.20 %
Tax Base	81,534,381	100,492,663	99,330,387	101,004,469	93,736,802	

Town of Mountain Village Colorado Restaurant/Bar Tax Summary

	2021 Activity (4%)	2022 Activity (4%)	2023 Activity (4%)	2024 Activity (4%)	2025 Activity (4%)	2024-2025 Var %
Total	$ 553,712	$ 711,765	$ 738,846	$ 686,764	$ 722,507	5.20 %
Tax Base	27,685,593	35,588,233	36,942,284	34,338,195	36,125,372	

Historical Museum Fund

The Town instituted a voter approved mill levy January 1, 2005, for the purpose of providing funding to the Telluride Historical Museum for operating costs. The property taxes generated for this purpose in 2025 were $146,422 less $2,929 in treasurer's fees.

Debt Service Fund

Current year debt service activity reflected $535,000 in debt reduction (or 8.9%) from the prior year's outstanding debt. The fund balance increased $13,790 as result of prior year tax abatements. The total general obligation bond debt outstanding at December 31, 2025, was $5,465,000.

	2022	2023	2024	2025
Assessed Valuation	326,606,828	430,319,955	438,821,785	580,221,685
Tax Supported Bonds Outstanding	5,405,000	5,030,000	4,645,000	4,255,000
% of Tax Supported Bonds Outstanding vs. AV	2 %	1 %	1 %	1 %
Mill Levy	1.461	1.131	1.110	0.826
Self Supported Bonds Outstanding	1,635,000	1,500,000	1,355,000	1,210,000

Vehicle and Equipment Acquisition Fund

Total expenditures in 2025 were $293,399 and included replacing aging vehicles/equipment. These expenditures were covered by a transfer from the General Fund and proceeds from the sale of assets, interest income, and insurance proceeds.

Capital Projects Fund

Expenditures in 2025 totaled $153,283 for the completion of a new bus stop. Grant funding and a transfer from the General Fund offset these expenditures.

Enterprise Funds

The Town's enterprise funds are comprised of the following:

- Housing Authority
    - Village Court Apartments (Affordable Housing)
    - Affordable Housing Development Fund
    - Mortgage Assistance Pool Fund
- Child Development Fund
- Water and Sewer Fund
- Telluride Conference Center Fund
- Parking Services Fund

Village Court Apartments

Village Court Apartments net operating revenues of $3.8 million exceeded budget by less than 1%. Operating costs of $1.6 million were 4% under budget resulting in an operating surplus of $67,149. Several capital projects were addressed in 2025 including two new roofs, laundry equipment replacements and phase 1 of a three-year paving project on the property.

Transfers are made to the General Fund to cover the debt payments incurred for the new buildings.

Affordable Housing Development Fund

Since 2007, The Town has pledged 11.11% of sales taxes to the affordable housing development fund and 2025 contributions totaled $968,000. In addition, the Authority also receives revenues through development housing mitigation fees, rental income and investment income. Operating revenues in 2025 totaled $3.9 million, which included $2.5 million related to a large commercial project permitted in 2025. Operating expenses of $1.4 million were for the administration of the authority, rental property expenses, and future housing planning. Additionally, the fund provided support to Village Court Apartments in the amount of $195,000 in 2025.

Mortgage Assistance Pool Fund

The Town offers down payment assistance to staff through the Mortgage Assistance Pool Fund. The Town did not process any new requests for down payment assistance in 2025. Principal repayments of $21,000 and interest revenues of $8,500 were received during the year.

Child Development Fund

The Town has operated daycare services since 2004. The daycare program provides services for approximately 38 children. In January 2025 the Town expanded infant care spots in the program. Additionally, capital projects to expand the facility, facility improvements and playground expansion began in 2025. The Town received grant funding to help offset the costs of the capital projects. The General Fund subsidy requirement of $650,000 for the program was up $356,000 from 2024 due to the infant care expansion and capital projects.

Parking Services Fund

Operating revenues for 2025 totaled $1.3 million. This was a decrease of $73,065 (5%) from 2024 and was due to a decline in parking fine revenues as a result of changes to the fine structure in 2025. Operating costs in 2025 totaled $624,014 which was an 8.9% decrease from 2024 operating costs. This decrease is attributed to a reduction in wayfinding and elevator maintenance expenses in 2025. Capital outlay of $562,711 included the third year of a four-year structural coating project for the Gondola Parking Garage as well as parking lot improvements. Bonds related to this parking structure are accounted for in the debt service fund.

Water and Sewer Fund

The Water and Sewer Fund revenues decreased by .7% in 2025. While base rates increased slightly in line with the rate study adopted and implemented in November 2023, excess water usage and snowmaking charges decreased in 2025. Capital outlay totaled $3.6 million and included new meter purchases, costs related to land acquisition for a new sewer plant, new pumps, infiltration remediation, water infrastructure improvements, infrastructure replacement and capital upgrades to the regional wastewater treatment facility. This fund's net position increased by $7.1 million to $29.5 million in 2025.

Telluride Conference Center

In October 2009, the conference center operations were turned over to an outside local contractor. In May of 2024, the Town took back management of the conference center but continues to contract sales services and execution of the events. Revenues of $628,000 were recognized in 2025. Capital expenses of $1.2 million were related to replacing the HVAC system and updating the interior finishes. Transfers from the General Fund of $1.5 million were made to cover capital expenses and assist with fixed operating expenses. A transfer from the Tourism Fund of $303,000 was made to defray marketing costs and subsidies to attract groups to the region.

E. General Fund Budgetary Results

Revenues of $31.2 million exceeded budget by .7% or $223,140. While sales taxes were under budget for the year, these shortfalls were offset by investment earnings and grant revenues coming in over budget. General Fund expenditures of $19.9 million were under budget by 12.7% or $2.9 million. These savings are primarily attributed to the timing of capital project completion, savings in utility costs, underutilized project consulting budgets and general cost saving measures. Other financing sources and uses reflected net transfers totaling ($2.4) million which included transfers to support economic development initiatives through the Telluride Conference Center and to support affordable housing and childcare initiatives. The General Fund balance increased by $8.9 million. Total fund balance remains healthy at $31.4 million.

E. Capital Asset and Debt Administration

Capital Assets

The Town's investment in capital assets for its governmental activities increased to $46.6 million, from $45.7 million. The largest additions in 2025 were related to investments in buildings and improvements, replacement of aging infrastructure, vehicle and equipment purchases, and recreational trail improvements. The Town's investment in capital assets for its business-type activities ranged from $51.5 million to $54.7 million. This increase was primarily the result of investments in the Town's Water and Wastewater infrastructure, building improvements to the Telluride Conference Center, and capital investments at the Village Court Apartments.

Additional information on the Town's capital assets can be found in Note 7.

Long-Term Debt

The Town did not issue any additional long-term debt in 2025. Principal payments on existing debt of $1.65 million were made during the year. Outstanding long-term debt at the end of the year totaled $37.75 million.

Additional information on the Town's long-term debt can be found in Note 8.

Economic Factors and Budgetary Impacts

As a resort community, the Town of Mountain Village relies heavily on tourism and is therefore sensitive to changes in the national and global economies. The Town uses a conservative approach to budgeting and operations to ensure it can quickly respond to changes in economic conditions. This approach, along with several years of economic growth and stability, has led to a healthy reserve balance.

While the Town has seen significant tourism growth in both the winter and summer seasons, it is still reliant on real estate development. Both the real estate market and new development remained strong throughout the year and the Town has large commercial projects on the horizon. With sustained growth in both tourism and development the Town is faced with increased need for affordable housing, demand for services, and required infrastructure improvements. The Town anticipates and has planned for significant capital investment in the coming years to address these municipal needs.

Request for Information

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

Lizbeth Lemley
Town of Mountain Village
455 Mountain Village Blvd., Suite A
Mountain Village, CO 81435
970.369-6407
llemley@mtnvillage.org

BASIC FINANCIAL STATEMENTS

TOWN OF MOUNTAIN VILLAGE, COLORADO
STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Current Assets:			
Cash and Investments	$ 31,930,881	$ 23,634,602	$ 55,565,483
Receivables:			
Taxes	8,032,432	-	8,032,432
Accounts	1,979,782	1,326,796	3,306,578
Grants	711,934	69,382	781,316
Leases	68,261	-	68,261
Internal Balances	1,263,468	(1,263,468)	-
Total Current Assets	43,986,758	23,767,312	67,754,070
Other Assets:			
Prepaid Items	101,989	475	102,464
Inventory	-	37,531	37,531
Deposits	7,026	20,116	27,142
Notes Receivable	-	208,392	208,392
Restricted Cash and Investments:			
Escrow Funds	25,000	-	25,000
Bond Reserve Fund	424,014	850,000	1,274,014
Development Property Held for Sale	-	2,866,140	2,866,140
Total Other Assets	558,029	3,982,654	4,540,683
Capital Assets:			
SBITA Assets, Net of Amortization	62,819	-	62,819
Nondepreciable Capital Assets	2,377,158	10,540,197	12,917,355
Depreciable Capital Assets, Net of Depreciation	44,159,937	44,155,829	88,315,766
Total Capital Assets	46,599,914	54,696,026	101,295,940
Total Assets	91,144,701	82,445,992	173,590,693
DEFERRED OUTFLOWS OF RESOURCES			
Related to Pensions	2,685,325	428,336	3,113,661
Related to Other Postemployment Benefits	124,360	30,502	154,862
Deferred Loss on Refunding	314,332	-	314,332
Total Deferred Outflows of Resources	3,124,017	458,838	3,582,855

See accompanying Notes to Basic Financial Statements.

TOWN OF MOUNTAIN VILLAGE, COLORADO
STATEMENT OF NET POSITION (CONTINUED)
DECEMBER 31, 2025

	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
Accounts Payable	$ 1,602,021	$ 1,572,383	$ 3,174,404
Accrued Expenses	388,780	818,906	1,207,686
Deposits	931,302	509,695	1,440,997
Accrued Interest Payable	50,345	-	50,345
Unearned Revenue	256,149	105,845	361,994
Noncurrent Liabilities:			
Due Within One Year	2,048,061	704,698	2,752,759
Due in More Than One Year:			
Other Noncurrent Liabilities	18,360,751	16,645,000	35,005,751
Net Pension Liability	4,946,030	937,897	5,883,927
Net OPEB Liability	293,112	55,582	348,694
Total Liabilities	28,876,551	21,350,006	50,226,557
DEFERRED INFLOWS OF RESOURCES			
Related to Pension	159,481	-	159,481
Related to Other Postemployment Benefits	175,010	33,189	208,199
Leases	68,261	-	68,261
Property Tax	6,717,051	-	6,717,051
Total Deferred Inflows of Resources	7,119,803	33,189	7,152,992
NET POSITION			
Net Investment in Capital Assets	27,405,727	37,285,341	64,691,068
Restricted for:			
Debt Service	424,014	850,000	1,274,014
Escrow	25,000	-	25,000
Emergencies	925,211	-	925,211
Unrestricted	29,492,412	23,386,294	52,878,706
Total Net Position	$ 58,272,364	$ 61,521,635	$ 119,793,999

See accompanying Notes to Basic Financial Statements.

TOWN OF MOUNTAIN VILLAGE, COLORADO
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Program Revenues			Net Revenue (Expense) and Changes in Net Position		
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
PRIMARY GOVERNMENT							
Governmental Activities:							
General Government	$ 6,388,215	$ 37,905	$ 1,570,801	$ -	$ (4,779,509)	$ -	$ (4,779,509)
Administration	16,208	4,870	-	-	(11,338)	-	(11,338)
Public Safety	2,038,091	1,725	-	-	(2,036,366)	-	(2,036,366)
Road and Bridges	1,600,350	1,434,575	-	-	(165,775)	-	(165,775)
Equipment and Property Maintenance	3,540,602	-	-	-	(3,540,602)	-	(3,540,602)
Culture and Recreation	977,065	315,006	208,053	606,067	152,061	-	152,061
Parking and Transportation	8,949,602	857	5,742,696	352,534	(2,853,515)	-	(2,853,515)
Economic Development	6,764,320	4,036,156	-	-	(2,728,164)	-	(2,728,164)
Interest on Long-Term Debt	658,795	-	-	-	(658,795)	-	(658,795)
Total Governmental Activities	30,933,248	5,831,094	7,521,550	958,601	(16,622,003)	-	(16,622,003)
Business-Type Activities:							
Housing Authority	4,504,844	4,019,299	-	2,500,000	-	2,014,455	2,014,455
Child Development	1,224,122	529,275	123,952	79,901	-	(490,994)	(490,994)
Parking Services	663,175	1,174,498	-	-	-	511,323	511,323
Telluride Conference Center	1,416,765	627,839	-	-	-	(788,926)	(788,926)
Water and Sewer	3,262,820	4,784,258	-	5,302,877	-	6,824,315	6,824,315
Total Business-Type Activities	11,071,726	11,135,169	123,952	7,882,778	-	8,070,173	8,070,173
Total	$ 42,004,974	$ 16,966,263	$ 7,645,502	$ 8,841,379	(16,622,003)	8,070,173	(8,551,830)
		GENERAL REVENUES					
		Taxes:					
		Property			6,429,904	-	6,429,904
		Specific Ownership			203,399	-	203,399
		Sales and Use			16,757,539	-	16,757,539
		Lodging			3,742,287	-	3,742,287
		Restaurant			722,837	-	722,837
		Miscellaneous			646,668	968,970	1,615,638
		Investment Earnings			1,098,199	716,895	1,815,094
		Gain on Sale of Assets			14,156	-	14,156
		Transfers			(1,910,097)	1,910,097	-
		Total General Revenues and Transfers			27,704,892	3,595,962	31,300,854
		CHANGES IN NET POSITION			11,082,889	11,666,135	22,749,024
		Net Position - Beginning of Year			47,189,475	49,855,500	97,044,975
		NET POSITION - END OF YEAR			$ 58,272,364	$ 61,521,635	$ 119,793,999

See accompanying Notes to Basic Financial Statements.

TOWN OF MOUNTAIN VILLAGE, COLORADO
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Gondola	Tourism	Nonmajor Governmental	Total
ASSETS					
Cash and Investments	$ 28,195,200	$ -	$ 2,144,569	$ 1,591,112	$ 31,930,881
Receivables:					
Taxes	7,002,831	-	388,917	640,682	8,032,430
Accounts	590,836	1,388,946	-	-	1,979,782
Grants	411,554	300,380	-	-	711,934
Lease	68,261	-	-	-	68,261
Due from Other Funds	2,752,597	-	-	5,788	2,758,385
Prepaid Items	101,989	-	-	-	101,989
Deposits	7,026	-	-	-	7,026
Restricted Cash and Investments	449,014	-	-	-	449,014
Total Assets	$ 39,579,308	$ 1,689,326	$ 2,533,486	$ 2,237,582	$ 46,039,702
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts Payable	$ 810,391	$ 292,493	$ 489,723	$ 9,412	$ 1,602,019
Accrued Expenses	280,727	103,071	4,982	-	388,780
Due to Other Funds	-	1,293,762	6,090	195,065	1,494,917
Deposits	931,302	-	-	-	931,302
Unearned Revenue	-	-	256,149	-	256,149
Total Liabilities	2,022,420	1,689,326	756,944	204,477	4,673,167
DEFERRED INFLOWS OF RESOURCES					
Deferred Amounts Related to Leases	68,261	-	-	-	68,261
Deferred Amounts Related to Grants	-	300,380	-	-	300,380
Property Tax	6,078,199	-	-	638,852	6,717,051
Total Deferred Inflows of Resources	6,146,460	300,380	-	638,852	7,085,692
FUND BALANCES					
Nonspendable	109,015	-	-	-	109,015
Restricted for:					
Debt Service	-	-	-	324,270	324,270
Escrow	25,000	-	-	-	25,000
Emergencies	925,211	-	-	-	925,211
Committed	1,366,793	-	1,776,542	-	3,143,335
Assigned - Appropriations	-	-	-	1,069,983	1,069,983
Unassigned	28,984,409	(300,380)	-	-	28,684,029
Total Fund Balances	31,410,428	(300,380)	1,776,542	1,394,253	34,280,843
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 39,579,308	$ 1,689,326	$ 2,533,486	$ 2,237,582	$ 46,039,702

See accompanying Notes to Basic Financial Statements.

TOWN OF MOUNTAIN VILLAGE, COLORADO
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2025

Total Fund Balance - Governmental Funds		$ 34,280,843
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets and SBITAs used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds:		
SBITA Asset	363,761	
SBITA Amortization	(300,942)	
Cost of Capital Assets	90,004,265	
Less: Accumulated Depreciation	(43,467,170)	46,599,914
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds:		
General Obligation Bonds	(5,465,000)	
Lease Purchase Agreements	(13,940,000)	
Compensated Absences	(924,683)	(20,329,683)
Subscription-Based Technology Agreements are considered to be long-term and are, therefore, not reported in the governmental funds:		
SBITA Liability		(36,595)
Certain revenues will be collected after year end but are not available to pay for the current period's expenditures and, therefore, are reported as deferred inflows in the governmental funds.		
Grants		300,380
Items related to pensions and other postemployment benefits are considered to be long-term items and are therefore, not reported in the governmental funds:		
Net Pension Liability	(4,946,030)	
Net OPEB Liability	(293,112)	
Deferred OPEB/Pension Outflows	2,809,685	
Deferred OPEB/Pension Inflows	(334,491)	(2,763,948)
Long-term debt premiums and discounts are reported in the governmental funds when first incurred, but deferred and amortized in the statement of net position.		(42,534)
Accrued interest on long-term debt is not due and payable in the current period and, therefore, is not reported as a liability in the governmental funds.		(50,345)
The difference between the net proceeds from the issuance of the refunding bonds and the carrying amount of refunded bonds is not reported in the governmental funds, but is deferred and amortized in the statement of net position		314,332
Net Position of Governmental Activities as Reported on the Statement of Net Position		$ 58,272,364

See accompanying Notes to Basic Financial Statements.

TOWN OF MOUNTAIN VILLAGE, COLORADO
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Gondola	*Formerly Major* Debt Service	Tourism	Nonmajor Governmental	Total
REVENUES						
Taxes	$ 22,740,304	$ -	$ -	$ 4,465,124	$ 650,538	$ 27,855,966
Licenses and Permits	1,990,767	-	-	414,303	-	2,405,070
Intergovernmental	637,890	-	-	-	-	637,890
Contributions from Other Entities	-	6,104,083	-	-	199,200	6,303,283
Charges for Services	2,480,972	3,600	-	-	-	2,484,572
Fines and Forfeitures	3,382	-	-	-	-	3,382
Miscellaneous	472,415	47,332	-	16,638	-	536,385
Interest Income	955,495	-	-	101,308	41,396	1,098,199
Grants and Contributions	1,885,954	141,476	-	-	149,238	2,176,668
Total Revenues	31,167,179	6,296,491	-	4,997,373	1,040,372	43,501,415
EXPENDITURES						
Current:						
General Government	5,919,740	-	-	-	2,931	5,922,671
Public Safety	1,815,405	-	-	-	-	1,815,405
Roads and Bridges	1,335,565	-	-	-	-	1,335,565
Equipment and Property Maintenance	2,931,381	-	-	-	-	2,931,381
Culture and Recreation	833,948	-	-	-	143,117	977,065
Parking and Transportation	418,680	7,214,823	-	-	-	7,633,503
Economic Development	2,192,288	-	-	4,565,412	-	6,757,700
Debt Service:						
Administrative Charges	-	-	-	-	16,208	16,208
Principal	658,482	-	-	-	535,000	1,193,482
Interest	541,383	-	-	-	128,520	669,903
Capital Outlay	3,245,452	33,888	-	48,865	446,682	3,774,887
Total Expenditures	19,892,324	7,248,711	-	4,614,277	1,272,458	33,027,770
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	11,274,855	(952,220)	-	383,096	(232,086)	10,473,645
OTHER FINANCING SOURCES (USES)						
Proceeds from the Sale of Assets	6,005	-	-	-	19,131	25,136
Transfers In	1,745,472	704,103	-	-	324,562	2,774,137
Transfers Out	(4,175,991)	(52,263)	-	(440,444)	(15,536)	(4,684,234)
Total Other Financing Sources (Uses)	(2,424,514)	651,840	-	(440,444)	328,157	(1,884,961)
NET CHANGES IN FUND BALANCES	8,850,341	(300,380)	-	(57,348)	96,071	8,588,684
Fund Balances - Beginning, As Originally Reported	22,560,087	-	310,480	1,833,890	987,702	25,692,159
Change within financial reporting entity (major to nonmajor)	-	-	(310,480)	-	310,480	-
Fund Balances - Beginning, Adjusted	22,560,087	-	-	1,833,890	1,298,182	25,692,159
FUND BALANCES - END OF YEAR	$ 31,410,428	$ (300,380)	$ -	$ 1,776,542	$ 1,394,253	$ 34,280,843

See accompanying Notes to Basic Financial Statements.

TOWN OF MOUNTAIN VILLAGE, COLORADO
RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balance - Governmental Funds		$ 8,588,684
Amounts reported for governmental activities in the statement of activities are different because:		
Capital outlays are reported as expenditures in the governmental funds; however, in the statement of activities, the cost is allocated over the estimated useful lives of the assets as depreciation expense. The following is the amount by which capital outlays exceeded depreciation in the current period:		
SBITA Amortization	(117,514)	
Capital Asset Disposal	(10,980)	
Capital Outlay	3,774,887	
Depreciation	(2,747,921)	898,472
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 the governmental funds:		
Change in Pension Liability	906,446	
Change in OPEB Liability	137,431	
Change in Pension/OPEB Deferred Outflows of Resources	(956,407)	
Change in Pension/OPEB Deferred Inflows of Resources	22,813	
Change in Compensated Absences	15,727	
Change in Accrued Interest Payable	5,031	131,041
Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the fund financial statements.		
Grants		300,380
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes current financial resources of governmental funds. Neither transaction has any effect on net position in the government- wide statements. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items:		
SBITA Principal Payment	118,481	
Principal Payment	1,075,000	
Amortization of Deferred Loss on Refunding	(35,246)	
Premium on Bonds Payable	6,077	1,164,312
Change in Net Position of Governmental Activities as Reported in the Statement of Activities		$ 11,082,889

See accompanying Notes to Basic Financial Statements.

TOWN OF MOUNTAIN VILLAGE, COLORADO
STATEMENT OF NET POSITION
ENTERPRISE FUNDS
DECEMBER 31, 2025

	Housing Authority	Water and Sewer	Nonmajor Enterprise Funds	Total
ASSETS				
Current Assets:				
Cash and Investments	$ 5,353,955	$ 17,595,616	$ 685,031	$ 23,634,602
Accounts Receivables	94,499	1,086,657	145,640	1,326,796
Grants Receivables	-	-	69,382	69,382
Inventory	-	-	37,531	37,531
Prepaid Expenses	-	475	-	475
Deposits	-	20,116	-	20,116
Total Current Assets	5,448,454	18,702,864	937,584	25,088,902
Noncurrent Assets:				
Restricted Cash and Investments	850,000	-	-	850,000
Notes Receivable	208,392	-	-	208,392
Development Property Held for Sale:				
Buildings	2,866,140	-	-	2,866,140
Capital Assets:				
Land and Land Improvements	7,944,609	-	-	7,944,609
Buildings and Improvements	43,959,711	24,015,165	9,152,731	77,127,607
Construction in Progress	431,430	1,851,593	312,565	2,595,588
Vehicles and Equipment	459,289	301,554	594,279	1,355,122
Less: Accumulated Depreciation	(15,180,497)	(13,163,161)	(5,983,242)	(34,326,900)
Total Noncurrent Assets	41,539,074	13,005,151	4,076,333	58,620,558
Total Assets	46,987,528	31,708,015	5,013,917	83,709,460
DEFERRED OUTFLOWS OF RESOURCES				
Related to Pensions	134,390	125,833	168,113	428,336
Related to OPEB	10,688	7,154	12,660	30,502
Total Deferred Outflows of Resources	145,078	132,987	180,773	458,838
LIABILITIES				
Current Liabilities:				
Accounts Payable	122,585	1,214,395	235,403	1,572,383
Accrued Expenses	20,978	762,943	34,985	818,906
Due to Other Funds	1,182,495	43,273	37,700	1,263,468
Deposits	431,295	-	78,400	509,695
Unearned Revenue	84,980	-	20,865	105,845
Compensated Absences	28,270	39,723	31,705	99,698
Lease Purchase Agreement Payable	225,000	-	-	225,000
Bonds Payable	380,000	-	-	380,000
Total Current Liabilities	2,475,603	2,060,334	439,058	4,974,995
Noncurrent Liabilities:				
Bonds Payable	10,260,000	-	-	10,260,000
Lease Purchase Agreement Payable	6,385,000	-	-	6,385,000
Net Pension Liability	296,550	271,837	369,510	937,897
Net OPEB Liability	17,574	16,110	21,898	55,582
Total Noncurrent Liabilities	16,959,124	287,947	391,408	17,638,479
Total Liabilities	19,434,727	2,348,281	830,466	22,613,474
DEFERRED INFLOWS OF RESOURCES				
Related to OPEB	10,495	9,619	13,075	33,189
Total Deferred Inflows of Resources	10,495	9,619	13,075	33,189
NET POSITION				
Net Investment in Capital Assets	20,364,542	12,855,663	4,065,136	37,285,341
Restricted for:				
Debt Service	850,000	-	-	850,000
Unrestricted	6,472,842	16,627,439	286,013	23,386,294
Total Net Position	$ 27,687,384	$ 29,483,102	$ 4,351,149	$ 61,521,635

See accompanying Notes to Basic Financial Statements.

TOWN OF MOUNTAIN VILLAGE, COLORADO
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
ENTERPRISE FUNDS
YEAR ENDED DECEMBER 31, 2025

	Housing Authority	Water and Sewer	Nonmajor Enterprise Funds	Total
OPERATING REVENUES				
Charges for Sales and Service	$ 4,019,299	$ 4,784,258	$ 2,331,612	$ 11,135,169
Operating Grants and Contributions	-	-	123,952	123,952
Other	964,097	-	83,168	1,047,265
Total Operating Revenues	4,983,396	4,784,258	2,538,732	12,306,386
OPERATING EXPENSES				
Cost of Sales and Services	2,034,262	2,403,297	2,989,984	7,427,543
Depreciation and Amortization	1,756,254	859,523	388,931	3,004,708
Total Operating Expenses	3,790,516	3,262,820	3,378,915	10,432,251
OPERATING INCOME (LOSS)	1,192,880	1,521,438	(840,183)	1,874,135
NONOPERATING REVENUES (EXPENSES)				
Gain (Loss) from the Sale of Assets	-	-	(3,432)	(3,432)
Interest Income	202,710	501,203	12,982	716,895
Major Repairs and Replacements	(80,738)	-	-	(80,738)
Interest Expense	(633,600)	-	-	(633,600)
Total Nonoperating Revenues (Expenses)	(511,628)	501,203	9,550	(875)
INCOME (LOSS) BEFORE CAPITAL AND TRANSFERS	681,252	2,022,641	(830,633)	1,873,260
CAPITAL AND TRANSFERS				
Capital Grants	2,500,000	-	79,901	2,579,901
Capital Contributions	-	5,302,877	-	5,302,877
Transfers In	968,422	-	2,488,548	3,456,970
Transfers Out	(1,268,406)	(217,971)	(60,496)	(1,546,873)
Total Capital and Transfers	2,200,016	5,084,906	2,507,953	9,792,875
CHANGES IN NET POSITION	2,881,268	7,107,547	1,677,320	11,666,135
Net Position - Beginning of Year	24,806,116	22,375,555	2,673,829	49,855,500
NET POSITION - END OF YEAR	$ 27,687,384	$ 29,483,102	$ 4,351,149	$ 61,521,635

See accompanying Notes to Basic Financial Statements.

TOWN OF MOUNTAIN VILLAGE, COLORADO
STATEMENT OF CASH FLOWS
ENTERPRISE FUNDS
YEAR ENDED DECEMBER 31, 2025

	Housing Authority	Water and Sewer	Nonmajor Enterprise Funds	Total
CASH FLOWS FROM OPERATING ACTIVITIES				
Received from Customers	$ 4,098,322	$ 4,207,204	$ 2,342,291	$ 10,647,817
Operating Contributions	-	-	49,989	49,989
Payments to Suppliers	(1,374,199)	(530,380)	(1,312,962)	(3,217,541)
Employee Mortgage Assistance	20,671	-	-	20,671
Payments to Employees	(677,006)	(520,161)	(1,490,117)	(2,687,284)
Other Receipts	984,766	-	83,168	1,067,934
Net Cash Provided (Used) by Operating Activities	3,052,554	3,156,663	(327,631)	5,881,586
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Payments Received for Interfund Borrowing	1,732,232	43,273	37,700	1,813,205
Payments Made on Interfund Borrowing	(2,624,305)	-	-	(2,624,305)
Transfers to Other Funds	(1,491,695)	(217,971)	(60,496)	(1,770,162)
Transfers from Other Funds	1,163,422	-	2,488,548	3,651,970
Net Cash Provided (Used) by Noncapital Financing Activities	(1,220,346)	(174,698)	2,465,752	1,070,708
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Principal Payments on Notes and Bonds	(570,000)	-	-	(570,000)
Interest Paid	(633,600)	-	-	(633,600)
Purchase of Major Repairs and Replacements	(80,738)	-	-	(80,738)
Acquisition of Capital Assets	(2,946,284)	(3,717,436)	(1,996,824)	(8,660,544)
Capital Grants and Contributions	2,655,711	5,302,877	79,901	8,038,489
Net Cash Provided (Used) by Capital and Related Financing Activities	(1,574,911)	1,585,441	(1,916,923)	(1,906,393)
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest Received	202,710	501,203	12,982	716,895
Net Cash Provided (Used) by Investing Activities	202,710	501,203	12,982	716,895
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	460,007	5,068,609	234,180	5,762,796
Cash and Cash Equivalents - Beginning of Year	5,743,948	12,527,007	450,851	18,721,806
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 6,203,955	$ 17,595,616	$ 685,031	$ 24,484,602

See accompanying Notes to Basic Financial Statements.

TOWN OF MOUNTAIN VILLAGE, COLORADO
STATEMENT OF CASH FLOWS
ENTERPRISE FUNDS (CONTINUED)
YEAR ENDED DECEMBER 31, 2025

	Housing Authority	Water and Sewer	Nonmajor Enterprise Funds	Total
RECONCILIATION OF NET OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating Income (Loss)	$ 1,192,880	$ 1,521,438	$ (840,183)	$ 1,874,135
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Depreciation and Amortization	1,756,254	859,523	388,931	3,004,708
Changes in Assets, Deferred Outflows of Resources, Liabilities, and Deferred Inflows of Resources:				
Accounts Receivable	210,002	(609,210)	(37,241)	(436,449)
Unearned Revenue	(39,080)	-	(4,581)	(43,661)
Inventory	-	-	(950)	(950)
Compensated Absences	28,270	39,723	31,705	99,698
Net Pension Liability	2,186	(638)	2,065	3,613
Net OPEB Liability	(10,976)	(7,419)	(13,020)	(31,415)
Prepaid Items	-	259	53,275	53,534
Accounts Payable	55,194	786,551	92,368	934,113
Notes Receivable	20,671	-	-	20,671
Accrued Expenses	(91,617)	534,280	-	442,663
Deposits	(71,230)	32,156	-	(39,074)
Total Adjustments	1,859,674	1,635,225	512,552	4,007,451
Net Cash Provided (Used) by Operating Activities	$ 3,052,554	$ 3,156,663	$ (327,631)	$ 5,881,586
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO STATEMENT OF NET POSITION CASH AND CASH EQUIVALENTS				
Unrestricted Cash and Cash Equivalents	$ 5,353,955	$ 17,595,616	$ 685,031	$ 23,634,602
Restricted Cash and Cash Equivalents	850,000	-	-	850,000
Total Cash and Cash Equivalents	$ 6,203,955	$ 17,595,616	$ 685,031	$ 24,484,602

See accompanying Notes to Basic Financial Statements.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Town of Mountain Village, Colorado (the Town) have been prepared in conformity with accounting principles generally accepted in the United States of America, as applied to government units (hereinafter referred to as generally accepted accounting principles (GAAP)). The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Town's significant accounting policies are described below:

A. Reporting Entity

The Town of Mountain Village, Colorado (the Town) was incorporated March 10, 1995 and operates under a Home Rule Charter and a council/mayor form of government with seven elected council members. As required by accounting principles generally accepted in the United States of America, after consideration of any potential component units for which the Town is financially accountable, there are no component units required to be presented in these financial statements.

On December 13, 2006, the District Court, San Miguel County, Colorado, approved the dissolution of the Mountain Village Metropolitan District (the District) effective January 1, 2007, which was approved by the District's electors on November 7, 2006. The District will stay in existence to the extent necessary to provide for the payment of the debt service requirements of its outstanding general obligation bonds. The Town Council, acting as the Board of Directors of the District, will be responsible for setting an annual mill levy on behalf of the District for the payment of the debt service requirements.

All other assets and obligations of the District have been transferred to the Town for providing the following services:

- Domestic water system
- Wastewater treatment system
- Road and bridge system
- Transportation (Gondola, Chondola, and Municipal Bus)
- Public parks and recreational facilities
- Telluride Conference Center
- Water rights

At a special Town election on November 7, 2006, the electorate approved an increase in taxes by $2.75 million in 2007, and by such amounts annually thereafter that may be generated by the imposition of an additional mill levy not to exceed 10 mills for the purpose of funding the continued administration, operation, maintenance and capital replacement of the facilities, and operations being assumed by the Town upon the dissolution of the District, without limitations contained in Article X, Section 20, of the Colorado Constitution.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Basis of Presentation - Government-Wide Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the activities of the Town. For the most part, the effect of interfund activity has been removed from these statements however, interfund services provided and used are not eliminated in the process of consolidation. *Governmental activities*, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges to external customers for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or business-type activity are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or program. Program revenues include 1) fees, fines, and charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or program, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or program. Taxes and other items not included among program revenues are reported instead as general revenues.

C. Basis of Presentation – Fund Financial Statements

The fund financial statements provide information about the Town's funds. Separate statements for each fund category—governmental and proprietary—are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds in separate columns in the fund financial statements.

The Town reports the following major governmental funds:

General Fund

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.

Gondola Fund

The Gondola Fund is used to account for revenues restricted for the purpose of financing, improving and operating a gondola and "Chondola" transit system for the benefit of the Telluride Mountain Village Resort Company dba Telluride Mountain Village Owners Association (TMVOA), TSG Ski & Golf Company (TSGC), the Town of Telluride, the Town of Mountain Village and San Miguel County, Colorado. The cost of operations and maintenance of the transit system is funded mainly through contributions from TMVOA and TSGC.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Basis of Presentation – Fund Financial Statements (Continued)

Tourism Fund

The Tourism Fund accounts for lodging taxes, restaurant taxes, and business license revenues remitted to Marketing Telluride, Inc. (MTI) to promote tourism in the Telluride and Mountain Village Communities, and the Telluride/Montrose Regional Air Organization to fund the Airline Guaranty Program.

The remaining governmental funds are aggregated and presented as nonmajor funds. Those funds include:

Capital Projects Fund

The Capital Projects Fund accounts for the acquisition and construction of major capital facilities other than those financed by enterprise funds.

Historical Museum Fund

The Historical Museum Fund accounts for the proceeds of a .333 property tax mill levy as authorized by the Town's electorate for remittance to the Telluride Historical Museum, a nonprofit entity.

Vehicle and Equipment Acquisition Fund

The Vehicle and Equipment Acquisition Fund accounts for the acquisition of vehicles and other capital equipment for the general government.

Debt Service Fund

The Debt Service Fund is used to account for the accumulation of resources that are restricted, committed, or assigned for the payment of principal and interest on long-term general governmental obligations.

The Town reports the following major enterprise funds:

Town of Mountain Village Housing Authority Fund

The Town's Housing Authority Fund accounts for the Village Court Apartments Fund, the Affordable Housing Development Fund and the Mortgage Assistance Pool Fund.

Water and Sewer Fund

The Water and Sewer Fund accounts for water service to Mountain Village, the "Ski Ranches", and West Meadows or "Skyfield" housing communities and maintaining sewer service for Mountain Village.

The remaining enterprise funds are aggregated and presented as nonmajor funds. Those funds include:

Child Development Fund

The Child Development Fund accounts for a daycare and preschool program in the Town.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Basis of Presentation – Fund Financial Statements (Continued)

Telluride Conference Center (TCC) Fund

The Telluride Conference Center (TCC) Fund accounts for the operations of the Telluride Conference Center, primarily funded by charges for sales and services, providing the area with 11,000 square feet of meeting space, video conferencing services, and food and beverage services. The conference center operations are managed by an outside party under an agreement.

Parking Services Fund

The Parking Services Fund accounts for all parking-related expenses and revenues.

D. Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources.* The basis of accounting indicates the timing of recognition in the financial statements of various kinds of transactions or events.

The government-wide and proprietary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized when they have been earned and they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service principal and interest expenditures on general long-term debt, including lease and subscription liabilities, as well as expenditures related to compensated absences and postemployment benefits, are recognized based on specific accounting rules applicable to each, generally when payment is due. General capital asset acquisitions, including entering into contracts giving the Town the right to use assets, are reported as expenditures in governmental funds. Issuance of long-term debt and financing through leases and subscription-based information technology arrangements are reported as other financing sources.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Measurement Focus and Basis of Accounting (Continued)

Property taxes, sales taxes, charges for services, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the Town.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance

1. Cash and Investments

Cash balances, unless a separate account is required, are pooled for investment purposes. Earnings from such investments are allocated to the respective funds based on applicable cash participation by each fund.

For purposes of the statement of cash flows, the Town’s proprietary funds consider demand deposits and all highly liquid investments with an original maturity of three months or less when purchased to be cash equivalents.

Money market funds and state investment pool funds are stated at amortized cost. All other investments are stated at fair value based on quoted market values.

2. Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by bond agreements and other external parties. Current liabilities payable from these restricted assets are so classified.

3. Accounts Receivable

All trade and other receivables are shown net of allowances for uncollectible amounts, as applicable. Receivables are analyzed for their collectability based on the terms and conditions of agreements, as well as current economic conditions and consideration of the creditors ability to pay.

4. Interfund Balances

Activity between funds that is representative of lending or borrowing arrangements is reported as either “due to/from other funds” (current portion) or “advances to/from other funds (noncurrent portion).” Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued)

5. Property Taxes

Property taxes for the current year are levied and attach as a lien on real property the following January 1. The property taxes are payable in full by April 30 or in two equal installments due February 28 and June 15.

6. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements. Costs are allocated during the periods benefited. In the governmental funds, reported prepaid items are classified as nonspendable fund balance.

7. Assets Held for Resale

Assets held for resale represent a deed restricted condominium purchased with the intent of selling the property for future development. This is recorded at the lower of cumulative costs incurred.

8. Capital Assets

Capital assets are tangible and intangible assets, which include property, plant, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities column in the government-wide financial statements and in the proprietary fund financial statements. Capital assets are defined by the Town as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year.

Capital assets are capitalized and reported at cost or estimated historical cost (except for intangible right-to-use lease assets and subscription assets). The costs of normal maintenance and repairs that do not add to the value of the asset or materiality extend its life are not capitalized. Donated capital assets are recorded at acquisition value at the date of donation.

Land and construction in progress are not depreciated. The other tangible and intangible property, plant, equipment, and infrastructure of the primary government are depreciated/amortized using the straight-line method over the following estimated useful lives:

Buildings and Improvements	30 to 31.5 Years
Vehicles and Equipment	5 Years
Gondola	50 Years
Water System	40 Years
Sewer System	50 Years
Other Infrastructure	50 Years

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued)

8.Capital Assets (Continued)

Right-to-use lease assets are initially measured at the present value of payments expected to be made during the lease term, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset.

Subscription assets are initially measured as the sum of the present value of payments expected to be made during the subscription term, payments associated with the subscription-based information technology arrangement (SBITA) contract made to the SBITA vendor at the commencement of the subscription term, when applicable, and capitalizable implementation costs, less any SBITA vendor incentives received from the SBITA vendor at the commencement of the SBITA term. Subscription assets are amortized in a systematic and rational manner over the shorter of the subscription term or the useful life of the underlying information technology assets.

9. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position includes a separate section for deferred outflows of resources. Deferred outflows of resources represent 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 category of deferred outflow of resources reported in the statement of net position is related to debt refunding, pensions, and other postemployment benefits. The deferred charge on refunding resulted from the difference between the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. Deferred outflows on pension and other postemployment benefits are more fully discussed in Note 11.

In addition to liabilities, the statement of net position and the governmental funds balance sheet includes a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. In the government-wide financial statements. The Town’s deferred inflows of resources reported on the statement of net position relate to pension and other postemployment benefits, which are more fully discussed in Note 11. The statement of net position and the governmental funds balance sheet also report a deferred inflow of resources related to leases. The lease related deferred inflow of resources is recorded in an amount equal to the corresponding lease receivable plus any payments received at or before the start of the lease term that relates to future periods, less any lease incentives paid to, or on behalf of the lessee at or before the commencement of the lease term. The inflow of resources is recognized in a systematic and rational manner over the term of the lease.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued)

9. Deferred Outflows/Inflows of Resources (Continued)

Under the modified accrual basis of accounting, deferred inflows of resources also include revenues not collected within the availability period after the fiscal year-end. The Town has reported deferred inflows of resources related to unavailable revenues for property taxes. These amounts are deferred and will be recognized as an inflow of resources in the period that amounts become available.

10. Unearned Revenue

Unearned revenues are reported in connection with resources that have been received but not yet earned.

11. Long-Term Obligations

Long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net position. Bond premiums and discounts are amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

12. Compensated Absences

The liability for compensated absences reported in the government-wide and proprietary fund statements consists of leave that has not been used that is attributable to services already rendered, accumulates and is more-likely-than-not to be used for time off or otherwise paid in cash or settled through noncash means. The liability also includes amounts for leave that has been used for time off but has not yet been paid in cash or settled through noncash means and certain other types of leave.

13. Pension

The Town participates in the Local Government Division Trust Fund (LGDTF), a cost-sharing, multiemployer 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 LGDTF 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.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued)

14. Other Postemployment Benefits (OPEB)

The Town participates in the Health Care Trust Fund (HCTF), a cost-sharing multiple-employer defined benefit OPEB fund administered by the Public Employees' Retirement Association of Colorado (PERA). The net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, OPEB expense, information about the fiduciary net position (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.

15. Fund Balance

The classifications of fund balances are described as follows:

Nonspendable Fund Balance - Consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance - Consists of amounts that can be spent only for specific purposes because of constraints imposed by external resource providers (creditors, grantors contributors or laws or regulations of other governments) or imposed by constitutional provisions or enabling legislation.

Committed Fund Balance - Consists of amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Town's Council, the Town's highest decision-making level of authority. Commitments may be changed or lifted only by the Council taking the same formal action that originally imposed the constraint

Assigned Fund Balance - Consists of amounts that are intended to be used by the Town for specific purposes but do not meet the criteria to be classified as committed. Intent may be expressed either by the Council or officials to which the Council has delegated authority.

Unassigned Fund Balance - Consists of the residual amount for the general fund that is not contained in the other classifications. The general fund is the only fund that reports a positive unassigned fund balance. Any deficit fund balance within the other governmental fund types is reported as unassigned.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Town considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Town considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position/Fund Balance (Continued)

15. Fund Balance (Continued)

Minimum Fund Balance Policy – The General Fund must maintain the 3% restricted emergency reserve defined under Article X, Section 20 to the Colorado Constitution also known as the Taxpayer's Bill of Rights (TABOR).

16. Net Position

Net position is comprised of three components: net investment in capital assets, restricted, and unrestricted.

Net Investment in Capital Assets - Consists of capital assets, net of accumulated depreciation/amortization and reduced by outstanding balances of bonds, notes, and other debt that are attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflows of resources that are attributable to the acquisition, construction, or improvement of those assets or related debt are included in this component of net position.

Restricted Net Position - Is reported when there are constraints placed on use either through constitutional provisions or enabling legislation or through external restrictions imposed by creditors, grantors, laws or regulations of other governments.

Unrestricted Net Position - Is the amount of net position that does not meet the definition of the two preceding categories.

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.

17. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTE 2 STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. BUDGETARY ACCOUNTING

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the governmental and enterprise funds. The budget represents a complete financial plan of all Town funds and activities for the ensuing year indicating anticipated revenues and proposed operating debt and capital expenditures, including a provision for contingencies. The total proposed expenditures and provisions for contingencies shall not exceed the total of estimated revenues plus fund balance.

The appropriated budget is prepared by fund level. The Town's Mayor may approve transfers of appropriations within a department. Transfers of appropriations between departments require the approval of the Council. The legal level of budgetary control (i.e., the level at which expenditures may not legally exceed appropriations) is the fund level. Appropriations in all budgeted funds lapse at the end of the fiscal year.

Encumbrance accounting (open purchase orders, contracts in process, and other commitments for the expenditure of funds in future periods) is not used by the Town for budget or financial reporting purposes.

Following are the adjustments to convert GAAP basis expenditures to budgetary basis expenditures for the enterprise funds:

	Housing Authority	Child Development	Telluride Conference Center	Water and Sewer	Parking Services
GAAP Basis	$ 4,504,854	$ 1,224,122	$ 1,494,701	$ 3,480,791	$ 720,588
Add (Deduct):					
Depreciation	(1,756,254)	(46,931)	(302,974)	(859,523)	(39,026)
Pension Expense	697	7,372	-	638	235
OPEB Expense	8,093	635	-	7,419	2,713
Capital Outlay	446,344	194,686	1,239,426	3,717,435	562,711
Debt Principal Payments	570,000	-	-	-	-
Total Budgetary Basis	3,773,734	1,379,884	2,431,153	6,346,760	1,247,221
Final Budget	6,205,877	1,553,759	2,447,179	9,611,303	1,738,671
Total Variance	$ 2,432,143	$ 173,875	$ 16,026	$ 3,264,543	$ 491,450

B. DEFICIT FUND EQUITY

At December 31, 2025, the Gondola Special Revenue Fund reported an unassigned fund balance deficit of $300,380. The deficit in the gondola fund is attributable to the application of the modified accrual basis of accounting, under which expenditures are recognized when the related liability is incurred, while revenues are recognized only when they are both measurable and available as the fund includes a deferred inflow associated with receivables not meeting the availability criterion.

NOTE 3 DEPOSITS AND INVESTMENTS

A. Deposits

Custodial Credit Risk

In the case of deposits, this is the risk that, in the event of a bank's failure, the Town's deposits may not be returned to it. The Colorado Public Deposit Protection Act (PDPA) requires that all deposits be deposited only in eligible public depositories and protected by collateral. The market value of collateral pledged must equal 102% of the aggregate uninsured deposits. State Statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. The allowed investments include local government investment pools and obligations of the United States Government, and certain other investment types. State Statutes require that securities pledged as collateral be held in safekeeping in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral.

The Town follows State Statutes to address custodial credit risk for deposits, ensuring all deposits must be in compliance with State Statutes, with collateralization levels of 102% of the fair value of the principal and accrued interest. At year-end, the carrying amount of the Town's deposits was $7,963,722 while the bank balance was $8,622,699. At December 31, 2025, all deposits were fully covered by federal depository insurance, surety bonds, or by collateral held by the Town's agent in the Town's name.

B. Investments

State Statutes authorize the Town to invest in obligations of the U.S. Treasury and U.S. Agencies, local government external investment pools, and certain other investment types.

Interest Rate Risk

Interest rate risk is the risk that changes in the market interest rates will adversely affect the fair value of an investment. In accordance with its investment policy, the Town manages its exposure to declines in fair values by limiting the maximum maturity length of investments to five years.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

B. Investments (Continued)

As of December 31, 2025, the Town had the following cash and investments:

Cash and Investments:	
Cash on Hand	$ 1,558
Carrying Amount of Deposits	7,963,722
Carrying Amount of Investments	48,899,217
Total	$ 56,864,497

Reconciliation to Basic Financial Statements

Government-Wide Statement of Net Position:	
Cash and Investments	$ 55,565,483
Bond Reserve Funds	1,274,014
Restricted Cash and Investments	25,000
Total	$ 56,864,497

Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. State Statutes limit the investment grade that the Town may invest in.

Concentration of Credit Risk

The concentration of credit risk is the risk of loss that may be caused by the Town's investment in a single issuer. The Town's investment policy limits the amount of the portfolio that can be invested in any one investment vehicle to no more than 40% of the portfolio, except for U.S. Treasury obligations. The Town had investments at December 31, 2025 of 5% or more in agency bonds (8%).

Custodial Credit Risk

The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, the Town will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Town's investment policy addresses this risk by requiring the pre-qualifying of financial institutions, broker/dealers, intermediaries, and advisors with which the Town does business to ensure that such risk is minimized.

NOTE 3 DEPOSITS AND INVESTMENTS (CONTINUED)

B. Investments (Continued)

Fair Value of Investments

The Town measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles (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 those in Level 1; and

Level 3 - Unobservable inputs.

The following table presents the investment maturities and the fair value of measurements of assets recognized in the accompanying statement of net position measured at fair value on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall at December 31, 2025.

	Rating			Investment Maturities		
Investment Type	Moody's	S&P	Amount	Less than 1 Year	1 to 5 Years	% of Total
Agency Bonds	Aaa	Aa+	$ 3,998,454	$ 2,003,141	$ 1,995,313	8%
COLOTRUST Plus+	n/a	AAAm	32,043,542	32,043,542	-	66%
CSLIP	n/a	AAAm	10,658,958	10,658,958	-	22%
Money Market Funds	AAAM	AAA	2,198,263	2,198,263	-	4%
Total fair value			$48,899,217	$46,903,904	$ 1,995,313	100%

Local Government Investment Pools

As shown in the fair value table, the Town had investments in the Colorado Government Liquid Asset Trust (COLOTRUST) and the Centennial State Local Investment Program (CSLIP) at year-end. COLOTRUST and CSLIP are investment vehicles established for local government entities in Colorado to pool surplus funds. These funds were established under the authority of, and in conformity with, Part 7 of Article 75 of Title 24 of the Colorado Revised Statutes. The state of Colorado regulates these funds.

These funds operate similarly to money market funds and each share is measured at net asset value, equal to $1.00 per share. Fund investments include U.S. Treasury bills, notes, note strips, repurchase agreements collateralized by U.S. Treasury securities and commercial paper. Designated custodial banks provide safekeeping and depository services to these funds in connection with the funds' direct investment and withdrawal functions. The custodians' internal records identify investments owned by the funds.

NOTE 4 NOTES RECEIVABLE

The notes receivable for the Housing Authority in the amount of $208,392 consist of notes from employees participating in the *Town of Mountain Village Housing Authority Employer Assisted Housing Program*. The program is to assist employees who are unable to qualify for a conventional mortgage on various affordable for sale housing projects located in the Town or the community.

The notes are payable 10 years from the issuance date, upon the sale of the real property or 30 days following resignation or termination. The outstanding balance of notes receivable are not anticipated to be collected within the next year.

NOTE 5 LEASE RECEIVABLES

The Town leases commercial space in Prospect Plaza under a long-term, noncancelable lease agreement for 72 months with fixed monthly installments totaling $2,000 with an interest rate of 2.354%. The lease expires in 2025 and provides for two extension option(s), each for 36 months. During the year ended December 31, 2025, the Town recognized $25,083 in lease revenue. The Town recorded deferred inflows of resources of $68,261.

Principal and interest requirements to maturity under lease agreements are as follows:

Year Ending	Lease Receivable		
December 31,	Principal	Interest	Total
2026	$ 28,482	$ 1,518	$ 30,000
2027	29,160	840	30,000
2028	10,619	175	10,794
Total	$ 68,261	$ 2,533	$ 70,794

NOTE 6 INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

The composition of interfund balances as of December 31, 2025, is as follows:

Receivable Fund	Payable Fund	Amount
General Fund	Gondola	$ 1,293,762
General Fund	Tourism Fund	6,090
General Fund	Nonmajor Governmental Funds	195,065
General Fund	Housing Authority	110,890
General Fund	VCA	1,010,076
General Fund	Water and Sewer	18,219
General Fund	Nonmajor Enterprise Funds	31,912
General Fund	Capital Projects	86,583
Capital Projects	VCA	36,475
Capital Projects	Water and Sewer	25,054
Nonmajor Governmental Funds	Nonmajor Enterprise Funds	5,788
Capital Projects	VCA	25,054
		$ 2,844,968

NOTE 6 INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS (CONTINUED)

The outstanding balance between funds results mainly from the time lag between the dates the receivable is incurred and the dates payments between funds are made. The amount due to the General Fund from the Housing Authority is comprised of certain operating expenses paid out of the General Fund to be reimbursed by the Village Court Apartments. The outstanding balances due to the General Fund from the Gondola Fund, Tourism Fund and Historical Museum fund represent amounts due for covering cash shortages in the respective funds.

The composition of interfund transfers for the year ended December 31, 2025, is as follows:

	Transfers In					
Transfers Out	General Fund	Gondola	Nonmajor Governmental Funds	Housing Authority	Nonmajor Enterprise Funds	Total
General Fund	$ -	$ 704,103	$ 324,562	$ 968,422	$ 2,178,904	$ 4,175,991
Gondola	52,263	-	-	-	-	52,263
Tourism Fund	130,800	-	-	-	309,644	440,444
Nonmajor Governmental Funds	15,536	-	-	-	-	15,536
Housing Authority	1,268,406	-	-	-	-	1,268,406
Water and Sewer	217,971	-	-	-	-	217,971
Nonmajor Enterprise Funds	60,496	-	-	-	-	60,496
Total	$ 1,745,472	$ 704,103	$ 324,562	$ 968,422	$ 2,488,548	$ 6,231,107

During the year, transfers are used to move unrestricted revenues of various funds to the General Fund and to move General Fund revenues to other funds to provide subsidies or matching funds for various projects. Transfers from the General Fund to other funds are mainly contributions to assist in funding large projects or operations not fully covered by fund revenues.

NOTE 7 CAPITAL ASSETS

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

	Beginning Balance	Additions	Deletions	Transfers	Ending Balance
Governmental Activities:					
Capital Assets Not Being Depreciated:					
Land	$ 2,253,578	$ -	$ -	$ -	$ 2,253,578
Construction in Progress	468,598	-	-	(345,018)	123,580
Total Capital Assets Not Being Depreciated	2,722,176	-	-	(345,018)	2,377,158
Capital Assets Being Depreciated:					
Buildings and Improvements	21,391,923	2,656,541	-	345,018	24,393,482
Gondola Transit System	25,394,018	33,888	-	-	25,427,906
Vehicles and Equipment	8,425,722	1,084,458	(497,866)	-	9,012,314
Infrastructure	28,793,405	-	-	-	28,793,405
Subtotal	84,005,068	3,774,887	(497,866)	345,018	87,627,107
Less: Accumulated Depreciation:					
Buildings and Improvements	(7,250,814)	(680,819)	-	-	(7,931,633)
Gondola Transit System	(10,297,788)	(735,516)	-	-	(11,033,304)
Vehicles and Equipment	(17,481,432)	(773,991)	486,886	-	(17,768,537)
Infrastructure	(6,176,101)	(557,595)	-	-	(6,733,696)
Subtotal	(41,206,135)	(2,747,921)	486,886	-	(43,467,170)
Total Capital Assets Being Depreciated, Net	42,798,933	1,026,966	(10,980)	345,018	44,159,937
SBITA Asset Software Subscriptions Balance	416,489	-	(52,728)	-	363,761
Less: Accumulated Amortization	(236,156)	(117,514)	52,728	-	(300,942)
Total SBITA Assets, Net	180,333	(117,514)	-	-	62,819
Governmental Activities Capital Assets, Net	$ 45,701,442	$ 909,452	$ (10,980)	$ -	$ 46,599,914

NOTE 7 CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Additions	Deletions	Transfers	Ending Balance
Business-Type Activities:					
Capital Assets Not Being Depreciated:					
Land	$ 7,944,609	$ -	$ -	$ -	$ 7,944,609
Construction in Progress	1,308,411	1,299,734	-	(12,557)	2,595,588
Total Capital Assets Not Being Depreciated	9,253,020	1,299,734	-	(12,557)	10,540,197
Capital Assets Being Depreciated:					
Buildings and Improvements	50,403,781	1,452,763	-	12,557	51,869,101
Parking Systems	714,043	529,297	-	-	1,243,340
Water Systems	12,172,013	1,199,457	-	-	13,371,470
Sewer Systems	9,144,386	1,499,308	-	-	10,643,694
Vehicles and Equipment	1,298,107	180,042	(123,025)	-	1,355,124
Subtotal	73,732,330	4,860,867	(123,025)	12,557	78,482,729
Less: Accumulated Depreciation:					
Buildings and Improvements	(18,339,680)	(2,045,956)	-	-	(20,385,636)
Parking Systems	(19,315)	(36,041)	-	762	(54,594)
Water Systems	(6,664,682)	(516,257)	-	-	(7,180,939)
Sewer Systems	(5,442,799)	(325,133)	-	-	(5,767,932)
Vehicles and Equipment	(975,252)	(81,321)	119,536	(762)	(937,799)
Subtotal	(31,441,728)	(3,004,708)	119,536	-	(34,326,900)
Total Capital Assets Being Depreciated, Net	42,290,602	1,856,159	(3,489)	12,557	44,155,829
Business-Type Activities Capital Assets, Net	$ 51,543,622	$ 3,155,893	$ (3,489)	$ -	$ 54,696,026

Depreciation and amortization expense was charged to functions/programs as follows:

Governmental Activities:	
General Government	$ 303,919
Administration	142,105
Public Safety	222,686
Roads and Bridges	264,785
Equipment and Property Maintenance	609,221
Parking and Transportation	1,316,099
Economic Development	6,620
Total Depreciation/Amortization Expense - Governmental Activities	$ 2,865,435
Business-Type Activities:	
Housing Authority	$ 1,756,254
Telluride Conference Center	302,974
Water and Sewer Fund	859,523
Parking Fund	39,026
Child Development Fund	46,931
Total Depreciation/Amortization Expense - Business-Type Activities	$ 3,004,708

NOTE 8 LONG-TERM LIABILITIES

A summary of the changes in the Town's long-term liabilities for the year ended December 31, 2025, are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Governmental Activities:					
General Obligation Bonds	$ 6,000,000	$ -	$ (535,000)	5,465,000	$ 540,000
Deferred Premium	48,611	-	(6,077)	42,534	6,077
Total Bonds Payable	6,048,611	-	(541,077)	5,507,534	546,077
Lease Purchase Agreement VCA	14,480,000	-	(540,000)	13,940,000	560,000
SBITA Liability	155,076	-	(118,481)	36,595	17,301
Compensated Absences (1)	940,410	(15,727)	-	924,683	924,683
Total Governmental Activities	$ 21,624,097	$ (15,727)	$ (1,199,558)	$ 20,408,812	$ 2,048,061
Business-Type Activities:					
Lease Purchase Agreement AHDF	$ 6,820,000	$ -	$ (210,000)	$ 6,610,000	$ 225,000
Revenue Bonds	11,000,000	-	(360,000)	10,640,000	380,000
Compensated Absences (1)	-	99,698	-	99,698	99,698
Total Business-Type Activities	$ 17,820,000	$ 99,698	$ (570,000)	$ 17,349,698	$ 704,698

(1) The change in the compensated absences liability is presented as a net change

A. Bonds Payable

General Obligation Bonds

The Town issues general obligation bonds to provide funds for the acquisition and construction of infrastructure projects. General obligation bonds have only been issued for governmental activities. They are payable from real property taxes. These bonds are issued as serial bonds with varying amounts of principal maturing each year. General obligation bonds outstanding at December 31, 2025, are as follows:

	Original Borrowing	Interest Rates	Final Maturity	Outstanding End of Year
Governmental Activities:				
General Obligation Bonds:				
Refunding Bonds Series 2020	$ 5,475,000	1.60-2.03%	2036	$ 4,255,000
Refunding Bonds Series 2011	3,025,000	2.50-4.00%	2032	1,210,000
Total Governmental Activities				$ 5,465,000

Revenue Bonds

The Town issues revenue obligation bonds to provide funds for infrastructure projects, including the acquisition and construction of major capital facilities. The Town also can use other resources to pay debt service. There are no unused lines of credit. Revenue bonds outstanding at December 31, 2025, are as follows:

$10,640,000 Revenue Refunding Bond Series 2021 with an original borrowing of $11,995,000 and interest rate of 2.350%, payable semi-annually on June 1 and December 1. Principal on the bonds is payable annually on December 1 with a final maturity in 2036.

NOTE 8 LONG-TERM LIABILITIES (CONTINUED)

A. Bonds Payable (Continued)

Pledged Revenues

The Town has pledged future rent revenues to repay revenue bonds. The bonds were issued for the refinancing of the Village Court Apartments Project. At December 31, 2025, $10,640,000 remains outstanding to be repaid by future rent revenues, if such revenues prove insufficient. For the year ended December 31, 2025, the net revenue available for service of this debt was $1,346,813.The debt and interest paid in 2025 equals $618,500 (45.9% of available pledged net revenues).

The Town has pledged future property tax revenues to repay general obligation bonds. The bonds were issued for the refunding of outstanding bonds for various projects within each of the issuing funds. At December 31, 2025, $5,465,000 remains outstanding to be repaid by future property tax revenues, if such revenues prove insufficient. For the year ended December 31, 2025, the net revenue available for service of this debt was $6,360,476.The debt and interest paid in 2025 equals $663,520 (10.5% of available pledged net revenues).

The total pledged revenue is not estimable in comparison to pledged debt in that revenues are uncertain to future amounts. However, the debt coverage requirement for each issue must be met or the bonds will be in default. This provides sufficient coverage each year for the pledged debt.

Debt to Maturity

The debt service requirements for the Town's bonds are as follows:

	Governmental Activities			Business-Type Activities		
Year Ending	General Obligation Bonds			Revenue Bonds		
December 31,	Principal	Interest	Total	Principal	Interest	Total
2026	$ 540,000	$ 116,480	$ 656,480	$ 380,000	$ 250,040	$ 630,040
2027	560,000	104,240	664,240	395,000	241,110	636,110
2028	575,000	91,440	666,440	415,000	231,828	646,828
2029	590,000	78,280	668,280	435,000	222,075	657,075
2030	600,000	64,640	664,640	455,000	211,853	666,853
2031-2035	2,600,000	187,840	2,787,840	2,590,000	889,123	3,479,123
2036	-	-	-	5,970,000	-	5,970,000
Total	$ 5,465,000	$ 642,920	$ 6,107,920	$10,640,000	$ 2,046,029	$12,686,029

NOTE 8 LONG-TERM LIABILITIES (CONTINUED)

B. Lease Purchase Agreement Payable

Lease Purchase Agreement

The Town enters into lease purchase agreements to provide financing for the acquisition and construction of major capital facilities. Lease purchase agreements outstanding at December 31, 2025, are as follows:

$13,940,000 Lease Purchase Agreement for the Village Court Apartments with an original borrowing of $15,000,000 and interest rate of 3.710%, payable semi-annually on June 1 and December 1. Principal on the agreement is payable annually on December 1 with a final maturity in 2033. Under the agreement, the Town will lease the constructed buildings for a period that runs concurrent with the term to maturity of the Lease Purchase Agreement.

$6,610,000 Lease Purchase Agreement for the Town of Mountain Housing Authority with an original borrowing of $7,000,000 and interest rate of 5.500%, payable semi-annually on June 1 and December 1. Principal on the agreement is payable annually on December 1 with a final maturity in 2043. Under the agreement, the Housing Authority will lease the property for a period that runs concurrent with the term to maturity of the Lease Purchase Agreement.

Debt to Maturity

The debt service requirements for the Town's lease purchase arrangements are as follows:

	Governmental Activities			Business-Type Activities		
Year Ending	Lease Purchase Agreement VCA			Lease Purchase Agreement AHDF		
December 31,	Principal	Interest	Total	Principal	Interest	Total
2026	$ 560,000	$ 517,174	$ 1,077,174	$ 225,000	$ 363,550	$ 588,550
2027	580,000	496,398	1,076,398	235,000	351,175	586,175
2028	600,000	474,880	1,074,880	250,000	338,250	588,250
2029	620,000	452,620	1,072,620	265,000	324,500	589,500
2030	645,000	429,618	1,074,618	275,000	309,925	584,925
2031-2035	10,935,000	1,141,567	12,076,567	1,640,000	1,303,225	2,943,225
2036-2040	-	-	-	2,140,000	799,975	2,939,975
2041-2043	-	-	-	1,580,000	176,825	1,756,825
Total	$13,940,000	$ 3,512,257	$17,452,257	$ 6,610,000	$ 3,967,425	$10,577,425

C. Subscription-Based Information Technology Arrangements

The Town has entered into subscription based-information technology arrangements (SBITAs) for various SBITA arrangements. The SBITA arrangements expire at various dates through 2028 and provide for renewal options.

As of December 31, 2025, SBITA assets and the related accumulated amortization totaled $363,761 and $300,942, respectively.

NOTE 8 LONG-TERM LIABILITIES (CONTINUED)

C. Subscription-Based Information Technology Arrangements (Continued)

The future subscription payments under SBITA agreements are as follows:

	Governmental Activities		
Year Ending	SBITA		
December 31,	Principal	Interest	Total
2026	$ 17,301	$ 921	$ 18,222
2027	9,531	469	10,000
2028	9,763	237	10,000
Total	$ 36,595	$ 1,627	$ 38,222

NOTE 9 RELATIONSHIPS WITH OTHER ENTITIES

TMVOA and the Town are members of the Mountain Village Condominium Owner's Association (MVCOA), which was created to manage the complex that includes a grocery store, postal and municipal office facilities.

The Town of Telluride and the Town of Mountain Village have an agreement for the operation of a regional sewage treatment facility. The reserved capacity rights are 65% for the Town of Telluride and 35% for the Town of Mountain Village. The Town of Telluride operates the joint facility and invoices the Town monthly for operating and capital expenditures. These transactions are reported in the Town's Water and Sewer Fund. Capital expenses are reported in capital assets on the balance sheet and the joint facility operating costs are reported as operating expenses.

The Telluride Fire Protection District (Fire District) and the Town have an intergovernmental agreement for the ownership of a joint service facility. The Fire District is responsible for administration of the joint service facility. The Town reports its percentage interest in the joint facility as a capital asset and its percentage of the joint service facility's operating costs as an operating expense. The Town's carrying value of its interest in the joint facility was $235,011 as of December 31, 2025.

Marketing Telluride, Inc. (MTI) provides a service to promote the communities of Telluride and Mountain Village. The Town contracts with MTI to promote Mountain Village. The Town funds this contract with collections dedicated for marketing including business license revenues and ½ of the lodging taxes imposed on the rental of accommodations within the Town. The total amount expended related to MTI's services in 2025 was $1,491,113.

Beginning in 2004, the Town imposed a 2% sales tax on bar and restaurant sales to fund the Airline Guaranty Program administered by the TMRAO. The objective of the Airline Guaranty Program is to increase air service into the Telluride and Montrose regional airports. In addition, in 2003, the lodging tax was increased to 4% from 2%. The additional 2% is to fund the Airline Guaranty Program. The amount remitted to TMRAO during 2025 was $2,542,186.

NOTE 9 RELATIONSHIPS WITH OTHER ENTITIES (CONTINUED)

TMVOA and TSGC have agreed to fund operations and maintenance costs of the gondola transit system operated by the District through December 31, 2027. The operation and maintenance costs of the gondola are paid by TMVOA except for a 1% surcharge on certain ski lift tickets, which is contributed by TSGC. Effective January 1, 2007.

TSGC leases a portion of a maintenance facility formerly from the District, now the Town. The original lease is now paid and the monthly rental for the balance of the 99-year lease is $1 with an option to purchase by each party for $10.

In June of 2023, the Town of Mountain Village Housing Authority entered into an agreement with Triumph Development West for the construction of 29 deed restricted for sale units in the Town. The Town contributed $5,000,000 to the project during 2023 and covered the costs to bring utilities to the property. This project was ongoing into 2025.

NOTE 10 RISK MANAGEMENT

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. For these risks of loss, the Town joined and is covered by public entity risk pools: the Colorado Intergovernmental Risk Sharing Agency property and casualty pool and the Colorado Employer Benefit Trust.

The Colorado Intergovernmental Risk Sharing Agency (CIRSA) property and casualty pool operates as a common risk management and insurance program for members. CIRSA is to be self-sustaining through member premiums and reinsures through commercial companies for claims in excess of certain limits for each insured event. The scope, terms, conditions, and limitations of the coverages are governed by the applicable coverage policies and/or excess coverage policies, the CIRSA bylaws, and other applicable documents. Deductibles and coverage limits have stayed relatively constant over the last three years. CIRSA members are subject to a supplemental assessment in the event of a deficiency. Claims settlements have not exceeded coverage in the last three years.

The Colorado Employer Benefit Trust (CEBT) is a multiemployer trust for public institutions providing employee benefits. The pool provides member entities with health benefits for the entities' employees and their dependents. The Town is responsible for paying a premium based on enrolled employees and dependents (and requires its employees to contribute a portion of that premium).

NOTE 11 RETIREMENT PLANS

Defined Benefit Pension Plan

A. General Information About the Plan

Plan Description

Eligible employees of The Town of Mountain Village are provided with pensions through the LGDTF, a cost-sharing, multiemployer 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 (IRS). 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/forms-resources/financial-reports-and-studies.

Benefits Provided

As of December 31, 2024, 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.

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

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 five years of service credit has been obtained and the benefit structure under which contributions were made.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Benefit Pension Plan (Continued)

A. General Information About the Plan (Continued)

Benefits Provided (Continued)

Upon meeting certain criteria, benefit recipients who elect to receive a lifetime retirement benefit are generally eligible to 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

Eligible employees and The Town of Mountain Village are required to contribute to the LGDTF at a rate set by Colorado statute. The contribution requirements are established under C.R.S. § 24-51-401, et seq. and § 24-51-413. Employee contribution rates for the period of January 1, 2025 through December 31, 2025 are summarized in the table below:

	January 1, 2024 Through December 31, 2024	January 1, 2025 Through December 31, 2025
Employee Contribution Rates:		
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).

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Benefit Pension Plan (Continued)

A. General Information About the Plan (Continued)

Contributions (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[1]	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]	(1.02)%	(1.02)%
Amount Apportioned to the LGDTF[1]	9.98 %	9.98 %
Amortization Equalization Disbursement (AED) as Specified in C.R.S. § 24-51-411[1]	2.20 %	2.20 %
Supplemental Amortization Equalization Disbursement (SAED) as Specified in C.R.S. § 24-51-411[1]	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[1]	13.76 %	13.79 %

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

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[1]	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]	(1.02)%	(1.02)%
Amount Apportioned to the LGDTF[1]	13.08 %	13.08 %
Amortization Equalization Disbursement (AED) as Specified in C.R.S. § 24-51-411[1]	2.20 %	2.20 %
Supplemental Amortization Equalization Disbursement (SAED) as Specified in C.R.S. § 24-51-411[1]	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[1]	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).

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Benefit Pension Plan (Continued)

A. General Information About the Plan (Continued)

Contributions (Continued)

Employer contributions are recognized by the LGDTF in the period in which the compensation becomes payable to the member and The Town of Mountain Village is statutorily committed to pay the contributions to the LGDTF. Employer contributions recognized by the LGDTF from The Town of Mountain Village were $1,526,371 for the year ended December 31, 2025.

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

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 of December 31, 2023. Standard update procedures were used to roll-forward the TPL to December 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 a liability of $5,883,927 for its proportionate share of the net pension liability.

At December 31, 2024, The Town's proportion was 0.958922% which was an increase of 0.010438% from its proportion measured as of December 31, 2023.

For the year ended December 31, 2025, the Town recognized pension expense of $1,526,869. 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	$ 443,991	$ -
Changes of Assumptions or Other Inputs	173,651	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	553,701	-
Changes in Proportion and Differences Between Contributions Recognized and Proportionate Share of Contributions	25,939	-
Contributions Subsequent to the Measurement Date	1,526,371	-
Total	$ 2,723,653	$ -

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Benefit Pension Plan (Continued)

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

$1,526,371 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, 2026. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Amount
2026	$ 1,100,929
2027	1,404,591
2028	(937,203)
2029	(371,035)
Thereafter	-
Total	$ 1,197,282

C. Actuarial Assumptions

The TPL 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%
Real Wage Growth	0.70%
Wage Inflation	3.00%
Salary Increases, Including Wage Inflation	
Members other than Safety Officers	3.20 - 11.30%
Safety Officers	3.20 - 12.40%
Long-Term Investment Rate of Return, Net of Pension Plan Investment Expenses, Including Price Inflation	7.25%
Discount Rate	7.25%
Future Post Retirement Benefit Increases:	
PERA Benefit Structure Hired Prior to January 1, 2007; and DPS Benefit Structure (Automatic)	1.00% Compounded Annually
PERA Benefit Structure hired after December 31, 2006 (Ad Hoc, Substantively Automatic)	Financed by the Annual Increase Reserve

[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.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Benefit Pension Plan (Continued)

C. Actuarial Assumptions (Continued)

The mortality tables described below are generational mortality tables developed on a benefit-weighted basis.

Pre-retirement mortality assumptions for members other than Safety Officers were based upon the PubG-2010 Employee Table with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for members other than Safety Officers were based upon the PubG-2010 Healthy Retiree Table, adjusted as follows:

- Males: 94% of the rates prior to age 80 and 90% of the rates for ages 80 and older, with generational projection using scale MP-2019.
- Females: 87% of the rates prior to age 80 and 107% of the rates for ages 80 and older, with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for Safety Officers were based upon the unadjusted PubS-2010 Healthy Retiree Table, with generational projection using scale MP-2019.

Post-retirement non-disabled beneficiary mortality assumptions were based upon the Pub-2010 Contingent Survivor Table, adjusted as follows:

- Males: 97% of the rates for all ages, with generational projection using scale MP-2019.
- Females: 105% of the rates for all ages, with generational projection using scale MP-2019.

Disabled mortality assumptions for members other than Safety Officers were based upon the PubNS-2010 Disabled Retiree Table using 99% of the rates for all ages with generational projection using scale MP-2019.

Disabled mortality assumptions for Safety Officers were based upon the unadjusted PubS-2010 Disabled Retiree Table with generational projection using scale MP-2019.

The actuarial assumptions used in the December 31, 2023, valuation were based on the results of 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.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Benefit Pension Plan (Continued)

C. Actuarial Assumptions (Continued)

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.

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 assumptions for members other than Safety Officers were based upon the PubG-2010 Employee.

Post-retirement non-disabled mortality assumptions for members other than Safety Officers were based upon the PubG-2010 Healthy Retiree Table, adjusted as follows:

- Males: 90% of the rates for all ages

- Females: 85% of the rates prior to age 85 and 105% of the rates for ages 85 and older

Post-retirement non-disabled mortality assumptions for Safety Officers were based upon the unadjusted PubS-2010 Healthy Retiree Table.

Post-retirement non-disabled beneficiary mortality assumptions were based upon the Pub-2010 Contingent Survivor Table, adjusted as follows:

- Males: 92% of the rates for all ages
- Females: 100% of the rates for all ages

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Benefit Pension Plan (Continued)

C. Actuarial Assumptions (Continued)

Disabled mortality assumptions for members other than Safety Officers were based upon the PubNS-2010 Disabled Retiree Table using 95% of the rates for all ages.

Disabled mortality assumptions for Safety Officers were based upon the unadjusted PubS-2010 Disabled Retiree Table.

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.

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, 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 %	5.60 %
Fixed Income	23.00	2.60
Private Equity	10.00	7.60
Real Estate	10.00	4.10
Alternatives	6.00	5.20
Total	100.00 %	

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%.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Benefit Pension Plan (Continued)

D. 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.
- 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 fiduciary net position 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.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Benefit Pension Plan (Continued)

D. Discount Rate (Continued)

- 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, LGDTF's fiduciary net position 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.

D. Sensitivity of the Town's Proportionate Share of the Net Pension Asset 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 1-percentage-point lower (6.25%) or 1-percentage-point higher (8.25%) than the current rate:

	1% Increase (6.25%)	Current Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate Share of the Net Pension Liability	$ 12,878,737	$ 5,883,927	7,489

E. 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/forms-resources/financial-reports-and-studies.

F. Significant Changes in Plan Provisions Affecting Trends in Actuarial Information - Detailed 2024 Changes in Plan Provisions Since 2023

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.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Benefit Pension Plan (Continued)

G. Significant Changes in Assumptions or Other Inputs Affecting Trends in Actuarial Information - 2024 Changes in Assumptions or Other Inputs Since 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 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%.

Defined Contribution Pension Plan – Voluntary Investment Program (PERAPlus 401(k) Plan)

A. General Information About the Plan

Plan Description

Employees of the Town that are also members of the LGDTF may voluntarily contribute to the Voluntary Investment Program (PERAPlus 401(k) Plan), an IRC Section 401(k) defined contribution plan administered by PERA. Title 24, Article 51, Part 14 of the C.R.S., as amended, assigns the authority to establish the Plan provisions to the PERA Board of Trustees. PERA issues a publicly available ACFR which includes additional information on the PERAPlus 401(k) Plan. That report can be obtained at www.copera.org/forms-resources/financial-reports-and-studies.

Funding Policy

The PERAPlus 401(k) Plan is funded by voluntary member contributions up to the maximum limits set by the Internal Revenue Service, as established under Title 24, Article 51, Section 1402 of the C.R.S., as amended. In addition, the Town has agreed to match employee contributions up to 9% of covered salary as determined by the Internal Revenue Service. Employees are immediately vested in their own contributions, employer contributions and investment earnings. For the year ended December 31, 2025 program members contributed $438,268 and the Town employer contributed $361,843 for the PERAPlus 401(k) Plan.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Contribution Retirement Plan (PERA DC Plan)

A. General Information About the Plan

Plan Description

Eligible employees of the LGDTF hired on or after January 1, 2019, have the option to participate in the LGDTF, a cost-sharing multiple-employer defined benefit pension plan, or the Defined Contribution Retirement Plan (PERA DC Plan).

The PERA DC Plan is an Internal Revenue Code Section 401(a) governmental profit-sharing defined contribution plan. Title 24, Article 51, Part 15 of the C.R.S., as amended, assigns the authority to establish Plan provisions to the PERA Board of Trustees. PERA issues a publicly available ACFR which includes additional information on the PERA DC Plan. That report can be obtained at www.copera.org/forms-resources/financial-reports-and-studies.

Funding Policy

All participating employees in the PERA DC Plan and the Town are required to contribute a percentage of the participating employees' PERA-includable salary to the PERA DC Plan.

Contributions

The employee and employer contribution rates for the period January 31, 2025 through December 31, 2025 are summarized in the tables below:

	January 1, 2024 Through December 31, 2024	January 1, 2025 Through December 31, 2025
Employee Contribution Rates:		
All employees other than Safety Officers	9.00%	9.00%
Safety Officers	13.00%	13.00%
Employer Contribution Rates:		
On behalf of all employees other than Safety Officers	10.00%	10.00%
Safety Officers	12.85%	12.85%

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

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Contribution Retirement Plan (PERA DC Plan) (Continued)

A. General Information About the Plan (Continued)

Additionally, the employers are required to contribute AED, SAED, and other statutory amounts for employees other than Safety Officers to the LGDTF as follows:

	January 1, 2024 Through December 31, 2024	January 1, 2025 Through December 31, 2025
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%
Automatic Adjustment Provision (AAP) as specified in C.R.S. § 24-51-413	1.00%	1.00%
Additional Contribution Supplement as specified in C.R.S. § 24-51-401 and § 24-51-415	0.08%	0.11%
Total employer contribution rate to the LGDTF	4.78%	4.81%

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

Additionally, the employers are required to contribute AED, SAED, and other statutory amounts for Safety Officers to the LGDTF as follows:

	January 1, 2024 Through December 31, 2024	January 1, 2025 Through December 31, 2025
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%
Automatic Adjustment Provision (AAP) as specified in C.R.S. § 24-51-413	1.00%	1.00%
Additional Contribution Supplement as specified in C.R.S. § 24-51-401 and § 24-51-415	0.25%	0.25%
Defined Contribution Supplement as specified in C.R.S. § 24-51-415	0.08%	0.11%
Total employer contribution rate to the LGDTF	5.03%	5.06%

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

NOTE 11 RETIREMENT PLANS (CONTINUED)

Defined Contribution Retirement Plan (PERA DC Plan) (Continued)

A. General Information About the Plan (Continued)

Contribution requirements are established under Title 24, Article 51, Section 1505 of the C.R.S., as amended. Participating employees of the PERA DC Plan are immediately vested in their own contributions and investment earnings and are immediately 50% vested in the amount of employer contributions made on their behalf. For each full year of participation, vesting of employer contributions increases by 10%. Forfeitures are used to pay expenses of the PERA DC Plan in accordance with PERA Rule 16.80 as adopted by the PERA Board of Trustees in accordance with Title 24, Article 51, Section 204 of the C.R.S. As a result, forfeitures do not reduce pension expense. Participating employees in the PERA DC Plan contributed $996,255 and the Town recognized pension expense for employer contribution of $1,639,271 for the PERA DC Plan.

Other Postemployment Benefit Plan (OPEB)

A. General Information About the Plan

Plan Description

Eligible employees of the Town are provided with OPEB through the HCTF, a cost-sharing, multiemployer defined benefit OPEB plan administered by PERA. The HCTF is established under Title 24, Article 51, Part 12 of the Colorado Revised Statutes (C.R.S.), 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/forms-resources/financial-reports-and-studies.

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.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

A. General Information About the 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 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.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

A. General Information About the Plan (Continued)

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.

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 $112,901 for the year ended December 31, 2025.

B. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At December 31, 2025, the Town reported a liability of $348,694 for its proportionate share of the net OPEB liability. 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 December 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's proportion was 0.0729230% which was an increase of 0.0011609% from its proportion measured as of December 31, 2023.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

B. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (Continued)

For the year ended December 31, 2025, the Town recognized negative OPEB expense of ($35,944). 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	$ -	$ 76,915
Changes of Assumptions or Other Inputs	3,998	111,460
Net Difference Between Projected and Actual Earnings on OPEB Plan Investments	1,182	-
Changes in Proportion and Differences Between Contributions Recognized and Proportionate Share of Contributions	36,781	19,824
Contributions Subsequent to the Measurement Date	112,901	-
Total	$ 154,862	$ 208,199

$112,901 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 expense as follows:

Year Ending December 31,	Amount
2026	$ (56,076)
2027	(22,692)
2028	(35,972)
2029	(24,978)
2030	(17,531)
Thereafter	(8,989)
	$ (166,238)

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

C. Actuarial Assumptions

The TOL in the December 31, 2023 actuarial valuation was determined using the following actuarial cost method, 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	
Members other than State Troopers	3.20% - 11.30%
State Troopers	3.20% - 12.40%
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:	
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

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.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

C. Actuarial Assumptions (Continued)

Each year the per capita health care costs are developed by plan option. As of the December 31, 2023 actuarial valuation, costs are based on 2024 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	2.20%	2.30%
69	2.80%	2.20%
70	2.70%	1.60%
71	3.10%	0.50%
72	2.30%	0.70%
73	1.20%	0.80%
74	0.90%	1.50%
75-85	0.90%	1.30%
86 and older	0.00%	0.00%

	MAPD PPO #1 with Medicare Part A		MAPD PPO #2 with Medicare Part A		MAPD HMO (Kaiser) with Medicare Part A	
Sample	Retiree/Spouse		Retiree/Spouse		Retiree/Spouse	
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	
Sample	Retiree/Spouse		Retiree/Spouse		Retiree/Spouse	
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

The 2024 Medicare Part A premium is $505 per month.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

C. Actuarial Assumptions (Continued)

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

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.

Health care cost trend rates for the PERA benefit structure are based on published annual health care inflation surveys in conjunction with actual plan experience (if credible), building block models, and industry methods developed by health plan actuaries and administrators. In addition, projected trends for the Federal Hospital Insurance Trust Fund (Medicare Part A premiums) provided by the Centers for Medicare and Medicaid Services are referenced in the development of these rates. PERACare Medicare plan rates are applied where members have no premium-free Part A and where those premiums are already exceeding the maximum subsidy. MAPD PPO #2 has a separate trend because the first year rates are still below the maximum subsidy and to reflect the estimated impact of the Inflation Reduction Act for that plan option.

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

Year	PERACare Medicare	MAPD PPO #2[1]	Medicare Part A
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 below, reflect generational mortality and were applied, as applicable, in the December 31, 2023 valuation for the HCTF, but developed on a headcount-weighted basis. Note that in all categories, shown below, 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.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

C. Actuarial Assumptions (Continued)

Pre-retirement mortality assumptions for the State and Local Government Divisions (members other than Safety Officers) were based upon the PubG-2010 Employee Table with generational projection using scale MP-2019.

Pre-retirement mortality assumptions for Safety Officers were based upon the PubS-2010 Employee Table with generational projection using scale MP-2019.

Pre-retirement mortality assumptions for the School Division were based upon the PubT-2010 Employee Table with generational projection using scale MP-2019.

Pre-retirement mortality assumptions for the Judicial Division were based upon the PubG-2010(A) Above-Median Employee Table with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for the State and Local Government Divisions (members other than Safety Officers) were based upon the PubG-2010 Healthy Retiree Table, adjusted as follows:

- Males: 94% of the rates prior to age 80 and 90% of the rates for ages 80 and older, with generational projection using scale MP-2019.
- Females: 87% of the rates prior to age 80 and 107% of the rates for ages 80 and older, with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for Safety Officers were based upon the unadjusted PubS-2010 Healthy Retiree Table, with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for the School Division were based upon the PubT-2010 Healthy Retiree Table, adjusted as follows:

- Males: 112% of the rates prior to age 80 and 94% of the rates for ages 80 and older, with generational projection using scale MP-2019.
- Females: 83% of the rates prior to age 80 and 106% of the rates for ages 80 and older, with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for the Judicial Division were based upon the unadjusted PubG-2010(A) Above-Median Healthy Retiree Table with generational projection using scale MP-2019.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

D. Actuarial Assumptions (Continued)

Post-retirement non-disabled beneficiary mortality assumptions were based upon the Pub-2010 Contingent Survivor Table, adjusted as follows:

- Males: 97% of the rates for all ages, with generational projection using scale MP-2019.
- Females: 105% of the rates for all ages, with generational projection using scale MP-2019.

Disabled mortality assumptions for members other than Safety Officers were based upon the PubNS-2010 Disabled Retiree Table using 99% of the rates for all ages with generational projection using scale MP-2019.

Disabled mortality assumptions for Safety Officers were based upon the unadjusted PubS-2010 Disabled Retiree Table with generational projection using scale MP-2019.

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 have been 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 valuation were based on the results of 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 and were adopted by the PERA Board on November 20, 2020.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

C. Actuarial Assumptions (Continued)

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

The following health care cost 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

	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 retire 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 assumptions for the State and Local Government Divisions (members other than Safety Officers) were based upon the PubG-2010 Employee Table.

Pre-retirement mortality assumptions for Safety Officers were based upon the PubS-2010 Employee Table.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

C. Actuarial Assumptions (Continued)

Pre-retirement mortality assumptions for the School Division were based upon the PubT-2010 Employee Table.

Pre-retirement mortality assumptions for the Judicial Division were based upon the PubG-2010(A) Above-Median Employee Table.

Post-retirement non-disabled mortality assumptions for the State and Local Government Divisions (members other than Safety Officers) were based upon the PubG-2010 Healthy Retiree Table, adjusted as follows:

- Males: 90% of the rates for all ages
- Females: 85% of the rates prior to age 80 and 105% of the rates for ages 80 and older

Post-retirement non-disabled mortality assumptions for Safety Officers were based upon the unadjusted PubS-2010 Healthy Retiree Table.

Post-retirement non-disabled mortality assumptions for the School Division were based upon the PubT-2010 Healthy Retiree Table, adjusted as follows:

- Males: 106% of the rates for all ages
- Females: 86% of the rates prior to age 85 and 115% of the rates for ages 85 and older

Post-retirement non-disabled mortality assumptions for the Judicial Division were based upon the unadjusted PubG-2010(A) Above-Median Healthy Retiree Table.

Post-retirement non-disabled beneficiary mortality assumptions were based upon the Pub-2010 Contingent Survivor Table, adjusted as follows:

- Males: 92% of the rates for all ages
- Females: 100% of the rates for all ages

Disabled mortality assumptions for members other than Safety Officers were based upon the PubNS-2010 Disabled Retiree Table using 95% of the rates for all ages.

Disabled mortality assumptions for Safety Officers were based upon the unadjusted PubS-2010 Disabled Retiree Table.

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

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

C. Actuarial Assumptions (Continued)

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.

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	100.00 %	

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%.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

D. 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 1-percentage-point lower or 1-percentage-point higher than the current rates:

	1% Decrease in Trend Rates	Current Trend Rates	1% Increase in Trend Rates
Initial PERACare Medicare Trend Rate	5.75%	6.75%	7.75%
Ultimate PERACare Medicare Rate	3.50%	4.50%	5.50%
Initial MAPD PPO#2 Trend Rate	7.55%	8.55%	9.55%
Ultimate MAPD PPO#2 Trend Rate	3.50%	4.50%	5.50%
Initial Medicare Part A Trend Rate	2.75%	3.75%	4.75%
Ultimate Medicare Part A Trend Rate	3.50%	4.50%	5.50%
Proportionate Share of the Net OPEB Liability	$ 339,299	$ 348,694	$ 359,326

E. 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.
- 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 end of the year.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Other Postemployment Benefit Plan (OPEB) (Continued)

E. Discount Rate (Continued)

- As of the December 31, 2024, measurement date, the FNP and related disclosure components for the HCTF reflect 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 HCTF and Local Government Division Trust Fund were $0.020 million and $0.486 million, respectively.

Based on the above assumptions and methods, the HCTF'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 OPEB plan investments was applied to all periods of projected benefit payments to determine the TOL. 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.

F. Sensitivity of the Town of Mountain Village 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 1-percentage-point lower (6.25%) or 1- 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 the Net OPEB Liability	$ 427,329	$ 348,694	$ 280,900

G. 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.

NOTE 11 RETIREMENT PLANS (CONTINUED)

State of Colorado fire and Police Pension Association – Statewide Retirement Plan

A. General Information About the Plan

Plan Description

The Town contributes to the Statewide Retirement Plan (SRP), a cost-sharing multiple-employer defined benefit pension plan administered by the Fire & Police Pension Association of Colorado (FPPA) for firefighters hired on or after April 8, 1978 New Hires), provided that they are not already covered by a statutorily exempt plan. The SRP became effective January 1, 1980. As of August 5, 2003, the SRP may include clerical and other personnel from fire districts whose services are auxiliary to fire protection. Most full-time, paid firefighters of the District are members of the SRP, and all newly hired firefighters have to be enrolled in the SRP. Effective January 1, 2023, the assets and liabilities of the Statewide Defined Benefit Plan and Statewide Hybrid Plan were combined to form the Statewide Retirement Plan based on House Bill 22-1034. The Statewide Defined Benefit Plan became the Defined Benefit Component of the Statewide Retirement Plan and the Statewide Hybrid Plan became the Hybrid Component of the Statewide Retirement Plan.

The SRP assets are included in the Fire & Police Members' Benefit Investment Fund and the Fire & Police Members' Self-Directed Investment Fund (for Deferred Retirement Option Plan ("DROP") assets and Separate Retirement Account assets from eligible retired members). The SRP is administered by FPPA. FPPA issues a publicly available annual comprehensive financial report that can be obtained on FPPA's website at http://www.FPPAco.org.

Benefits Provided

SRP provides retirement and disability, annual increases and death benefits for members or their beneficiaries. A member is eligible for a normal retirement pension once the member has completed 25 years of credited service and has attained the Normal Retirement Age. 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, with the Normal Retirement Age being not less than age 55 and not more than age 60. A member may also qualify for a normal retirement pension if the member's combined years of service and age equals at least 80, with a minimum age of 50 (Rule of 80).

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.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Law Enforcement Pension Plans – State Fire and Police Pension Plan (FPPA) (Continued)

A. General Information About the Plan (Continued)

Benefits Provided (Continued)

The annual normal retirement benefit for the Defined Benefit Component is 2 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 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 tenyears 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 Director's 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.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Law Enforcement Pension Plans – State Fire and Police Pension Plan (FPPA) (Continued)

A. General Information About the Plan (Continued)

Contributions (Continued)

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 Plan 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 2025, the total combined member and employer contribution rate was 22.5 percent.

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 2025, the total minimum required member and employer contribution rate was 22.7 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 2025, the total combined member and employer contribution rate was 11.25 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 2025, the total minimum combined member and employer contribution rate was 16.75 percent.

Contributions (Continued)

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 Plan may elect to make voluntary after-tax contributions to the Money Purchase Component of the Plan.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Law Enforcement Pension Plans – State Fire and Police Pension Plan (FPPA) (Continued)

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

At December 31, 2025, the Town reported a net pension liability of $0 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2024, and the collective 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 relative to the total contributions of participating employers to the SRP based upon the January 1, 2025 actuarial valuation. At December 31, 2024, the Town's proportion was 0.07198%, which was an increase of 0.00114% from its proportion measured as of December 31, 2023.

For the year ended December 31, 2025, the Town recognized pension expense of ($112,555). 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	$ 172,975	$ 5,411
Changes of Assumptions or Other Inputs	61,906	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	24,573	-
Changes in Proportion and Differences Between Contributions Recognized and Proportionate Share of Contributions	28,261	154,070
Contributions Subsequent to the Measurement Date	102,293	-
Total	$ 390,008	$ 159,481

NOTE 11 RETIREMENT PLANS (CONTINUED)

Law Enforcement Pension Plans – State Fire and Police Pension Plan (FPPA) (Continued)

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

The $102,293 reported as deferred outflows of resources relating to pensions resulting from Town contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2026. Other amounts reported as deferred inflows and outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense
2026	$ 47,465
2027	81,252
2028	(15,887)
2029	(12,316)
2030	818
Thereafter	26,902
	128,234

C. Actuarial Assumptions

The actuarial valuations for the SRP were used to determine the total pension liability and actuarially determined contributions for the fiscal year ending December 31, 2024. The valuations used the following actuarial assumptions and other inputs:

	Total Pension Liability	Actuarial Determined Contributions
Actuarial Valuation Date	January 1, 2025	January 1, 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 - 11.75%	4.25 - 11.75%
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.

NOTE 11 RETIREMENT PLANS (CONTINUED)

Law Enforcement Pension Plans – State Fire and Police Pension Plan (FPPA) (Continued)

C. 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 2023 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 & Co., based upon their analysis of past experience and expectations of the future. The assumption changes were effective for actuarial valuations beginning January 1, 2024. 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, 2024 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global Equity	33.00 %	7.00 %
Equity Long/Short	6.00	6.20
Private Markets	34.00	8.80
Fixed Income - Rates	7.00	5.00
Fixed Income - Credit	7.00	6.50
Absolute Return	9.00	5.70
Cash	4.00	4.20
Total	100.00 %	

NOTE 11 RETIREMENT PLANS (CONTINUED)

Law Enforcement Pension Plans – State Fire and Police Pension Plan (FPPA) (Continued)

D. Discount Rate

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.

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 plan'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 plan'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.

E. Sensitivity of the Town of Mountain Village's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate

The following presents the Town's proportionate share of the net pension liability/ (asset) calculated using the discount rate of 7.00 percent, as well as what the Town's proportionate share of the net pension liability/ (asset) would be if it were calculated using a discount rate that is 1-percentage point lower (6.00 percent) or 1-percentage-point higher (8.00 percent) than the current rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Proportionate Share of the Net Pension Liability (Asset)	$ 351,273	$ -	$ -

NOTE 11 RETIREMENT PLANS (CONTINUED)

Law Enforcement Pension Plans – State Fire and Police Pension Plan (FPPA) (Continued)

E. Sensitivity of the Town of Mountain Village's Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate (Continued)

The COLA assumption reflects the true nature of the FPPA Board's Benefits Policy which includes a variable COLA and supplemental payments. Consistent with FPPA Board's policy, the 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.

F. Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued Fire & Police Pension Association of Colorado financial report.

Deferred Compensation Plan (FPPA 457 Plan)

The Town offers its law enforcement employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan permits the employees to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are (until paid or made available to the employee or other beneficiary) held in the Deferred Compensation Plan Trusts for the exclusive benefit of participants and their beneficiaries. FPPA is trustee of the trusts. The Town has no ownership interest in the plan nor is the Town liable for losses under the deferred compensation plan.

The Town matches the employee's contributions anywhere from 1% to 9%, depending on the employee's years of service. This is a discretionary match. For the year ended December 31, 2025, the Town contributed $34,791 on $47,235 of employee contributions.

NOTE 12 ACCOUNTING CHANGES AND ERROR CORRECTIONS

Changes to or within Financial Reporting Entity

The Debt Service Fund previously met the criteria to be reported as a major governmental fund. However, effective January 1, 2025, the fund no longer met the criteria to be reported as a major fund and is reported as a nonmajor governmental fund for the fiscal year ended December 31, 2025. The effect of that change to or within the financial reporting entity is shown in column A of the table below.

	December 31, 2024 As Previously Reported	Change Within the Financial Reporting Entity (A)	December 31, 2024 As Adjusted
Governmental Funds:			
Major Funds:			
Debt Service Fund	$ 310,480	$ (310,480)	$ -
Nonmajor Governmental Funds	987,702	310,480	1,298,182
Total Governmental Funds	$ 1,298,182	$ -	$ 1,298,182

REQUIRED SUPPLEMENTARY INFORMATION

TOWN OF MOUNTAIN VILLAGE, COLORADO
GENERAL FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Taxes	$24,206,040	$24,206,040	$22,740,304	$ (1,465,736)
Licenses and Permits	2,038,940	2,038,940	1,990,767	(48,173)
Intergovernmental	490,838	490,838	637,890	147,052
Charges for Services	2,671,319	2,671,319	2,480,972	(190,347)
Fines and Forfeitures	6,800	6,800	3,382	(3,418)
Miscellaneous	229,350	229,350	472,415	243,065
Interest Income	740,000	740,000	955,495	215,495
Grants and Contributions	164,552	560,752	1,885,954	1,325,202
Total Revenues	30,547,839	30,944,039	31,167,179	223,140
EXPENDITURES				
General Government	6,603,227	6,831,947	5,969,740	862,207
Public Safety	1,820,725	1,820,725	1,815,405	5,320
Roads and Bridges	1,390,639	1,390,639	1,335,565	55,074
Equipment and Property Maintenance	3,420,910	3,420,910	2,931,381	489,529
Culture and Recreation	768,683	768,683	833,948	(65,265)
Parking and Transportation	608,892	608,892	418,680	190,212
Economic Development	2,658,243	2,858,243	2,209,212	649,031
Debt Service	1,077,208	1,077,208	1,199,865	(122,657)
Capital Outlay	3,184,833	4,013,500	3,178,528	834,972
Total Expenditures	21,533,360	22,790,747	19,892,324	2,898,423
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	9,014,479	8,153,292	11,274,855	(2,675,283)
OTHER FINANCING SOURCES (USES)				
Proceeds from the Sale of Assets	-	-	6,005	6,005
Transfers In	3,217,517	3,217,517	1,745,472	(1,472,045)
Transfers Out	(4,211,270)	(5,014,996)	(4,175,991)	839,005
Total Other Financing Sources (Uses)	(993,753)	(1,797,479)	(2,424,514)	(627,035)
NET CHANGE IN FUND BALANCE			8,850,341	
Fund Balance - Beginning of Year			22,560,087	
FUND BALANCE - END OF YEAR			$31,410,428	

TOWN OF MOUNTAIN VILLAGE, COLORADO
GONDOLA (SPECIAL REVENUE) FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Contributions:				
Mountain Village Owner's Association	$ 6,130,159	$ 6,130,159	$ 5,903,148	$ (227,011)
Telluride Ski and Golf Company	244,899	244,899	192,082	(52,817)
Other Revenues:				
Grant Funding	283,000	283,000	141,476	(141,524)
Miscellaneous	4,300	4,300	50,932	46,632
Operating Contributions	36,000	36,000	8,853	(27,147)
Total Revenues	6,698,358	6,698,358	6,296,491	(401,867)
EXPENDITURES				
Gondola:				
Operations	3,080,589	3,080,589	3,041,400	39,189
Maintenance	2,048,881	2,048,881	1,942,597	106,284
Fixed Costs	552,912	552,912	561,849	(8,937)
MARRS	78,202	78,202	70,561	7,641
Contingency	120,000	120,000	-	120,000
Major Repairs and Maintenance	208,000	958,000	982,094	(24,094)
Capital Outlay	255,000	255,000	397,410	(142,410)
Chondola:				-
Operations	314,774	314,774	252,800	61,974
Total Expenditures	6,658,358	7,408,358	7,248,711	159,647
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	40,000	(710,000)	(952,220)	(561,514)
OTHER FINANCING USES				
Transfers In	-	750,000	704,103	(45,897)
Transfers to Other Funds	(40,000)	(40,000)	(52,263)	(12,263)
Total Other Financing Sources (Uses)	(40,000)	710,000	651,840	(58,160)
NET CHANGE IN FUND BALANCE			(300,380)	
Fund Balance - Beginning of Year			-	
FUND BALANCE - END OF YEAR			$ (300,380)	

TOWN OF MOUNTAIN VILLAGE, COLORADO
TOURISM FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Sales and Marketing:				
Lodging Taxes	$3,975,151	$3,975,151	$3,742,287	$ (232,864)
Restaurant Taxes	732,009	732,009	722,837	(9,172)
Business License Fees	406,559	406,559	414,303	7,744
Interest Income	-	-	101,308	101,308
Penalties and Interest	20,000	20,000	16,638	(3,362)
Total Revenues	5,133,719	5,133,719	4,997,373	(136,346)
EXPENDITURES				
General Operating Expense	450,238	600,238	580,978	19,260
Sales and Marketing Expenses	1,500,000	1,500,000	1,491,113	8,887
Airline Guaranty	2,665,193	2,665,193	2,542,186	123,007
Total Expenditures	4,615,431	4,765,431	4,614,277	151,154
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	518,288	368,288	383,096	(287,500)
OTHER FINANCING USES				
Transfers Out	(438,143)	(438,143)	(440,444)	(2,301)
NET CHANGE IN FUND BALANCE			(57,348)	
Fund Balance - Beginning of Year			1,833,890	
FUND BALANCE - END OF YEAR			$ 1,776,542	

TOWN OF MOUNTAIN VILLAGE, COLORADO
SCHEDULE OF TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
LAST TEN YEARS

Fiscal Year	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Plan Measurement Date Ending December 31,	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Town's Proportion of the Net Pension Liability	0.958922%	0.948484%	0.943098%	0.906101%	0.894802%	0.955957%	0.981783%	0.964483%	0.964837%	0.983502%
Town's Proportion of the Net Pension Liability	$ 5,883,927	$ 6,962,259	$ 9,455,156	$ (776,864)	$ 4,663,056	$ 6,991,780	$ 12,343,109	$ 10,738,841	$ 13,028,594	$ 10,834,069
Covered Payroll	$ 11,068,678	$ 9,910,683	$ 7,751,930	$ 8,416,283	$ 7,089,484	$ 6,462,829	$ 6,629,833	$ 6,439,455	$ 6,084,367	$ 5,848,122
Town's Proportionate Share of the Net Pension Liability Pension Liability as a Percentage of it's Covered Payroll	53.2%	70.3%	122.0%	-9.2%	65.8%	108.2%	186.2%	166.8%	214.1%	185.3%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	90.5%	88.0%	83.0%	101.5%	90.9%	86.3%	76.0%	79.4%	73.6%	76.9%

The amounts presented for each fiscal year were determined as of December 31. Please see Note 14 for more information regarding the PERA Pension Plan.

TOWN OF MOUNTAIN VILLAGE, COLORADO
SCHEDULE OF EMPLOYER PENSION CONTRIBUTIONS
LAST TEN YEARS

Fiscal Year	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually Required Contribution	$ 1,526,371	$ 1,363,710	$ 1,065,115	$ 1,039,349	$ 889,968	$ 816,795	$ 834,747	$ 816,523	$ 771,498	$ 741,542
Contributions in Relation to the Contractually Required Contribution	1,526,371	1,363,710	1,065,115	1,039,349	889,968	816,795	834,747	816,523	771,498	741,542
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Town's Covered Payroll	$ 11,068,678	$ 9,910,683	$ 7,751,930	$ 8,416,283	$ 7,089,484	$ 6,462,829	$ 6,629,833	$ 6,439,455	$ 6,084,367	$ 5,848,122
Contribution as a Percentage of Covered Payroll	13.8%	13.8%	13.7%	12.3%	12.6%	12.6%	12.6%	12.7%	12.7%	12.7%

TOWN OF MOUNTAIN VILLAGE, COLORADO
SCHEDULE OF TOWN'S PROPORTIONATE SHARE OF THE NET OPEB LIABILITY
LAST TEN YEARS*

Fiscal Year	2025	2024	2023	2022	2021	2020	2019	2018	2017
Plan Measurement Date Ending December 31,	2024	2023	2022	2021	2020	2019	2018	2017	2016
Town's Proportion (Percentage) of Collective Net OPEB Liability	0.0729230%	0.0717621%	0.0727021%	0.0691709%	0.0676194%	0.0733058%	0.0761374%	0.0749448%	0.0740644%
Town's Proportionate Share of the Collective Net OPEB Liability	$ 348,694	$ 512,185	$ 593,598	$ 596,464	$ 955,817	$ 821,169	$ 1,035,881	$ 973,982	$ 960,270
Covered Payroll	$ 11,068,678	$ 9,910,685	$ 7,751,961	$ 7,377,557	$ 6,620,924	$ 6,253,074	$ 6,569,057	$ 6,439,455	$ 6,084,367
Town's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll	3.2%	5.2%	8.1%	9.0%	15.3%	12.5%	16.1%	16.0%	16.4%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	59.8%	46.2%	38.6%	39.4%	32.8%	24.5%	17.0%	17.5%	0.0%

* The amounts presented for each fiscal year were determined as of December 31 based on the measurement date of the Plan. Information earlier than 2017 was not available.

TOWN OF MOUNTAIN VILLAGE, COLORADO
SCHEDULE OF EMPLOYER OPEB CONTRIBUTIONS
LAST TEN YEARS*

Fiscal Year	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually Required Contribution	$ 112,901	$ 101,089	$ 79,070	$ 75,251	$ 67,533	$ 63,781	$ 67,004	$ 65,682	$ 62,061	$ 59,651
Contributions in Relation to the Contractually Required Contribution	112,901	101,089	79,070	75,251	67,533	63,781	67,004	65,682	62,061	59,651
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Town's Covered Payroll	$ 11,068,678	$ 9,910,685	$ 7,751,961	$ 7,377,557	$ 6,620,924	$ 6,253,074	$ 6,569,057	$ 6,439,455	$ 6,084,367	$ 5,848,122
Contributions as a Percentage of Covered Payroll	1.02%	1.02%	1.02%	1.02%	1.02%	1.02%	1.02%	1.02%	1.02%	1.02%

The amounts presented for each fiscal year were determined as of December 31. Please see Note 14 for more information regarding the PERA Pension Plan.

* The Town implemented GASB 75 beginning in 2018, 2017-2019 contributions are separated between PERA and OPEB. Additional years' information will be displayed as it becomes available.

TOWN OF MOUNTAIN VILLAGE, COLORADO
SCHEDULE OF TOWN'S PROPORTIONATE SHARE OF THE NET FPPA PENSION LIABILITY
LAST TEN YEARS*

Fiscal Year	2025	2024	2023	2022
Plan Measurement Date Ending December 31,	2024	2023	2022	2021
Town's Proportion of the Net Pension Liability (Asset)	0.07198%	0.07084%	0.05375%	0.06451%
Town's Proportionate Share of the Net Pension Liability (Asset)	$ -	$ -	$ 47,706	$ (349,600)
Town's Covered Payroll	$ 797,943	$ 576,791	$ 412,178	$ 468,489
Town's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Payroll	0.0%	0.0%	11.6%	-74.6%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	100.0%	100.0%	97.6%	116.2%

* The Town implemented FPPA Defined Benefit Plan in late 2021. Additional years' information will be displayed as it becomes available.

TOWN OF MOUNTAIN VILLAGE, COLORADO
SCHEDULE OF EMPLOYER FPPA CONTRIBUTIONS
LAST TEN YEARS*

Fiscal Year	2025	2024	2023	2022	2021
Contractually Required Contribution	$ 102,293	$ 81,445	$ 44,514	$ 42,084	$ 44,142
Contributions in Relation to the Contractually Required Contribution	102,293	81,445	44,514	42,084	44,142
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -
Town's Covered Payroll	$ 869,988	$ 797,943	$ 576,791	$ 412,178	$ 468,489
Contributions as a Percentage of Covered Payroll	11.8%	10.2%	7.7%	10.2%	9.4%

* The Town implemented FPPA Defined Benefit Plan in late 2021. Additional years' information will be displayed as it becomes available.

OTHER SUPPLEMENTARY INFORMATION

TOWN OF MOUNTAIN VILLAGE, COLORADO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
DECEMBER 31, 2025

	Special Revenue Fund Historical Museum	Capital Projects	Vehicle and Equipment Acquisition	*Formerly Major* Debt Service	Total
ASSETS					
Cash and Investments	$ -	$ -	$ 1,073,607	$ 517,505	$ 1,591,112
Receivables:					
Taxes	183,984	-	-	456,698	640,682
Due from Other Funds	-	-	5,788	-	5,788
Total Assets	$ 183,984	$ -	$ 1,079,395	$ 974,203	$ 2,237,582
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts Payable	$ -	$ -	$ 9,412	$ -	$ 9,412
Due to Other Funds	432	-	-	194,633	195,065
Total Liabilities	432	-	9,412	194,633	204,477
DEFERRED INFLOWS OF RESOURCES					
Property Tax	183,552	-	-	455,300	638,852
FUND BALANCES					
Restricted for:					
Debt Service	-	-	-	324,270	324,270
Assigned - Appropriations	-	-	1,069,983	-	1,069,983
Total Fund Balances	-	-	1,069,983	324,270	1,394,253
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 183,984	$ -	$ 1,079,395	$ 974,203	$ 2,237,582

TOWN OF MOUNTAIN VILLAGE, COLORADO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE
YEAR ENDED DECEMBER 31, 2025

	Special Revenue Fund Historical Museum	Capital Projects	Vehicle and Equipment Acquisition	Debt Service	Total
REVENUES					
Taxes	$ 146,048	$ -	$ -	$ 504,490	$ 650,538
Contributions from Other Entities	-	-	-	199,200	199,200
Interest Income	-	-	36,032	5,364	41,396
Grants and Contributions	-	149,238	-	-	149,238
Total Revenues	146,048	149,238	36,032	709,054	1,040,372
EXPENDITURES					
Current:					
General Government	2,931	-	-	-	2,931
Culture and Recreation	143,117	-	-	-	143,117
Debt Service:					
Administrative Charges	-	-	-	16,208	16,208
Principal	-	-	-	535,000	535,000
Interest	-	-	-	128,520	128,520
Capital Outlay	-	153,283	293,399	-	446,682
Total Expenditures	146,048	153,283	293,399	679,728	1,272,458
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	(4,045)	(257,367)	29,326	(232,086)
OTHER FINANCING SOURCES (USES)					
Proceeds from the Sale of Assets	-	-	19,131	-	19,131
Transfers In	-	4,045	320,517	-	324,562
Transfers Out	-	-	-	(15,536)	(15,536)
Total Other Financing Sources (Uses)	-	4,045	339,648	(15,536)	328,157
NET CHANGES IN FUND BALANCES	-	-	82,281	13,790	96,071
Fund Balances - Beginning, As Originally Reported	-	-	987,702	-	987,702
Adjustment	-	-	-	310,480	310,480
Fund Balances - Beginning, Adjusted	-	-	987,702	310,480	1,298,182
FUND BALANCES - END OF YEAR	$ -	$ -	$ 1,069,983	$ 324,270	$ 1,394,253

TOWN OF MOUNTAIN VILLAGE, COLORADO
HISTORICAL MUSEUM FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Property Taxes	$ 146,128	$ 146,128	$ 146,048	$ (80)
EXPENDITURES				
Culture and Recreation	2,929	2,929	2,931	(2)
Capital Outlay	143,199	143,199	143,117	82
Total Expenditures	146,128	146,128	146,048	80
NET CHANGE IN FUND BALANCE	-	-	-	(160)
Fund Balance - Beginning of Year			-	
FUND BALANCE - END OF YEAR			$ -	

TOWN OF MOUNTAIN VILLAGE, COLORADO
VEHICLE AND EQUIPMENT ACQUISITION FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Grant Revenues	$ 340,000	$ 340,000	$ -	$ (340,000)
Interest Income	-	-	36,032	36,032
Total Revenues	340,000	340,000	36,032	(303,968)
EXPENDITURES				
Capital Outlay	1,181,000	1,181,000	293,399	887,601
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(841,000)	(841,000)	(257,367)	(1,191,569)
OTHER FINANCING SOURCES				
Proceeds from the Sale of Assets	15,000	15,000	19,131	4,131
Transfers In	1,073,800	1,073,800	320,517	(753,283)
Total Other Financing Sources	1,088,800	1,088,800	339,648	(749,152)
NET CHANGE IN FUND BALANCE	247,800	247,800	82,281	(1,940,721)
Fund Balance - Beginning of Year			987,702	
FUND BALANCE - END OF YEAR			$ 1,069,983	

TOWN OF MOUNTAIN VILLAGE, COLORADO
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Property Taxes	$ 512,092	$ 512,092	$ 504,490	$ (7,602)
Contributions from Other Entities	199,200	199,200	199,200	-
Interest Income	2,000	2,000	5,364	3,364
Total Revenues	713,292	713,292	709,054	(4,238)
EXPENDITURES				
Debt Service:				
Administrative Charges	22,847	22,847	16,208	6,639
Principal	535,000	535,000	535,000	-
Interest	128,520	128,520	128,520	-
Total Expenditures	686,367	686,367	679,728	6,639
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	26,925	26,925	29,326	(10,877)
OTHER FINANCING SOURCES				
Transfers Out	(25,000)	(25,000)	(15,536)	9,464
NET CHANGE IN FUND BALANCE	1,925	1,925	13,790	(1,413)
Fund Balance - Beginning of Year			310,480	
FUND BALANCE - END OF YEAR			$ 324,270	

TOWN OF MOUNTAIN VILLAGE, COLORADO
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
REVENUES				
Grants and Contributions	$ -	$ 166,890	$ 149,238	$ (17,652)
EXPENDITURES				
Capital Outlay	-	153,283	153,283	-
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	13,607	(4,045)	(17,652)
OTHER FINANCING SOURCES				
Transfers In	-	-	4,045	4,045
NET CHANGE IN FUND BALANCE	-	13,607	-	(13,607)
Fund Balance - Beginning of Year			-	
FUND BALANCE - END OF YEAR			$ -	

TOWN OF MOUNTAIN VILLAGE, COLORADO
HOUSING AUTHORITY ENTERPRISE FUND
COMBINING SCHEDULE OF NET POSITION
DECEMBER 31, 2025

	Village Court Apartments	Affordable Housing Development	Mortgage Assistance Pool	Total
ASSETS				
Current Assets:				
Cash and Investments	$ 2,733,097	$ 2,415,584	$ 205,274	$ 5,353,955
Accounts Receivable	49,298	45,201	-	94,499
Total Current Assets	2,782,395	2,460,785	205,274	5,448,454
Noncurrent Assets:				
Restricted Cash and Investments	850,000	-	-	850,000
Notes Receivable	-	-	208,392	208,392
Development Property Held for Sale:				
Buildings	-	2,866,140	-	2,866,140
Capital Assets:				
Land and Land Improvements	160,499	7,784,110	-	7,944,609
Buildings and Improvements	42,042,929	1,916,782	-	43,959,711
Construction in Progress	-	431,430	-	431,430
Vehicles and Equipment	459,289	-	-	459,289
Less: Accumulated Depreciation	(15,110,518)	(69,979)	-	(15,180,497)
Total Noncurrent Assets	28,402,199	12,928,483	208,392	41,539,074
Total Assets	31,184,594	15,389,268	413,666	46,987,528
DEFERRED OUTFLOWS OF RESOURCES				
Related to Pensions	92,059	42,331	-	134,390
Related to OPEB	5,235	5,453	-	10,688
Total Deferred Outflows of Resources	97,294	47,784	-	145,078

TOWN OF MOUNTAIN VILLAGE, COLORADO
HOUSING AUTHORITY ENTERPRISE FUND
COMBINING SCHEDULE OF NET POSITION (CONTINUED)
DECEMBER 31, 2025

	Village Court Apartments	Affordable Housing Development	Mortgage Assistance Pool	Total
LIABILITIES				
Current Liabilities:				
Accounts Payable	$ 97,496	$ 25,089	$ -	$ 122,585
Accrued Expenses	14,517	6,461	-	20,978
Due to Other Funds	1,010,076	172,419	-	1,182,495
Unearned Revenue	84,980	-	-	84,980
Deposits	416,219	15,076	-	431,295
Compensated Absences	24,045	4,225	-	28,270
Lease Purchase Agreement Payable	-	225,000	-	225,000
Bonds Payable	380,000	-	-	380,000
Total Current Liabilities	2,027,333	448,270	-	2,475,603
Noncurrent Liabilities:				
Revenue Bonds Payable	10,260,000	-	-	10,260,000
Lease Purchase Agreement Payable	-	6,385,000	-	6,385,000
Net Pension Liability	198,877	97,673	-	296,550
Net OPEB Liability	11,786	5,788	-	17,574
Total Noncurrent Liabilities	10,470,663	6,488,461	-	16,959,124
Total Liabilities	12,497,996	6,936,731	-	19,434,727
DEFERRED INFLOWS OF RESOURCES				
Related to OPEB	7,038	3,457	-	10,495
Total Deferred Inflows of Resources	7,038	3,457	-	10,495
NET POSITION				
Net Investment in Capital Assets	16,912,199	3,452,343	-	20,364,542
Restricted for:				
Debt Service	850,000	-	-	850,000
Unrestricted	1,014,655	5,044,521	413,666	6,472,842
Total Net Position	$18,776,854	$ 8,496,864	$ 413,666	$27,687,384

TOWN OF MOUNTAIN VILLAGE, COLORADO
HOUSING AUTHORITY ENTERPRISE FUND
COMBINING SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2025

	Village Court Apartments	Affordable Housing Development	Mortgage Assistance Pool	Eliminations	Total
OPERATING REVENUES					
Charges for Sales and Service	$ 3,632,174	$ 366,456	$ 20,669	$ -	$ 4,019,299
Other	123,519	840,578	-	-	964,097
Total Operating Revenues	3,755,693	1,207,034	20,669	-	4,983,396
OPERATING EXPENSES					
Cost of Sales and Services	1,631,780	381,738	20,744	-	2,034,262
Depreciation and Amortization	1,695,990	60,264	-	-	1,756,254
Total Operating Expenses	3,327,770	442,002	20,744	-	3,790,516
OPERATING INCOME (LOSS)	427,923	765,032	(75)	-	1,192,880
NONOPERATING REVENUES (EXPENSES)					
Interest Income	39,729	154,437	8,544	-	202,710
Major Repairs and Replacements	(80,738)	-	-	-	(80,738)
Interest Expense	(258,500)	(375,100)	-	-	(633,600)
Total Nonoperating Revenues (Expenses)	(299,509)	(220,663)	8,544	-	(511,628)
INCOME (LOSS) BEFORE CAPITAL AND TRANSFERS	128,414	544,369	8,469	-	681,252
CAPITAL AND TRANSFERS					
Capital Grants	-	2,500,000	-	-	2,500,000
Transfers In	195,000	968,422	-	(195,000)	968,422
Transfers Out	(1,268,406)	(195,000)	-	195,000	(1,268,406)
Total Capital and Transfers	(1,073,406)	3,273,422	-	-	2,200,016
CHANGES IN NET POSITION	(944,992)	3,817,791	8,469	-	2,881,268
Net Position - Beginning of Year	19,721,846	4,679,073	405,197	-	24,806,116
NET POSITION - END OF YEAR	$18,776,854	$ 8,496,864	$ 413,666	$ -	$27,687,384

TOWN OF MOUNTAIN VILLAGE, COLORADO
HOUSING AUTHORITY ENTERPRISE FUND
COMBINING SCHEDULE OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2025

	Village Court Apartments	Affordable Housing Development	Mortgage Assistance Pool	Total
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from Renters	$ 3,610,253	$ 488,069	$ -	$ 4,098,322
Payments to Suppliers	(1,165,415)	(188,040)	(20,744)	(1,374,199)
Employee Mortgage Assistance	-	-	20,671	20,671
Payments to Employees	(439,213)	(237,793)	-	(677,006)
Other Receipts	123,519	840,578	20,669	984,766
Net Cash Provided (Used) by Operating Activities	2,129,144	902,814	20,596	3,052,554
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Payments Made for Interfund Borrowing	1,732,232	-	-	1,732,232
Payments Received on Interfund Borrowing	(898,308)	(1,725,997)	-	(2,624,305)
Transfers to Other Funds	(1,268,406)	(223,289)	-	(1,491,695)
Transfers from Other Funds	195,000	968,422	-	1,163,422
Net Cash Provided (Used) by Noncapital Financing Activities	(239,482)	(980,864)	-	(1,220,346)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Capital Grants and Contributions	155,711	2,500,000	-	2,655,711
Principal Payments on Notes	(360,000)	(210,000)	-	(570,000)
Interest Paid	(258,500)	(375,100)	-	(633,600)
Purchase of Major Repairs and Replacements	(80,738)	-	-	(80,738)
Acquisition of Capital Assets	(345,565)	(2,600,719)	-	(2,946,284)
Net Cash Provided (Used) by Capital and Related Financing Activities	(889,092)	(685,819)	-	(1,574,911)
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest Received	39,729	154,437	8,544	202,710
Net Cash Provided (Used) by Investing Activities	39,729	154,437	8,544	202,710
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,040,299	(609,432)	29,140	460,007
Cash and Cash Equivalents - Beginning of Year	2,542,798	3,025,016	176,134	5,743,948
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 3,583,097	$ 2,415,584	$ 205,274	$ 6,203,955

TOWN OF MOUNTAIN VILLAGE, COLORADO
HOUSING AUTHORITY ENTERPRISE FUND
COMBINING SCHEDULE OF CASH FLOWS (CONTINUED)
YEAR ENDED DECEMBER 31, 2025

	Village Court Apartments	Affordable Housing Development	Mortgage Assistance Pool	Total
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating Income (Loss)	$ 427,923	$ 765,032	$ (75)	$ 1,192,880
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Depreciation and Amortization	1,695,990	60,264	-	1,756,254
Changes in Assets, Deferred Outflows of Resources, Liabilities, and Deferred Inflows of Resources:				
Accounts Receivable	(11,553)	221,555	-	210,002
Compensated Absences	24,045	4,225	-	28,270
Net Pension Liability	(466)	2,652	-	2,186
Net OPEB Liability	(5,428)	(5,548)	-	(10,976)
Accounts Payable	53,438	1,756	-	55,194
Unearned Revenues	(39,080)	-	-	(39,080)
Accrued Expenses	(44,437)	(47,180)	-	(91,617)
Notes Receivable	-	-	20,671	20,671
Deposits	28,712	(99,942)	-	(71,230)
Total Adjustments	1,701,221	137,782	20,671	1,859,674
Net Cash Provided (Used) by Operating Activities	$ 2,129,144	$ 902,814	$ 20,596	$ 3,052,554
RECONCILIATION OF CASH AND CASH EQUIVALENTS TO STATEMENT OF NET POSITION CASH AND CASH EQUIVALENTS				
Unrestricted Cash and Cash Equivalents	$ 2,733,097	$ 2,415,584	$ 205,274	$ 5,353,955
Restricted Cash and Cash Equivalents	850,000	-	-	850,000
Total Cash and Cash Equivalents	$ 3,583,097	$ 2,415,584	$ 205,274	$ 6,203,955

TOWN OF MOUNTAIN VILLAGE, COLORADO
VILLAGE COURT APARTMENTS
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN WORKING CAPITAL – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
OPERATING REVENUES				
Rental Income	$ 3,677,661	$ 3,677,661	$ 3,632,174	$ (45,487)
Other	100,153	100,153	123,519	23,366
Total Operating Revenues	3,777,814	3,777,814	3,755,693	(22,121)
OPERATING EXPENDITURES				
Office Operations	240,506	240,506	228,558	11,948
General and Administrative	230,521	230,521	205,025	25,496
Utilities	390,290	390,290	399,914	(9,624)
Repair and Maintenance	828,281	828,281	804,177	24,104
Contingency	14,500	14,500	-	14,500
Total Operating Expenditures	1,704,098	1,704,098	1,637,674	66,424
EXCESS (DEFICIENCY) OF OPERATING REVENUES OVER (UNDER) OPERATING EXPENDITURES	2,073,716	2,073,716	2,118,019	(88,545)
NONOPERATING REVENUES (EXPENDITURES)				
Interest Expense	(336,198)	(336,198)	(258,500)	77,698
Interest Income	35,462	35,462	39,729	4,267
Major Repairs and Replacements	(167,800)	(167,800)	(80,738)	87,062
Capital Outlay	(498,500)	(498,500)	(345,625)	152,875
Debt Principal Payments	(452,079)	(452,079)	(360,000)	92,079
Total Nonoperating Revenues (Expenditures)	(1,419,115)	(1,419,115)	(1,005,134)	413,981
OPERATING TRANSFERS				
Transfers Out	(1,268,406)	(1,268,406)	(1,268,406)	-
Transfers In	613,805	613,805	195,000	(418,805)
Total Operating Transfers	(654,601)	(654,601)	(1,073,406)	(418,805)
NET CHANGE IN WORKING CAPITAL	-	-	39,479	(93,369)
Working Capital - Beginning of Year	5,046,090	311,650	(359)	(312,009)
WORKING CAPITAL - END OF YEAR	$ 5,046,090	$ 311,650	39,120	$ (405,378)
GAAP BASIS				
Add (Deduct):				
Depreciation and Amortization			(1,695,990)	
Debt Principal			360,000	
Pension Expense			466	
OPEB Expense			5,428	
Capital Outlay			345,625	
Carryover from Prior Years			19,722,205	
Net Position - End of Year - GAAP Basis			$18,776,854	

TOWN OF MOUNTAIN VILLAGE, COLORADO
AFFORDABLE HOUSING DEVELOPMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN WORKING CAPITAL – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
OPERATING REVENUES				
Application Fees	$ 2,900	$ 2,900	$ 5,900	$ 3,000
Housing Mitigation Fees	1,400,000	1,400,000	834,678	(565,322)
Admin Fees	-	-	1,250	1,250
Developer Contributions	2,500,000	2,500,000	2,500,000	-
Miscellaneous Revenues	-	-	1,000	1,000
Sale and Rental Proceeds	913,736	913,736	364,206	(549,530)
Total Operating Revenues	4,816,636	4,816,636	3,707,034	(1,109,602)
OPERATING EXPENDITURES				
General Operating Expenditures	1,052,786	1,052,786	43,585	1,009,201
Other Operating Expenditures	345,816	345,816	341,049	4,767
Total Operating Expenditures	1,398,602	1,398,602	384,634	1,013,968
EXCESS (DEFICIENCY) OF OPERATING REVENUES OVER (UNDER) OPERATING EXPENDITURES	3,418,034	3,418,034	3,322,400	(2,123,570)
NONOPERATING REVENUES (EXPENDITURES)				
Interest Income	-	-	154,437	154,437
Debt Service Interest	(400,100)	(400,100)	(375,100)	25,000
Debt Principal Payments	(185,000)	(185,000)	(210,000)	(25,000)
Property Purchases and Transfers	(1,000,000)	(1,000,000)	(100,719)	899,281
Total Nonoperating Revenues (Expenditures)	(1,585,100)	(1,585,100)	(531,382)	1,053,718
OPERATING TRANSFERS				
Transfers In	979,596	979,596	968,422	(11,174)
Transfers Out	(2,595,938)	(2,595,938)	(195,000)	2,400,938
Total Operating Transfers	(1,616,342)	(1,616,342)	773,422	2,389,764
NET CHANGE IN WORKING CAPITAL	216,592	216,592	3,564,440	1,319,912
Working Capital - Beginning of Year	825,876	(1,334,161)	(895,389)	438,772
WORKING CAPITAL - END OF YEAR	$ 1,042,468	$ (1,117,569)	2,669,051	$ 1,758,684
GAAP BASIS				
Add (Deduct):				
Carryover from Prior Years			5,574,462	
Depreciation			(60,264)	
Pension Expense			231	
OPEB Expense			2,665	
Debt Principal Payments			210,000	
Capital Outlay			100,719	
Net Position - End of Year - GAAP Basis			$ 8,496,864	

TOWN OF MOUNTAIN VILLAGE, COLORADO
MORTGAGE ASSISTANCE POOL
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN WORKING CAPITAL – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
OPERATING REVENUES				
Mortgage Assistance Returns	$ -	$ -	$ -	$ -
OPERATING EXPENDITURES				
Administrative Expenses	3,500	3,500	73	3,427
Mortgage Assistance	60,000	60,000	-	60,000
Total Operating Expenditures	63,500	63,500	73	63,427
EXCESS (DEFICIENCY) OF OPERATING REVENUES OVER (UNDER) OPERATING EXPENDITURES	(63,500)	(63,500)	(73)	(63,427)
NONOPERATING REVENUES (EXPENDITURES)				
Interest Income	-	-	8,544	8,544
Total Nonoperating Revenues (Expenditures)	(63,500)	(63,500)	8,471	(54,883)
OPERATING TRANSFERS				
Transfers In	63,500	63,500	-	(63,500)
NET CHANGE IN WORKING CAPITAL	-	-	8,471	(118,383)
Working Capital - Beginning of Year	28,782	-	38,777	38,777
WORKING CAPITAL - END OF YEAR	$ 28,782	$ -	47,248	$ (79,606)
GAAP BASIS				
Add (Deduct):				
Carryover from Prior Years			366,418	
Net Position - End of Year - GAAP Basis			$ 413,666	

TOWN OF MOUNTAIN VILLAGE, COLORADO
WATER AND SEWER FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN WORKING CAPITAL – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
OPERATING REVENUES				
Charges for Services	$ 4,886,864	$ 4,886,864	$ 4,784,258	$ (102,606)
Total Operating Revenues	4,886,864	4,886,864	4,784,258	(102,606)
OPERATING EXPENDITURES				
Operating Costs	2,549,709	2,549,709	2,411,354	138,355
EXCESS (DEFICIENCY) OF OPERATING REVENUES OVER (UNDER) OPERATING EXPENDITURES	2,337,155	2,337,155	2,372,904	(240,961)
NONOPERATING REVENUES (EXPENDITURES)				
Interest Income	-	-	501,203	501,203
Capital Outlay	(7,061,594)	(7,061,594)	(3,717,435)	3,344,159
Grants and Contributions	2,447,301	2,447,301	5,302,877	2,855,576
Total Nonoperating Revenues (Expenditures)	(4,614,293)	(4,614,293)	2,086,645	6,700,938
OPERATING TRANSFERS				
Transfers Out	(217,971)	(217,971)	(217,971)	-
NET CHANGE IN WORKING CAPITAL	(2,495,109)	(2,495,109)	4,241,578	6,459,977
Working Capital - Beginning of Year	5,467,450	10,638,912	12,441,712	1,802,800
WORKING CAPITAL - END OF YEAR	$ 2,972,341	$ 8,143,803	16,683,290	$ 8,262,777
GAAP BASIS				
Add (Deduct):				
Depreciation			(859,523)	
Pension Expense			638	
OPEB Expense			7,419	
Capital Outlay			3,717,435	
Carryover from Prior Years			9,933,843	
Net Position - End of Year - GAAP Basis			$29,483,102	

TOWN OF MOUNTAIN VILLAGE, COLORADO
NONMAJOR ENTERPRISE FUNDS
COMBINING STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Child Development	Telluride Conference Center	Parking Services	Total
ASSETS				
Current Assets:				
Cash and Investments	$ 45,570	$ 246,375	$ 393,086	$ 685,031
Accounts Receivable	13,172	37,008	95,460	145,640
Grants Receivable	69,382	-	-	69,382
Inventory	-	37,531	-	37,531
Total Current Assets	128,124	320,914	488,546	937,584
Noncurrent Assets:				
Capital Assets:				
Buildings and Improvements	542,774	7,366,617	1,243,340	9,152,731
Construction in Progress	194,686	-	117,879	312,565
Vehicles and Equipment	83,497	498,861	11,921	594,279
Less: Accumulated Depreciation	(352,025)	(5,574,020)	(57,197)	(5,983,242)
Total Noncurrent Assets	468,932	2,291,458	1,315,943	4,076,333
Total Assets	597,056	2,612,372	1,804,489	5,013,917
DEFERRED OUTFLOWS OF RESOURCES				
Related to Pensions	125,016	-	43,097	168,113
Related to OPEB	7,108	-	5,552	12,660
Total Deferred Outflows of Resources	132,124	-	48,649	180,773

TOWN OF MOUNTAIN VILLAGE, COLORADO
NONMAJOR ENTERPRISE FUNDS
COMBINING STATEMENT OF NET POSITION (CONTINUED)
DECEMBER 31, 2025

	Child Development	Telluride Conference Center	Parking Services	Total
LIABILITIES				
Current Liabilities:				
Accounts Payable	$ 22,072	$ 196,059	$ 17,272	$ 235,403
Accrued Expenses	27,210	438	7,337	34,985
Due to Other Funds	24,686	-	13,014	37,700
Deposits	-	78,400	-	78,400
Unearned Revenue	20,865	-	-	20,865
Compensated Absences	30,136	-	1,569	31,705
Total Current Liabilities	124,969	274,897	39,192	439,058
Noncurrent Liabilities:				
Net Pension Liability	270,072	-	99,438	369,510
Net OPEB Liability	16,005	-	5,893	21,898
Total Noncurrent Liabilities	286,077	-	105,331	391,408
Total Liabilities	411,046	274,897	144,523	830,466
DEFERRED INFLOWS OF RESOURCES				
Related to OPEB	9,556	-	3,519	13,075
Total Deferred Inflows of Resources	9,556	-	3,519	13,075
NET POSITION				
Net Investment in Capital Assets	457,735	2,291,458	1,315,943	4,065,136
Unrestricted	(149,157)	46,017	389,153	286,013
Total Net Position	$ 308,578	$ 2,337,475	$ 1,705,096	$ 4,351,149

TOWN OF MOUNTAIN VILLAGE, COLORADO
NONMAJOR ENTERPRISE FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED DECEMBER 31, 2025

	Child Development	Telluride Conference Center	Parking Services	Total
OPERATING REVENUES				
Charges for Sales and Service	$ 529,275	$ 627,839	$ 1,174,498	$ 2,331,612
Operating Grants and Contributions	123,952	-	-	123,952
Other	-	-	83,168	83,168
Total Operating Revenues	653,227	627,839	1,257,666	2,538,732
OPERATING EXPENSES				
Cost of Sales and Services	1,177,191	1,191,727	621,066	2,989,984
Depreciation Expense	46,931	302,974	39,026	388,931
Total Operating Expenses	1,224,122	1,494,701	660,092	3,378,915
OPERATING INCOME (LOSS)	(570,895)	(866,862)	597,574	(840,183)
NONOPERATING REVENUES (EXPENSES)				
Gain (Loss) from the Sale of Assets	-	-	(3,432)	(3,432)
Interest Income	-	-	12,982	12,982
Total Nonoperating Revenues (Expenses)	-	-	9,550	9,550
INCOME (LOSS) BEFORE TRANSFERS	(570,895)	(866,862)	607,124	(830,633)
CAPITAL AND TRANSFERS				
Capital Grants	79,901	-	-	79,901
Transfers In	649,910	1,838,638	-	2,488,548
Transfers Out	-	-	(60,496)	(60,496)
Total Transfers	729,811	1,838,638	(60,496)	2,507,953
CHANGES IN NET POSITION	158,916	971,776	546,628	1,677,320
Net Position - Beginning of Year	149,662	1,365,699	1,158,468	2,673,829
NET POSITION - END OF YEAR	$ 308,578	$ 2,337,475	$ 1,705,096	$ 4,351,149

TOWN OF MOUNTAIN VILLAGE, COLORADO
NONMAJOR ENTERPRISE FUNDS
COMBINING STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2025

	Child Development	Telluride Conference Center	Parking Services	Total
CASH FLOWS FROM OPERATING ACTIVITIES				
Received from Customers	$ 520,453	$ 582,855	$ 1,238,983	$ 2,342,291
Operating Contributions	49,989	-	-	49,989
Cash Receipts	-	-	83,168	83,168
Payments to Suppliers	(429,685)	(429,167)	(454,110)	(1,312,962)
Payments to Employees	(714,837)	(555,657)	(219,623)	(1,490,117)
Net Cash Provided (Used) by Operating Activities	(574,080)	(401,969)	648,418	(327,631)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Payments Made for Interfund Borrowing	24,686	-	13,014	37,700
Transfers to Other Funds	-	-	(60,496)	(60,496)
Transfers from Other Funds	649,910	1,838,638	-	2,488,548
Net Cash Provided (Used) by Noncapital Financing Activities	674,596	1,838,638	(47,482)	2,465,752
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Capital Grants and Contributions	79,901	-	-	79,901
Acquisition of Capital Assets	(194,686)	(1,239,427)	(562,711)	(1,996,824)
Net Cash Provided (Used) by Capital and Related Financing Activities	(114,785)	(1,239,427)	(562,711)	(1,916,923)
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest Received	-	-	12,982	12,982
Net Cash Provided (Used) by Investing Activities	-	-	12,982	12,982
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(14,269)	197,242	51,207	234,180
Cash and Cash Equivalents - Beginning of Year	59,839	49,133	341,879	450,851
CASH AND CASH EQUIVALENTS - END OF YEAR	$ 45,570	$ 246,375	$ 393,086	$ 685,031

TOWN OF MOUNTAIN VILLAGE, COLORADO
NONMAJOR ENTERPRISE FUNDS
COMBINING STATEMENT OF CASH FLOWS (CONTINUED)
YEAR ENDED DECEMBER 31, 2025

	Child Development	Telluride Conference Center	Parking Services	Total
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating Income (Loss)	$ (570,895)	$ (866,862)	$ 597,574	$ (840,183)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Depreciation	46,931	302,974	39,026	388,931
Changes in Assets, Deferred Outflows of Resources, Liabilities, and Deferred Inflows of Resources:				
Accounts Receivable	(78,204)	(23,522)	64,485	(37,241)
Prepaid Items	-	53,275	-	53,275
Inventory	-	(950)	-	(950)
Compensated Absences	30,136	-	1,569	31,705
Net Pension Liability	(635)	-	2,700	2,065
Net OPEB Liability	(7,372)	-	(5,648)	(13,020)
Unearned Revenues	(4,581)	-	-	(4,581)
Other Liabilities	-	(21,462)	-	(21,462)
Accounts Payable				
Accrued Expenses	10,540	154,578	(51,288)	113,830
Total Adjustments	(3,185)	464,893	50,844	512,552
Net Cash Provided (Used) by Operating Activities	$ (574,080)	$ (401,969)	$ 648,418	$ (327,631)

TOWN OF MOUNTAIN VILLAGE, COLORADO
CHILD DEVELOPMENT ENTERPRISE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN WORKING CAPITAL – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
OPERATING REVENUES				
Charges for Services	$ 678,611	$ 678,611	$ 529,275	$ (149,336)
Grant Proceeds	122,000	122,000	123,952	1,952
Total Operating Revenues	800,611	800,611	653,227	(147,384)
OPERATING EXPENDITURES				
Operating Costs	1,176,307	1,176,307	1,185,197	(8,890)
EXCESS (DEFICIENCY) OF OPERATING REVENUES OVER (UNDER) OPERATING EXPENDITURES	(375,696)	(375,696)	(531,970)	(138,494)
NONOPERATING REVENUES (EXPENDITURES)				
Capital Outlay	(135,000)	(377,452)	(194,686)	182,766
Capital Grants	-	188,726	79,901	(108,825)
Total Nonoperating Revenues (Expenditures)	(135,000)	(188,726)	(114,785)	73,941
OPERATING TRANSFERS				
Transfers In	510,696	564,422	649,910	85,488
NET CHANGE IN WORKING CAPITAL	-	-	3,155	20,935
Working Capital - Beginning of Year	(3,155)	(3,155)	(3,155)	-
WORKING CAPITAL - END OF YEAR	$ (3,155)	$ (3,155)	-	$ 20,935
GAAP BASIS				
Add (Deduct):				
Depreciation			(46,931)	
Capital Outlay			194,686	
OPEB Expense			635	
Pension Expense			7,372	
Carryover from Prior Years			152,816	
Net Position - End of Year - GAAP Basis			$ 308,578	

TOWN OF MOUNTAIN VILLAGE, COLORADO
TELLURIDE CONFERENCE CENTER
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN WORKING CAPITAL – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
OPERATING REVENUES				
Charges for Services	$ 500,000	$ 500,000	$ 627,839	$ 127,839
OPERATING EXPENDITURES				
Operating Costs	1,097,179	1,097,179	1,191,727	(94,548)
EXCESS (DEFICIENCY) OF OPERATING REVENUES OVER (UNDER) OPERATING EXPENDITURES	(597,179)	(597,179)	(563,888)	222,387
NONOPERATING REVENUES (EXPENDITURES)				
Capital Expenditures	(1,350,000)	(1,350,000)	(1,239,426)	110,574
OPERATING TRANSFERS				
Transfers In	1,947,179	1,947,179	1,838,638	(108,541)
NET CHANGE IN WORKING CAPITAL	-	-	35,324	224,420
Working Capital - Beginning of Year	(29,896)	(29,896)	(35,321)	(5,425)
WORKING CAPITAL - END OF YEAR	$ (29,896)	$ (29,896)	3	$ 218,995
GAAP BASIS				
Add (Deduct):				
Depreciation			(302,974)	
Capital Outlay			1,239,426	
Carryover from Prior Years			1,401,020	
Net Position - End of Year - GAAP Basis			$ 2,337,475	

TOWN OF MOUNTAIN VILLAGE, COLORADO
PARKING SERVICES ENTERPRISE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN WORKING CAPITAL – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts			Variance with
	Original	Final	Actual	Final Budget
OPERATING REVENUES				
Parking Permits	$ 127,846	$ 127,846	$ 159,530	$ 31,684
Parking Fines	188,229	188,229	133,490	(54,739)
Parking Revenues	848,660	848,660	964,646	115,986
Total Operating Revenues	1,164,735	1,164,735	1,257,666	92,931
OPERATING EXPENDITURES				
Parking Services	406,383	406,383	335,351	71,032
Gondola Parking Garage	127,758	127,758	73,369	54,389
Surface Lots	110,900	110,900	94,633	16,267
Heritage Parking Garage	110,630	110,630	119,351	(8,721)
Meadows Parking	13,000	13,000	1,310	11,690
Total Operating Expenditures	768,671	768,671	624,014	144,657
EXCESS (DEFICIENCY) OF OPERATING REVENUES OVER (UNDER) OPERATING EXPENDITURES	396,064	396,064	633,652	(51,726)
NONOPERATING REVENUES (EXPENDITURES)				
Interest Income	-	-	12,982	12,982
Capital Purchases	(970,000)	(970,000)	(562,711)	407,289
Gain/(Loss) on Sale of Assets	-	-	(3,432)	(3,432)
Total Nonoperating Revenues (Expenditures)	(970,000)	(970,000)	(553,161)	416,839
OPERATING TRANSFERS				
Transfers from Other Funds	451,131	451,131	-	(451,131)
Transfers to Other Funds	(60,496)	(60,496)	(60,496)	-
Total Operating Transfers	390,635	390,635	(60,496)	(451,131)
NET CHANGE IN WORKING CAPITAL	(183,301)	(183,301)	19,995	(86,018)
Working Capital - Beginning of Year	-	183,299	420,683	237,384
WORKING CAPITAL - END OF YEAR	$ (183,301)	$ (2)	440,678	$ 151,366
GAAP BASIS				
Add (Deduct):				
Capital Outlay			562,711	
OPEB Expense			2,713	
Pension Expense			235	
Depreciation			(39,026)	
Carryover from Prior Years			737,785	
Net Position - End of Year - GAAP Basis			$ 1,705,096	

The public report burden for this information collection is estimated to average 380 hours annually.

Financial Planning 02/01
Form # 350-050-36

LOCAL HIGHWAY FINANCE REPORT		City or County: Town of Mountain Village YEAR ENDING : December 2025
This Information From The Records Of Town of Mountain Village	Prepared By: Phone: (970)369-6448	Julie Vergari

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. Remainder 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.5.)	
b. Motor Vehicle (from Item I.B.5.)	
c. Total (a.+b.)	
2. General fund appropriations	26,231
3. Other local imposts (from page 2)	1,232,587
4. Miscellaneous local receipts (from page 2)	-
5. Transfers from toll facilities	-
6. Proceeds of sale of bonds and notes:	
a. Bonds - Original Issues	-
b. Bonds - Refunding Issues	-
c. Notes	-
d. Total (a. + b. + c.)	-
7. Total (1 through 6)	1,258,818
B. Private Contributions	-
C. Receipts from State government (from page 2)	78,268
D. Receipts from Federal Government (from page 2)	-
E. Total receipts (A.7 + B + C + D)	1,337,086

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Local highway disbursements:	
1. Capital outlay (from page 2)	-
2. Maintenance:	1,218,343
3. Road and street services:	
a. Traffic control operations	-
b. Snow and ice removal	118,743
c. Other	-
d. Total (a. through c.)	118,743
4. General administration & miscellaneous	-
5. Highway law enforcement and safety	-
6. Total (1 through 5)	1,337,086
B. Debt service on local obligations:	
1. Bonds:	
a. Interest	-
b. Redemption	-
c. Total (a. + b.)	-
2. Notes:	
a. Interest	-
b. Redemption	-
c. Total (a. + b.)	-
3. Total (1.c + 2.c)	-
C. Payments to State for highways	-
D. Payments to toll facilities	-
E. Total disbursements (A.6 + B.3 + C + D)	1,337,086

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)	-	-	-	-
1. Bonds (Refunding Portion)		-	-	
B. Notes (Total)	-	-	-	-

V. LOCAL ROAD AND STREET FUND BALANCE

A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
-	1,337,086	1,337,086	-	-

Notes and Comments:

FORM FHWA-536 (Rev. 1-05) PREVIOUS EDITIONS OBSOLETE (Next Page)

LOCAL HIGHWAY FINANCE REPORT	STATE: Colorado
	YEAR ENDING (mm/yy): December 2025

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 Assessments	420,730	a. Interest on investments	-
b. Other local imposts:		b. Traffic Fines & Penalities	-
1. Sales Taxes	-	c. Parking Garage Fees	-
2. Infrastructure & Impact Fees	811,857	d. Parking Meter Fees	-
3. Liens	-	e. Sale of Surplus Property	-
4. Licenses	-	f. Charges for Services	-
5. Specific Ownership &/or Other	-	g. Other Misc. Receipts	-
6. Total (1. through 5.)	811,857	h. Other	-
c. Total (a. + b.)	1,232,587	i. Total (a. through h.)	-
	(Carry forward to page 1)		(Carry forward to page 1)

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		**D. Receipts from Federal Government**	
1. Highway-user taxes	73,610	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	-
a. State bond proceeds		b. FEMA	-
b. Project Match		c. HUD	-
c. Motor Vehicle Registrations	4,658	d. Federal Transit Admin	-
d. Other (Specify) - DOLA Grant	-	e. U.S. Corps of Engineers	-
e. Other (Specify) CDOT Grant	-	f. Other Federal	-
f. Total (a. through e.)	4,658	g. Total (a. through f.)	-
4. Total (1. + 2. + 3.f)	78,268	3. Total (1. + 2.g)	
			(Carry forward to page 1)

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES - DETAIL

	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A.1. Capital outlay:			
a. Right-Of-Way Costs	-	-	-
b. Engineering Costs	-	-	-
c. Construction:			
(1). New Facilities	-	-	-
(2). Capacity Improvements	-	-	-
(3). System Preservation	-	-	-
(4). System Enhancement & Operation	-	-	-
(5). Total Construction (1) + (2) + (3) + (4)	-	-	-
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)	-	-	-
			(Carry forward to page 1)

Notes and Comments:

FORM FHWA-536 (Rev.1-05) PREVIOUS EDITIONS OBSOLETE

STATISTICAL SECTION

TOWN OF MOUNTAIN VILLAGE, COLORADO
STATISTICAL SECTION
YEAR ENDED DECEMBER 31, 2025

This part of Town's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the Town's overall financial health.

Contents

Financial Trends
These schedules contain trend information to help the reader understand how the Town's financial performance and well-being have changed over time.

Revenue Capacity
These schedules contain information to help the reader assess the Town's most significant local revenue source, the property tax.

Debt Capacity
These schedules present information to help the reader assess the affordability of the Town's current levels of outstanding debt and the Town's ability to issue additional debt in the future.

Demographic and Economic Information
These schedules offer demographic and economic indicators to help the reader understand the environment within which the Town's financial activities take place.

Operating Information
These schedules contain service and infrastructure data to help the reader understand how the information in the Town's financial report relates to the services the Town provides and the activities it performs.

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial report for the relevant year. The Town implemented GASB 34 in 2004; schedules presenting government-wide information include information beginning in that year.

TABLE A-1

TOWN OF MOUNTAIN VILLAGE, COLORADO
NET POSITION BY COMPONENT
LAST TEN YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Governmental Activities:										
Net Investment in Capital Assets	$ 27,405,727	$ 25,305,874	$ 23,297,019	$ 36,656,593	$ 32,870,245	$ 35,107,676	$ 35,801,449	$ 35,778,398	$ 36,036,460	$ 32,372,113
Restricted for:										
Debt Service	424,014	418,649	412,396	347,439	351,594	369,489	405,573	404,087	450,278	947,096
Emergencies	925,211	878,771	837,004	763,910	598,241	517,614	543,493	547,975	641,878	619,295
Pensions	-	-	-	974,787	-	-	-	-	-	-
Escrow	25,000	25,000	25,000	-	-	-	-	-	-	-
Debt Proceeds	-	-	15,307,841	-	-	-	-	-	-	-
Unrestricted	29,492,412	20,561,181	6,042,222	14,176,304	11,558,144	5,951,091	5,179,470	2,447,828	3,216,687	2,872,639
Total Governmental Activities Net Position	58,272,364	47,189,475	45,921,482	52,919,033	45,378,224	41,945,870	41,929,985	39,178,288	40,345,303	36,811,143
Business-Type Activities:										
Net Investment in Capital Assets	37,285,341	33,723,622	23,101,754	12,420,641	12,420,641	12,342,293	11,279,643	10,356,758	10,436,162	11,330,752
Restricted for:										
Debt Service	850,000	936,263	-	850,000	850,000	852,589	855,336	857,723	852,366	850,109
Escrow	-	200,827	864,129	-	-	-	-	-	-	-
Debt Proceeds	-	-	-	974,787	-	-	-	-	-	-
Unrestricted	23,386,294	14,994,788	10,427,230	12,802,454	12,802,454	8,690,493	6,907,013	5,939,649	5,210,881	3,562,653
Total Business-Type Activities Net Position	61,521,635	49,855,500	34,393,113	27,047,882	26,073,095	21,885,375	19,041,992	17,154,130	16,499,409	15,743,514
Primary Government:										
Net Investment in Capital Assets	64,691,068	59,029,496	46,398,773	49,077,234	45,290,886	47,449,969	47,081,092	46,135,156	46,472,622	43,702,865
Restricted for:										
Debt Service	1,274,014	1,354,912	1,302,233	1,197,439	1,201,594	1,222,078	1,260,909	1,261,810	1,302,644	1,797,205
Capital Projects	-	-	-	-	-	-	-	-	-	-
Emergencies	925,211	878,771	837,004	763,910	598,241	517,614	543,493	547,975	641,878	619,295
Pensions	-	-	-	1,126,470	-	-	-	-	-	-
Escrow	25,000	225,827	889,129	-	-	-	-	-	-	-
Debt Proceeds	-	-	15,307,841	-	-	-	-	-	-	-
Unrestricted	52,878,706	35,555,969	16,469,452	26,827,077	24,360,598	14,641,584	12,086,483	8,387,477	8,427,568	6,435,292
Total Net Position	$ 119,793,999	$ 97,044,975	$ 81,204,432	$ 78,992,130	$ 71,451,319	$ 63,831,245	$ 60,971,977	$ 56,332,418	$ 56,844,712	$ 52,554,657

TABLE A-2

TOWN OF MOUNTAIN VILLAGE, COLORADO
CHANGES IN NET POSITION
LAST TEN YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
EXPENSES										
Governmental Activities:										
General Government	$ 21,153,772	$ 18,366,622	$ 18,164,166	$ 12,885,916	$ 13,500,674	$ 13,096,626	$ 11,867,345	$ 14,726,414	$ 13,988,003	$ 14,918,579
Public Safety	2,038,091	1,821,994	1,660,459	1,323,206	1,232,393	1,183,865	1,151,101	1,045,572	964,517	947,987
Culture and Recreation	977,065	812,669	698,557	632,853	537,614	501,008	552,237	620,871	607,253	538,001
Economic Development	6,764,320	6,109,072	6,166,124	5,426,804	5,212,339	3,252,865	3,513,504	3,477,676	3,145,477	3,110,718
Total Governmental Activities Expenses	30,933,248	27,110,357	26,689,306	20,268,779	20,483,020	18,034,364	17,084,187	19,870,533	18,705,250	19,515,285
Business-Type Activities:										
Housing Authority	4,504,844	4,384,063	8,388,889	2,700,990	2,655,863	2,502,582	2,458,320	2,633,077	2,358,389	2,229,997
Water and Sewer	3,262,820	3,003,286	2,843,383	2,456,614	2,794,350	2,357,119	2,201,198	2,219,360	2,201,536	2,083,243
Telluride Conference Center	1,416,765	965,887	477,843	584,588	512,143	490,449	482,538	502,306	500,926	498,242
Daycare Program	1,224,122	863,490	699,129	542,649	551,305	414,593	547,267	797,545	772,782	605,668
Parking Services	663,175	661,993	563,265	385,665	381,095	308,866	434,665	299,944	405,192	286,610
Cable TV	-	-	659,014	1,508,280	1,897,424	1,891,688	1,721,322	1,793,692	1,704,488	1,783,156
Total Business-Type Activities Expenses	11,071,726	9,878,719	13,631,523	8,178,786	8,792,180	7,965,297	7,845,310	8,245,924	7,943,313	7,486,916
PROGRAM REVENUES										
Governmental Activities:										
Charges for Services:										
General Government	1,792,356	606,691	536,904	607,988	638,553	473,850	511,079	525,328	523,332	405,889
Public Safety	1,725	1,050	3,520	1,798	6,096	4,675	9,252	9,448	10,625	2,765
Transportation	857	10,535	37,455	11,220	-	6,831	6,262	3,556	14,157	7,029
Economic Development	4,036,156	2,103,896	1,392,822	1,594,525	1,502,539	994,045	982,861	972,118	1,225,480	847,437
Operating Grants and Contributions	7,521,550	6,878,135	5,339,040	5,310,267	5,310,267	4,624,400	4,780,757	5,099,138	5,187,988	5,104,263
Capital Grants and Contributions	958,601	697,769	1,489,093	286,108	286,108	839,370	737,062	888,328	209,970	986,478
Total Governmental Activities Program Revenues	14,311,245	10,298,076	8,798,834	7,811,906	7,743,563	6,943,171	7,027,273	7,497,916	7,171,552	7,353,861
Business-Type Activities:										
Housing Authority:										
Charges for Services	4,019,299	5,198,620	2,418,763	2,323,701	2,204,961	2,144,351	2,324,024	2,274,472	2,257,221	2,287,713
Operating Grants and Contributions	-	199,500	-	-	93,259	175,837	-	-	-	-
Capital Grants and Contributions	2,500,000	2,975,834	-	-	-	-	-	-	-	-
Water and Sewer:										
Charges for Services	4,784,258	4,696,385	4,524,855	4,003,619	3,583,058	3,382,523	3,147,818	3,019,668	2,790,778	2,438,021
Capital Grants and Contributions	5,302,877	492,667	586,836	138,134	215,840	33,680	118,829	113,108	276,548	42,960
Telluride Conference Center:										
Charges for Services	627,839	288,289	14,550	-	-	-	-	-	-	-
Child Development:										
Charges for Services	529,275	479,940	369,868	283,056	308,310	296,579	480,620	445,726	454,663	478,042
Operating Grants and Contributions	123,952	102,168	213,025	118,751	204,344	126,805	97,055	66,905	38,650	46,522
Capital Grants and Contributions	79,901	7,023	41,500	340,600	-	-	-	-	-	-
Broadband:										
Charges for Services	-	-	1,218,250	2,074,222	2,227,939	2,224,411	2,195,536	2,100,372	1,945,869	1,818,604
Parking Service:										
Charges for Services	1,174,498	1,325,575	826,170	697,883	529,225	539,123	564,325	421,557	480,887	397,478
Operating Grants and Contributions	-	-	-	-	-	-	-	5,985	12,230	9,953
Total Business-Type Activities Program Revenues	19,141,899	15,766,001	10,213,817	9,979,966	9,366,936	8,923,309	8,928,207	8,447,793	8,256,846	7,519,293

TABLE A-2

TOWN OF MOUNTAIN VILLAGE, COLORADO
CHANGES IN NET POSITION (CONTINUED)
LAST TEN YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
NET REVENUE (EXPENSE)										
Governmental Activities	$ (16,622,003)	$ (16,812,281)	$ (17,890,472)	$ (12,456,873)	$ (12,739,457)	$ (11,091,193)	$ (10,056,914)	$ (12,372,617)	$ (11,533,698)	$ (12,161,424)
Business-Type Activities	8,070,173	5,887,282	(3,417,706)	1,801,180	574,756	958,012	1,082,897	201,869	313,533	32,377
Total Primary Government Net Expense	(8,551,830)	(10,924,999)	(21,308,178)	(10,655,693)	(12,164,701)	(10,133,181)	(8,974,017)	(12,170,748)	(11,220,165)	(12,129,047)
GENERAL REVENUES AND OTHER CHANGES IN NET EXPENSES										
Governmental Activities:										
Taxes:										
Property	6,429,904	6,594,202	4,793,478	5,026,964	4,605,172	4,659,819	4,516,714	4,407,067	7,334,897	7,368,209
Specific Ownership	203,399	216,836	223,710	225,149	232,196	215,858	224,573	224,100	325,149	291,693
Sales and Use	16,757,539	11,181,092	10,018,480	10,587,968	8,602,038	5,495,076	5,819,146	5,041,962	5,460,964	4,497,202
Lodging	3,742,287	4,040,179	3,984,647	4,020,129	3,256,460	1,969,942	2,064,690	1,846,440	1,721,579	1,638,909
Restaurant	722,837	688,761	741,573	711,890	551,322	386,953	494,255	441,005	422,623	412,054
Miscellaneous	646,668	1,725,840	234,374	154,850	70,652	76,614	90,710	95,991	100,150	90,656
Grants and Contributions Not Restricted to Specific Programs	-	-	-	-	-	-	-	34,532	1,672	8,172
Interest Earnings	1,098,199	1,402,760	1,409,139	(218,102)	(47,006)	192,297	283,186	161,639	36,824	49,223
Gain on Sale of Capital Assets	14,156	6,340	28,062	558	-	-	26,316	-	-	-
Transfers	(1,910,097)	(7,775,736)	(10,593,142)	(510,777)	(1,016,663)	(1,907,818)	(686,275)	(334,668)	(336,000)	(320,470)
Total Governmental Activities General Revenues	27,704,892	18,080,274	10,840,321	19,998,629	16,254,171	11,088,741	12,833,315	11,918,068	15,067,858	14,035,648
Business-Type Activities:										
Miscellaneous	968,970	291,294	100,932	166,469	103,149	127,857	114,070	124,801	105,096	59,251
Investment Earnings	716,895	618,228	275,103	-	20	1,379	7,830	5,383	1,264	52
Gain (Loss) on Sale of Capital Assets	-	-	2,040	-	-	-	(3,208)	-	-	-
Special Items - Broadband Sale	-	-	1,656,354	-	-	-	-	-	-	-
Transfers	1,910,097	7,775,736	10,593,142	510,777	1,016,663	1,907,818	686,275	334,668	336,000	320,470
Total Business-Type Activities General Revenues	3,595,962	8,685,258	12,627,571	677,246	1,134,537	2,037,054	804,967	464,852	442,360	379,773
Total Primary Government General Revenues and Transfers	31,300,854	26,765,532	23,467,892	20,675,875	17,388,708	13,125,795	13,638,282	12,382,920	15,510,218	14,415,421
CHANGE IN NET POSITION										
Governmental Activities	11,082,889	1,267,993	(7,050,151)	7,541,756	3,514,714	(2,452)	2,776,401	(454,549)	3,534,160	1,874,224
Business-Type Activities	11,666,135	14,572,540	9,209,865	2,478,426	1,709,293	2,995,066	1,887,864	666,721	755,893	412,150
Total Primary Government Change in Net Position	$ 22,749,024	$ 15,840,533	$ 2,159,714	$ 10,020,182	$ 5,224,007	$ 2,992,614	$ 4,664,265	$ 212,172	$ 4,290,053	$ 2,286,374

TABLE A-3

TOWN OF MOUNTAIN VILLAGE, COLORADO
PROGRAM REVENUES BY FUNCTION/PROGRAM
LAST TEN YEARS

Function/Program	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Governmental Activities:										
General Government	$ 1,787,486	$ 602,879	$ 536,904	$ 607,988	$ 638,553	$ 473,850	$ 511,079	$ 525,328	$ 523,332	$ 405,889
Administration	4,870	3,812	-	-	-	-	-	-	-	-
Public Safety	1,725	1,050	3,520	1,798	6,096	4,675	9,252	9,448	10,625	2,765
Parking and Transportation	857	10,535	37,455	11,220	-	6,831	6,262	3,556	14,157	7,029
Economic Development	4,036,156	2,103,896	1,392,822	1,594,525	1,502,539	994,045	982,861	972,118	1,225,480	847,437
Operating Grants and Contributions	7,521,550	6,878,135	5,339,040	5,310,267	4,901,948	4,624,400	4,780,757	5,099,138	5,187,988	5,104,263
Capital Grants and Contributions	958,601	697,769	1,489,093	286,108	630,403	839,370	737,062	888,328	209,970	986,478
Total Governmental Activities	14,311,245	10,298,076	8,798,834	7,811,906	7,679,539	6,943,171	7,027,273	7,497,916	7,171,552	7,353,861
Business-Type Activities:										
Housing Authority:										
Charges for Services	4,019,299	5,198,620	2,418,763	2,323,701	2,204,961	2,144,351	2,324,024	2,552,330	2,257,221	2,287,713
Operating Grants and Contributions	-	199,500	-	-	93,259	175,837	-	-	-	-
Capital Grants and Contributions	2,500,000	2,975,834	-	-	-	-	-	-	-	-
Water and Sewer:										
Charges for Services	4,784,258	4,696,385	4,524,855	4,003,619	3,583,058	3,382,523	3,147,818	3,019,668	2,790,778	2,438,021
Capital Grants and Contributions	5,302,877	492,667	586,836	138,134	215,840	33,680	118,829	113,108	276,548	42,960
Telluride Conference Center:										
Charges for Services	627,839	288,289	14,550	-	-	-	-	-	-	-
Child Development:										
Charges for Services	529,275	479,940	369,868	283,056	308,310	296,579	480,620	445,726	454,663	478,042
Operating Grants and Contributions	123,952	102,168	213,025	118,751	204,344	126,805	97,055	66,905	38,650	46,522
Capital Grants and Contributions	79,901	7,023	41,500	340,600	-	-	-	-	-	-
Broadband:										
Charges for Services	-	-	1,218,520	2,074,222	2,227,939	2,224,411	2,195,536	2,100,372	1,945,869	1,818,604
Parking Service:										
Charges for Services	1,174,498	1,325,575	826,170	697,883	529,225	539,123	564,325	421,557	480,887	397,478
Operating Grants and Contributions	-	-	-	-	-	-	-	5,985	12,230	9,953
Total Business-Type Activities	19,141,899	15,766,001	10,214,087	9,979,966	9,366,936	8,923,309	8,928,207	8,725,651	8,256,846	7,519,293
Total Primary Government	$ 33,453,144	$ 26,064,077	$ 19,012,921	$ 17,791,872	$ 17,046,475	$ 15,866,480	$ 15,955,480	$ 16,223,567	$ 15,428,398	$ 14,873,154

TABLE A-4

TOWN OF MOUNTAIN VILLAGE, COLORADO
FUND BALANCES – GOVERNMENTAL FUNDS
LAST TEN YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General Fund:										
Restricted for:										
Emergencies	$ 925,211	$ 878,771	$ 837,004	$ 763,910	$ 598,241	$ 517,614	$ 543,493	$ 547,975	$ 641,878	$ 619,295
Debt Proceeds	-	-	15,307,841	-	-	-	-	-	-	-
Escrow	25,000	25,000	25,000	-	-	-	-	-	-	-
Nonspendable	109,015	39,984	159,758	31,743	275,245	312,399	257,450	301,361	264,540	288,447
Committed	1,366,793	468,674	200,119	162,609	-	51,607	81,257	-	-	-
Assigned	-	-	-	-	-	1,978,329	3,184,945	1,867,205	1,574,347	-
Unassigned	28,984,409	21,147,658	9,141,586	13,207,790	16,902,513	10,935,946	9,636,465	9,311,392	8,433,159	8,538,573
Total General Fund	31,410,428	22,560,087	25,671,308	14,166,052	17,775,999	13,795,895	13,703,610	12,027,933	10,913,924	9,446,315
All Other Governmental Funds:										
Restricted for:										
Debt Service	324,270	418,649	412,396	347,439	351,594	369,489	405,573	404,087	450,278	947,096
Committed	1,776,542	1,833,890	-	-	-	-	-	-	-	-
Assigned	1,069,983	987,702	1,960,532	6,734,711	553,212	497,626	493,526	451,531	369,185	239,544
Unassigned, Reported in:										
Debt Service Funds	-	(108,169)	-	-	-	-	-	-	-	-
Special Revenue Funds	(300,380)	-	-	-	-	-	-	-	-	-
Total All Other Governmental Funds	2,870,415	3,132,072	2,372,928	7,082,150	904,806	867,115	899,099	855,618	819,463	1,186,640
Total Fund Balances:										
Restricted for:										
Debt Service	324,270	418,649	412,396	347,439	351,594	369,489	405,573	404,087	450,278	947,096
Emergencies	925,211	878,771	837,004	763,910	598,241	517,614	543,493	547,975	641,878	619,295
Escrow	25,000	25,000	25,000	-	-	-	-	-	-	-
Nonspendable	109,015	39,984	159,758	31,743	275,245	312,399	257,450	301,361	264,540	288,447
Committed	3,143,335	2,302,564	200,119	162,609	-	51,607	81,257	-	-	-
Assigned	1,069,983	987,702	1,960,532	6,734,711	553,212	2,475,955	3,678,471	2,318,736	1,943,532	239,544
Debt Proceeds	-	-	15,307,841	-	-	-	-	-	-	-
Unassigned, Reported in:										
Debt Service Fund	-	(108,169)	-	-	-	-	-	-	-	-
Special Revenue Funds	(300,380)	-	-	-	-	-	-	-	-	-
General Fund	28,984,409	21,147,658	9,141,586	13,207,790	16,902,513	10,935,946	9,636,465	9,311,392	8,433,159	8,538,573
Total Fund Balances	$ 34,280,843	$ 25,692,159	$ 28,044,236	$ 21,248,202	$ 18,680,805	$ 14,663,010	$ 14,602,709	$ 12,883,551	$ 11,733,387	$ 10,632,955
Percent Change from Previous Year	33.4%	-8.4%	32.0%	13.7%	27.4%	0.4%	13.3%	9.8%	10.3%	7.5%

TABLE A-5

TOWN OF MOUNTAIN VILLAGE, COLORADO
CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
LAST TEN YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
REVENUES										
Taxes	$ 27,855,966	$ 22,721,070	$ 19,761,889	$ 20,572,100	$ 17,247,186	$ 12,727,648	$ 13,119,377	$ 11,960,574	$ 15,265,211	$ 14,208,068
Licenses and Permits	2,405,070	1,258,176	995,448	1,018,104	1,001,541	721,949	743,995	667,418	887,675	599,560
Intergovernmental	637,890	377,411	478,281	405,303	512,565	572,124	629,801	475,260	374,212	377,290
Charges for Services	2,484,572	1,065,250	542,286	707,825	738,211	309,705	370,751	395,716	503,424	275,112
Fines and Forfeitures	3,382	21,335	3,519	84,298	3,248	68,175	10,152	57,899	8,282	11,157
Investment Earnings	1,098,199	1,402,760	1,409,139	(218,102)	(47,005)	192,297	283,186	161,639	36,824	49,223
Grants and Contributions	8,479,951	7,575,904	6,739,324	5,259,372	5,205,043	5,271,218	5,263,659	5,901,623	5,503,850	6,090,741
Miscellaneous	536,385	277,291	274,349	194,297	270,051	76,614	90,401	95,991	100,150	90,656
Total Revenues	43,501,415	34,699,197	30,204,235	28,023,197	24,930,840	19,939,730	20,511,322	19,716,120	22,679,628	21,701,807
EXPENDITURES										
Current:										
General Government	17,823,120	15,208,326	14,505,887	13,020,300	11,847,829	10,849,898	10,694,200	10,603,186	9,943,665	10,765,818
Public Safety	1,815,405	1,626,689	1,478,482	1,164,002	1,080,461	1,052,595	1,032,255	910,530	829,791	828,338
Culture and Recreation	977,065	812,669	698,557	632,853	537,614	501,008	552,237	620,871	607,253	538,001
Economic Development	6,757,700	6,109,072	6,166,124	5,426,804	5,212,339	3,252,865	3,513,504	3,477,676	3,145,477	3,110,718
Capital Outlay	3,774,887	3,711,039	3,934,825	4,524,710	575,391	871,732	1,563,071	1,898,128	2,953,051	1,950,973
Debt Service:										
Administrative Charges	16,208	-	312,481	21,570	17,703	103,906	22,255	22,557	109,099	119,633
Principal	1,193,482	1,169,082	645,397	480,000	450,000	405,000	405,000	390,000	3,315,000	2,695,000
Interest	669,903	703,157	158,394	193,435	220,033	216,813	333,925	342,875	492,608	634,675
Total Expenditures	33,027,770	29,340,034	27,900,147	25,463,674	19,941,370	17,253,817	18,116,447	18,265,823	21,395,944	20,643,156
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	10,473,645	5,359,163	2,304,088	2,559,523	4,989,470	2,685,913	2,394,875	1,450,297	1,283,684	1,058,651
OTHER FINANCING SOURCES (USES)										
Transfers In	2,774,137	2,369,110	9,461,345	2,662,981	1,181,421	1,540,184	793,077	1,012,284	1,724,070	1,303,273
Transfers Out	(4,684,234)	(10,144,846)	(20,054,487)	(3,173,757)	(2,198,083)	(3,448,002)	(1,530,380)	(1,346,952)	(2,060,070)	(1,623,743)
SBITA Proceeds	-	47,680	57,026	-	-	-	-	-	-	-
Insurance Proceeds	-	-	-	11,449	19,534	-	35,273	11,449	149,777	-
Lease Purchasing Agreement	-	-	15,000,000	-	-	-	-	-	-	-
Issuance of Refunded Bonds	-	-	-	-	-	(717,795)	-	-	-	-
Proceeds from Sale of Capital Assets	25,136	16,816	28,062	507,202	25,452	-	26,316	34,532	2,972	8,172
Total Other Financing Sources (Uses)	(1,884,961)	(7,711,240)	4,491,946	7,875	(971,676)	(2,625,613)	(675,714)	(288,687)	(183,251)	(312,298)
NET CHANGE IN FUND BALANCES	$ 8,588,684	$ (2,352,077)	$ 6,796,034	$ 2,567,398	$ 4,017,794	$ 60,300	$ 1,719,161	$ 1,161,610	$ 1,100,433	$ 746,353
Debt Service as a Percent of Noncapital Expenditures	6.4%	7.3%	4.7%	3.3%	3.6%	4.4%	4.6%	4.6%	21.2%	18.5%

TABLE A-6

TOWN OF MOUNTAIN VILLAGE, COLORADO
TAX REVENUES BY SOURCE – GOVERNMENTAL FUNDS
LAST TEN YEARS

Year	Property	Specific Ownership	Sales	Use and Cigarette	Lodging	Restaurant	Penalties and Interest	Total
2016	$ 7,350,889	$ 291,693	$ 4,008,650	$ 479,148	$ 1,638,909	$ 412,054	$ 26,724	$ 14,208,067
2017	7,334,897	325,149	4,270,722	1,184,263	1,720,340	421,623	8,218	15,265,212
2018	4,407,067	224,100	4,437,870	587,017	1,833,880	439,896	30,745	11,960,575
2019	4,509,529	224,573	5,042,434	769,303	2,064,690	494,255	14,594	13,119,378
2020	4,659,819	215,858	4,720,124	767,326	1,969,942	386,953	23,502	12,743,524
2021	4,594,731	232,196	7,235,609	1,357,486	3,256,460	551,322	23,162	17,250,966
2022	5,012,817	225,149	9,311,863	1,260,755	4,016,084	711,890	33,542	20,572,100
2023	4,803,457	223,710	8,861,194	1,141,053	3,975,769	741,573	15,132	19,761,888
2024	6,613,633	216,836	8,924,283	2,244,833	4,040,179	688,761	33,892	22,762,417
2025	6,411,059	203,399	8,716,705	8,033,407	3,742,287	722,837	27,325	27,857,019
Change:								
2016-2025	-12.8%	-30.3%	117.4%	1576.6%	128.3%	75.4%	2.2%	96.1%
2016-2023	-35%	-23%	121%	138%	143%	80%	-43%	39%
2021-2025	39.5%	-12.4%	20.5%	491.8%	14.9%	31.1%	18.0%	61.5%

Effective January 1, 2012, the Town of Mountain Village began self collection of sales taxes.

TOWN OF MOUNTAIN VILLAGE, COLORADO
USER FEE REVENUES – ENTERPRISE FUNDS
LAST TEN YEARS

Year	Water and Sewer Fund User Fees	Water System Development User (Tap) Fees	Broadband Fund User Fees	Child Development Fund User Fees	Parking Services Fund User Fees	Housing Authority User Fees	Telluride Conference Center Fund User Fees	Total User Fees
2016	$ 2,438,021	$ 42,960	$ 1,818,604	$ 460,305	$ 397,478	$ 2,346,963	$ -	$ 7,504,331
2017	2,790,778	276,548	1,945,869	454,663	480,887	2,257,221	-	8,205,966
2018	3,019,668	113,108	2,100,372	445,726	421,557	2,274,472	-	8,374,903
2019	3,147,818	118,829	2,195,536	480,620	564,325	2,324,024	-	8,831,152
2020	3,382,523	33,680	2,224,411	296,579	539,123	2,144,351	-	8,620,667
2021	3,583,058	215,840	2,227,939	308,415	529,225	2,308,005	-	9,172,482
2022	4,003,619	138,134	2,074,222	299,539	697,883	2,466,164	-	9,679,561
2023	4,524,855	586,836	1,218,250	370,452	831,071	2,567,733	14,550	10,113,747
2024	4,696,385	492,667	-	469,942	1,346,103	6,468,847	288,288	13,762,232
2025	4,784,258	4,642,234	-	653,227	1,257,666	4,983,396	627,838	16,948,619

TABLE A-8

TOWN OF MOUNTAIN VILLAGE, COLORADO
ENTERPRISE FUND EXPENSES
LAST TEN YEARS

	Operations						Capital Outlay						
Year	Water and Sewer Fund	Broadband Fund	Child Development Fund	Parking Services Fund	Housing Authority Fund	Telluride Conference Center Fund	Water and Sewer Fund	Broadband Fund	Child Development Fund	Parking Services Fund	Housing Authority Fund	Telluride Conference Center Fund	Total Expenses
2016	$ 1,416,328	$ 1,620,961	$ 586,679	$ 286,610	$ 1,094,375	$ 196,206	$ 326,024	$ 51,774	$ -	$ -	$ 170,044	$ -	$ 5,749,001
2017	1,458,927	1,583,014	613,717	405,192	1,181,232	199,089	382,628	131,574	-	-	201,745	5,564	6,162,682
2018	1,587,320	1,660,393	668,388	299,944	1,574,749	202,543	607,301	227,622	-	5,615	714,771	-	7,548,646
2019	1,479,196	1,719,596	682,430	369,116	1,259,514	197,239	801,557	954,084	-	65,549	661,226	-	8,189,507
2020	1,580,694	1,707,987	548,197	303,450	1,363,034	211,666	507,321	1,938,040	-	5,415	172,196	-	8,338,000
2021	2,037,778	1,758,462	605,985	326,097	1,443,060	233,360	635,663	851,903	-	54,998	146,392	13,882	8,107,580
2022	1,713,739	1,455,657	616,305	385,665	1,435,503	306,639	592,052	287,872	343,406	-	366,802	-	7,503,640
2023	2,096,819	732,775	712,652	558,451	8,388,889	200,897	1,207,600	-	45,236	347,843	22,267,014	-	36,558,176
2024	2,248,141	-	874,035	577,284	1,379,352	678,898	1,609,317	-	10,610	474,220	9,586,196	110,179	17,548,232
2025	2,411,351	-	1,185,197	624,014	2,687,595	1,191,729	3,717,435	-	194,686	562,711	446,344	1,239,426	14,260,488

TABLE B-1

TOWN OF MOUNTAIN VILLAGE, COLORADO
ACTUAL VALUE AND ESTIMATED ASSESSED VALUE OF TAXABLE PROPERTY
LAST TEN YEARS

Collection Year	Assessment Year	Vacant Property	Residential Property	Commercial Property	Personal Property	State Assessed	Less: Tax-Exempt Property	Total Taxable Actual Value	Total Direct Tax Rate	Estimated Assessed Taxable Value	Taxable Estimated Assessed Value as a % of Actual Total Taxable Value
2017	2016	$ 228,599,611	$ 2,466,526,089	$ 89,150,287	$ 20,755,650	$ 674,965	$ 41,832,526	$ 2,805,706,602	13.589	$ 294,538,840	10.50 %
2018	2017	224,533,231	2,467,868,983	89,423,928	21,852,112	633,586	43,543,186	2,804,311,840	13.717	294,011,170	10.48
2019	2018	218,489,561	2,683,621,949	91,328,149	23,321,304	400,206	155,371,444	3,017,161,169	13.660	314,681,000	10.43
2020	2019	197,066,289	2,972,959,400	132,629,306	28,354,103	N/A	156,743,565	3,331,009,098	13.485	316,402,400	9.50
2021	2020	195,273,835	2,964,609,268	128,299,320	30,256,664	324,999	156,812,480	3,318,764,086	13.448	314,681,000	9.48
2022	2021	175,781,228	3,294,997,733	119,072,078	32,225,199	N/A	157,716,228	3,622,076,238	13.850	310,031,920	8.56
2023	2022	183,424,271	3,301,433,712	115,787,992	36,374,815	283,293	157,696,041	3,600,637,441	13.850	326,606,828	9.07
2024	2023	239,662,639	4,641,192,296	150,871,909	37,963,980	273,594	158,539,656	5,069,964,418	13.477	430,319,955	8.49
2025	2024	245,055,367	4,723,891,798	150,633,051	42,334,104	350,632	173,316,204	5,162,264,952	13.452	438,821,785	8.50
2026	2025	358,568,361	6,483,800,107	246,532,108	41,663,719	322,226	191,305,471	7,130,886,521	11.360	580,221,685	8.14

N/A - Information is not available.

Source: San Miguel County Assessor's Office

TABLE B-2

TOWN OF MOUNTAIN VILLAGE, COLORADO
DIRECT AND OVERLAPPING PROPERTY TAX RATES
LAST TEN YEARS

	Town Direct Rates												
Fiscal Year	Operations*	Debt (1)	Mountain Village Historical Museum	Total Direct	Mountain Village Metropolitan District	Telluride Fire District	San Miguel County	Library District R-1	Telluride School District	Lone Tree Cemetery District	San Miguel Authority of Regional Transportation	Southwestern Water Conservation District	Telluride Hospital District
2017	13.256	-	0.333	13.589	11.840	2.958	10.120	3.656	11.447	0.150	0.750	0.395	2.280
2018	13.384	-	0.333	13.717	1.904	2.940	10.870	2.830	11.059	0.150	0.750	0.407	2.299
2019	13.327	-	0.333	13.660	1.910	2.943	11.967	2.902	13.025	0.156	0.775	0.407	3.608
2020	13.152	-	0.333	13.485	1.742	4.857	11.652	3.555	12.485	0.150	0.752	0.403	3.417
2021	13.115	-	0.333	13.448	1.548	4.902	11.662	3.634	12.779	0.150	0.752	0.407	3.560
2022	13.517	-	0.333	13.850	1.461	4.793	11.830	3.596	13.323	0.141	0.775	0.407	3.379
2023	13.144	-	0.333	13.477	1.461	4.967	11.867	3.638	13.262	0.150	0.752	0.407	3.476
2024	13.324	-	0.333	13.657	1.131	8.291	10.638	3.512	13.753	0.150	0.750	0.347	6.150
2025	13.119	-	0.333	13.452	1.110	8.493	11.620	3.494	13.878	0.150	2.086	0.380	6.419
2026	11.027	-	0.333	11.360	0.826	8.151	10.657	3.044	12.456	0.138	1.989	0.356	5.563

Source: San Miguel County Treasurer's Office

Tax rates are per $ 1,000 assessed valuation, a rate of 1,000 results in $ 1 of revenue for every $ 1,000 of assessed.

* The mill levy for general operating expenses has remained stable - the small variances are caused by refunds and abatements.
(1) The debt for the Town is still serviced through the District.

Combined Mill Levy for the Town of Mountain Village Residents by Year:

2017	25.429	2022	15.311
2018	15.621	2023	14.938
2019	15.570	2024	14.788
2020	15.227	2025	14.562
2021	14.996	2026	12.186

TABLE B-3

TOWN OF MOUNTAIN VILLAGE, COLORADO
PRINCIPAL PROPERTY TAXPAYERS
LAST TEN YEARS

Taxpayer	Type of Business	2025 Taxable Assessed Value	2025 Rank	2025 Percentage of Town's Taxable Assessed Value	2015 Taxable Assessed Value	2015 Rank	2015 Percentage of Town's Taxable Assessed Value
Telluride Ski and Golf Company	Ski Area Owner and Operator	$ 20,025,990	1	4.6%	$ 16,614,050	1	0.1 %
TSG Assets Holdings	Ski Area Owner and Operator	19,707,490	2	4.5	-		-
Telluride Resort Partners (1)	Hotel/Condominium Units	13,139,500	3	3.0	6,114,630	3	2.4
Genesee Properties Inc	Private Property Owner	5,542,260	4	1.3	-		-
Yellow Brick Road Company LLC	Private Property Owner	4,966,490	5	1.1	2,320,000	6	0.9
Telluride Mountain Village Owner's Association	Owner's Association/HOA	4,732,230	6	1.1	-		-
AMMV Investments, LLC / Club Telluride LLC	Residential Ownership Club	3,952,060	7	0.9	2,500,360	5	1.0
Coonskin Ridge Cabin Lot LLC	Private Property Owner	3,422,900	8	0.8	-		-
Club Telluride Company I LLC	Residential Ownership Club	3,376,820	9	0.8	-		-
Butler, John E as Trustee/Lookout Ridge LLC	Private Property Owner	3,222,020	10	0.7	3,159,420	4	1.2
Telluride Holdings	Real Estate Investment Group	-		-	1,160,000	10	0.4
MV Colorado Development	Real Estate Developer	-		-	6,525,000	2	2.5
Lot 161CR Mountain Village LLC	Real Estate Developer	-		-	1,827,000	7	0.7
Northern Trust NA AS TRTEE ET AL	Financial Institution			-	1,726,640	8	0.7
Telluride LLC	Private Property Owner	-		-	1,476,880	9	0.6
Subtotal Principal Taxpayers		82,087,760		13.4	43,423,980		19.3
All Other Taxpayers		356,734,025		86.6	214,879,130		80.7
Total Taxpayers		$ 438,821,785		100.0 %	$ 258,303,110		100.0 %

Source: San Miguel County Assessor's Office

(1) Formerly Lost Creek Associates & RAL Mountain Village Lodging & Ektornet US Telluride LLC, & Madeline Property Owner LLC.

TABLE B-4

TOWN OF MOUNTAIN VILLAGE, COLORADO
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN YEARS

Collection Year	Assessment Year	Total Tax Levy for Fiscal Year	Collected Within the Fiscal Year of the Levy		Collection in Subsequent Years	Total Collections to Date	
			Amount	% of Levy		Amount	% of Levy
2016	2015	$ 7,442,123	$ 7,376,897	99.12 %	$ (25,988)	$ 7,350,909	98.77 %
2017	2016	7,476,559	7,479,876	100.04	(144,607)	7,335,269	98.11
2018	2017	4,529,348	4,523,908	99.88	-	4,523,908	99.88
2019	2015	4,528,717	4,518,813	99.78	-	4,518,813	99.78
2020	2019	4,791,652	4,735,852	98.84	-	4,735,852	98.84
2021	2020	4,649,243	4,644,066	99.89	-	4,644,066	99.89
2022	2021	5,006,168	4,997,432	99.83	-	4,997,432	99.83
2023	2022	4,878,857	4,872,359	99.87	-	4,872,359	99.87
2024	2023	6,363,572	6,360,476	99.95	-	6,360,476	99.95
2025	2024	6,390,123	6,386,607	99.94	-	6,386,607	99.94

Notes:
The San Miguel County Treasurer's fee has not been deducted from the collection amounts. The negative numbers reflect abatements (refunds) that have been granted to property owners who successfully protested their valuations in the tax area in subsequent years.

Source: San Miguel County Assessor's Office

TABLE C-1

TOWN OF MOUNTAIN VILLAGE, COLORADO
RATIOS OF OUTSTANDING DEBT TYPE – TOWN OF MOUNTAIN VILLAGE
LAST TEN YEARS

	Governmental Activities			Business-Type Activities						
Year	General Obligation Bonds	Lease Purchase Agreement	SBITA Liability	Revenue Bonds (3)	Lease Purchase Agreement	Note Payable	Total Primary Government	Percentage of Actual Property Value (1)	Per Capita (2)	Per Personal Income
2016	$12,680,000	$ -	$ -	$12,340,000	$ -	$ 292,600	$25,312,600	0.9 %	$ 18,158	$ 336
2017	9,365,000	-	-	12,275,527	-	-	21,640,527	0.8	15,240	269
2015	8,975,000	-	-	11,881,789	-	-	20,856,789	0.7	14,585	244
2019	8,570,000	-	-	11,475,396	-	-	20,045,396	0.6	15,909	209
2020	8,080,647	-	-	11,056,955	-	-	19,137,602	0.6	15,141	188
2021	7,605,643	-	-	11,980,000	-	-	19,585,643	0.5	15,643	179
2022	7,100,639	-	-	11,670,000	-	-	18,770,639	0.5	14,699	168
2023	6,584,688	15,000,000	-	11,345,000	7,000,000	-	39,929,688	0.8	31,883	350
2024	6,048,611	14,480,000	155,076	11,000,000	6,820,000	-	38,503,687	0.7	31,224	435
2025	5,507,534	13,940,000	36,595	10,640,000	6,610,000	-	36,734,129	0.5	29,588	413

Notes:
Details regarding the Town's outstanding debt can be found in the notes to the financial statements.

(1) See Table B-1 for taxable property value data.
(2) See Table D-1 for population data.
(3) The revenue bonds were originally issued on December 29, 2000.

TABLE C-2

TOWN OF MOUNTAIN VILLAGE, COLORADO
DIRECT AND OVERLAPPING DEBT – TOWN OF MOUNTAIN VILLAGE
LAST TEN YEARS

Governmental Unit	2024 Valuation	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
Library District R-1	$ -	$ -	- %	$ -
Telluride Fire District	-	-	-	-
Subtotal		-		-
Mountain Village Metropolitan District, a Unit of the Town of Mountain Village	580,221,685	36,734,129 (1)	100.0 %	36,734,129
Total Direct and Overlapping Debt		$ 36,734,129		$ 36,734,129

Note:
Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the Town. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the Town of Mountain Village by taking the total valuation of MV divided by the total valuation of the entire district times the outstanding debt of each entity. This process recognizes that, when considering the Town's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. This does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.
(1) For the purposes of debt service, Mountain Village Metropolitan District has been kept in existence until all debt service is retired.

Sources: San Miguel County Assessor's Office for the valuation; each governmental unit for the debt outstanding data.

TOWN OF MOUNTAIN VILLAGE, COLORADO
PLEDGED REVENUE COVERAGE
LAST TEN YEARS

Village Court Apartments (VCA) Revenue Bonds and Construction Note (1)

Year	Gross Revenue	Less: Operating Expenses	Net Available Revenue	Debt Service Principal	Debt Service Interest	Coverage
2016	$ 2,333,828	$ 987,015	$ 1,346,813	$ 367,621	$ 432,260	1.68
2017	2,343,641	1,049,464	1,294,177	357,073	406,401	1.70
2015	2,386,123	1,055,377	1,330,746	393,738	394,539	1.69
2019	2,404,321	1,214,929	1,189,392	406,393	381,884	1.51
2020	2,412,980	1,230,439	1,182,541	418,441	369,833	1.50
2021	2,265,309	1,358,284	907,025	15,000	335,317	2.59
2022	2,357,944	1,213,546	1,144,398	310,000	555,774	1.32
2023	2,491,100	1,332,212	1,158,888	325,000	274,244	1.93
2024	3,039,283	1,478,450	1,560,833	345,000	266,608	2.55
2025	3,795,522	1,637,049	2,158,473	360,000	258,500	3.49

Notes:
Details regarding the Town's outstanding debt can be found in the notes to the financial statements.
Gross revenues include non-operating interest income and grants and contributions.
Operating expenses do not include interest, loan fees, depreciation, or amortization.

(1) The VCA revenue bonds were issued on December 29, 2000. The construction Note issued in 2006.

TABLE C-4

TOWN OF MOUNTAIN VILLAGE, COLORADO
LEGAL DEBT MARGIN INFORMATION
LAST TEN YEARS

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Assessed Value	$ 580,221,685	$ 438,821,785	$ 430,319,955	$ 326,606,828	$ 326,956,182	$ 310,031,920	$ 314,681,000	$ 290,861,460	$ 289,947,030	$ 294,011,170
Debt Limit	$ 290,110,843	$ 219,410,893	$ 215,159,978	$ 163,303,414	$ 163,478,091	$ 155,015,960	$ 157,340,500	$ 145,430,730	$ 144,973,515	$ 147,005,585
Total Net Debt Applicable to Limit	18,195,000	19,125,000	20,030,000	5,405,000	5,750,000	6,070,000	6,550,000	6,835,000	7,110,000	10,310,000
Legal Debt Margin	$ 271,915,843	$ 200,285,893	$ 195,129,978	$ 157,898,414	$ 157,728,091	$ 148,945,960	$ 150,790,500	$ 138,595,730	$ 137,863,515	$ 136,695,585
Total Net Debt Applicable to the Limited as a Percentage of the Debt Limit	6.3%	8.7%	9.3%	3.3%	3.5%	3.9%	4.2%	4.7%	4.9%	7.0%

Source: San Miguel County Assessor's Office for the assessed value.

TOWN OF MOUNTAIN VILLAGE, COLORADO
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST TEN YEARS

	Town of Mountain Village				San Miguel County Area				
Year	Population	Per Capita Personal Income	Per Capita Total Income	Zoned Population	Population	Per Capita Personal Income	Per Capita Total Income	School Enrollment	Unemployment Rate
2016	1,404	$ -	$ -	8,027	8,001	$ 75,263	$602,179,263	933	2.4 %
2017	1,394	-	-	8,027	8,015	80,349	643,997,235	902	2.7
2015	1,420	-	-	8,027	8,154	85,432	696,612,528	913	3.4
2019	1,430	-	-	8,027	8,122	95,927	779,119,094	920	2.5
2020	1,260	53,125	76,728,438	8,027	8,068	101,654	820,144,472	890	8.5
2021	1,264	-	-	8,027	8,078	109,613	885,453,814	880	3.0
2022	1,240	-	-	8,027	7,993	111,805	893,657,365	936	2.4
2023	1,252	-	-	8,027	8,073	114,041	920,652,993	839	3.3
2024	1,228	-	-	8,027	7,934	88,064	698,699,776	800	4.6
2025	1,240	-	-	8,027	8,013	88,945	712,716,285	666	3.4

Source: Population and income data provided by the Colorado Division of local Government, State Demography Office; school enrollment data provided by Telluride School Dist unemployment data provided by the US Bureau of Labor Statistics. Personal per capita income for the Town of Mountain Village is only calculated every ten years during the U.S. Census. 2020 Census data is unavailable for this year. Telluride School District enrollment as of 2016 includes Pre-K through 12th grade.

TABLE D-2

TOWN OF MOUNTAIN VILLAGE, COLORADO
PRINCIPAL EMPLOYERS
LAST TEN YEARS

Year	Employer	Type of Business	Employees	% of Total Employment	Rank
2025	Telluride Ski and Golf Company	Ski Area Owner and Operator	865	69.91 %	1
	Telluride Resort Partners (Hotel Madeline)	Hotel and Restaurants	208	16.81	3
	Town of Mountain Village	Government	164	13.28	2
		Total	1,237		
2024	Telluride Ski and Golf Company	Ski Area Owner and Operator	1,000	76.75 %	1
	Madeline Property Owners (Hotel Madeline)	Hotel and Restaurants	160	12.28	3
	Town of Mountain Village	Government	143	10.97	2
		Total	1,303		
2023	Telluride Ski and Golf Company	Ski Area Owner and Operator	1,000	77.70 %	1
	Madeline Property Owners (Hotel Madeline)	Hotel and Restaurants	134	10.41	3
	Town of Mountain Village	Government	153	11.89	2
		Total	1,287		
2022	Telluride Ski and Golf Company	Ski Area Owner and Operator	950	77.17 %	1
	Madeline Property Owners (Hotel Madeline)	Hotel and Restaurants	130	10.56	3
	Town of Mountain Village	Government	151	12.27	2
		Total	1,231		
2021	Telluride Ski and Golf Company	Ski Area Owner and Operator	950	79.43 %	1
	Madeline Property Owners (Hotel Madeline)	Hotel and Restaurants	105	8.78	3
	Town of Mountain Village	Government	141	11.79	2
		Total	1,196		
2020	Telluride Ski and Golf Company	Ski Area Owner and Operator	855	78.23 %	1
	Madeline Property Owners (Hotel Madeline)	Hotel and Restaurants	100	9.15	3
	Town of Mountain Village	Government	138	12.63	2
		Total	1,093		
2019	Telluride Ski and Golf Company	Ski Area Owner and Operator	986	76.97 %	1
	Madeline Property Owners (Hotel Madeline)	Hotel and Restaurants	156	12.18	3
	Town of Mountain Village	Government	139	10.85	2
		Total	1,281		
2018	Telluride Ski and Golf Company	Ski Area Owner and Operator	1,077	79.07 %	1
	Madeline Property Owners (Hotel Madeline)	Hotel and Restaurants	146	10.72	3
	Town of Mountain Village	Government	139	10.21	2
		Total	1,362		
2017	Telluride Ski and Golf Company	Ski Area Owner and Operator	1,050	77.04 %	1
	Madeline Property Owners (Hotel Madeline)	Hotel and Restaurants	176	12.10	3
	Town of Mountain Village	Government	137	10.05	2
		Total	1,363		
2016	Telluride Ski and Golf Company	Ski Area Owner and Operator	1,050	76.64 %	1
	Madeline Property Owners (Hotel Madeline)	Hotel and Restaurants	185	13.50	3
	Town of Mountain Village	Government	135	9.85	2
		Total	1,370		

Source: Human Resource departments for various agencies.

TABLE E-1

TOWN OF MOUNTAIN VILLAGE, COLORADO
FULL-TIME EQUIVALENT TOWN EMPLOYEES BY FUNCTION/PROGRAM
LAST TEN YEARS

Year	General Government	Public Safety	Planning and Development	Housing Authority	Daycare Program	Administration	Road and Bridge/Shop	Parking and Transit	Plaza Services Parks and Recreation	Gondola	Water and Sewer	Broadband Fund	Total
2016	4.00	7.70	6.25	6.15	8.20	9.00	12.00	5.80	20.25	45.40	6.50	4.00	135.25
2017	4.00	7.70	6.25	6.15	9.50	10.00	11.84	5.18	19.88	45.92	6.33	4.00	136.75
2018	4.00	8.70	6.25	7.15	9.50	12.00	11.84	6.40	18.63	44.60	6.33	4.00	139.40
2019	4.00	8.70	6.25	7.15	9.50	12.20	11.84	6.40	17.63	44.60	6.33	4.80	139.40
2020	3.00	8.70	5.85	7.15	9.50	12.20	11.84	6.40	16.83	44.60	6.63	4.80	137.50
2021	4.00	8.70	5.25	8.15	9.50	12.20	11.66	6.40	18.48	44.60	6.16	5.80	140.90
2022	5.00	10.00	9.00	8.00	10.00	14.00	12.00	7.00	19.00	45.00	7.00	4.50	150.50
2023	5.00	12.00	13.00	8.00	10.00	14.00	12.00	6.00	21.00	45.00	7.00	-	153.00
2024	5.00	12.00	13.00	9.00	11.00	14.00	12.00	6.00	22.00	49.00	7.00	-	160.00
2025	5.75	9.95	13.35	9.15	13.00	16.00	11.85	9.15	19.65	50.10	6.30	-	164.25

Source: Town of Mountain Village Human Resources Department

TABLE E-2

TOWN OF MOUNTAIN VILLAGE, COLORADO
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN YEARS

Function/Program	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
General:										
Business Licenses Issued (3)	2,043	2,003	1,866	1,801	1,854	1,643	1,543	1,340	1,325	1,263
Business Licenses Revenue	$ 408,385	$ 410,475	$ 404,108	$ 372,194	$ 351,156	$ 325,546	$ 321,392	$ 313,553	$ 320,389	$ 296,585
Skier Days (1)	317,686	488,082	517,846	530,488	553,226	496,342	385,220	535,387	425,206	487,144
Real Estate Transfer Assessments (RETA)	$ 9,649,992	$ 11,034,473	$ 11,890,853	$ 13,587,883	$ 17,057,535	$ 12,411,961	$ 7,014,416	$ 5,692,753	$ 8,478,982	$ 5,700,044
Planning and Development Services:										
Construction Permits Issued	122	128	106	76	83	75	98	97	115	107
Building Permits Valuation	$ 549,255,078	$ 129,098,828	$ 72,678,098	$ 87,185,941	$ 72,131,310	$ 38,855,437	$ 45,036,262	$ 30,532,893	$ 64,003,406	$ 22,855,998
Housing Authority:										
Occupancy Rate (8)	96.37%	94.65%	0.00%	98.86%	99.62%	99.51%	99.32%	98.53%	97.13%	99.28%
Public Works:										
Street Resurfacing (Miles)	1.10	1.38	1.16	1.00	3.44	2.50	1.60	2.57	6.49	3.51
Water:										
Average Daily Consumption (Gallons) (9)	474,797	584,063	577,436	60,889	623,784	551,871	7,776,485	806,564	593,477	661,178
Wastewater:										
Average Daily Sewage Treatment (Gallons)	334,084	206,230	266,384	240,877	328,810	292,636	270,953	251,580	216,159	258,150
Transit:										
Gondola Passengers	3,078,915	3,126,851	3,114,789	3,061,765	2,805,713	2,412,631	3,151,603	3,026,131	2,813,254	2,778,910
Chondola Passengers	139,085	171,498	13,653	122,170	114,949	110,576	134,052	132,608	118,257	111,256
Bus Passengers	63,596	52,555	58,211	58,306	36,158	19,147	68,605	53,264	55,935	46,221
Employee Shuttle Riders (6)	-	-	-	-	-	3,598	16,990	15,053	14,887	15,530
Dial-A-Ride Passengers	140,618	135,832	141,107	120,463	89,346	76,788	110,129	85,578	92,092	46,221
Broadband Services:										
Cable TV Subscribers (7)	N/A	N/A	N/A	962	1,429	1,601	1,625	1,695	1,715	1,691
Phone Subscribers (7)	N/A	N/A	N/A	41	48	82	98	102	102	99
Internet Subscribers (7)	N/A	N/A	N/A	2,177	2,124	1,830	1,845	1,842	1,840	1,820
Daycare Services (5):										
Average # of Resident Infants Tended Per Day	6.11	6.06	4.71	3.59	4.28	4.50	5.12	5.70	5.49	5.52
Average # of Resident Toddlers Tended Per Day	6.53	7.64	5.73	8.37	8.96	10.08	14.78	12.55	13.44	12.73
Average # of Nonresident Infants Tended Per Day	7.75	2.14	2.07	1.36	1.62	0.48	-	-	0.16	0.49
Average # of Nonresident Toddlers Tended Per Day	4.16	4.18	3.59	2.30	1.55	0.54	0.21	1.07	1.65	2.53
Preschool Service:										
Average # of Resident Students Tended Per Day	11.23	12.84	11.69	13.41	13.65	13.26	15.44	14.48	13.47	11.02
Average # of Nonresident Students Tended Per Day	5.06	4.71	3.97	0.11	-	-	0.55	0.24	-	3.71
Conference Center (2):										
Attendance at Events	6,151	6,315	17,830	25,242	7,835	6,460	18,901	23,316	27,624	28
Number of Events	41	38	82	65	24	46	64	78	119	130

N/A - information is not available or has changed in the way that it is tracked.

(1) Skier Days represents the number of skiers visits. The ski company reports by the ski season rather than calendar year, due to Covid-19, the 2019/2020 ski season was cut short 21days.
(2) Conference Center operations are contracted out to a management company.
(3) The increase in BL's from 2009-2011was due mainly to a change in the BL ordinance and new audit procedures. For business licensing and tax collections, the Town went to an online filing and payment system in 2012. The jump in number of licensees from 2018 to 2019 was affected by new laws requiring remote sellers to pay sales taxes without a physical presence. However, remote sellers are granted a "no fee" license, therefore, revenues did not increase proportionately.
(4) Due to the pandemic, (2019/2020) skier days were limited, the daycare and preschool was closed for two months plus other periods when forced to shut down. The gondola was shut down for greater periods than the normal off season periods. The conference center was used very little due to restrictions of large gatherings. 2021began to get back to "normal".
(5) Because of the pandemic, staff was reduced, reducing class time by one day per week in 2021and 2022.
(6) The Town of Mountain Village suspended the shuttle program in 2020 due to the pandemic. In 2021, the program was discontinued, routes now managed by SMART (San Miguel Area Regional Transit).
(7) The Broadband system was sold to Vero Broadband August 1, 2023.
(8) In 2024 the Town added 2 new buildings, 35 units to the Town owned and operated apartment complex (VCA). Occupancy varied as units came online.
(9) Total water consumption includes snowmaking usage, which is not subject to sewer treatment. Therefore, water consumption can increase while sewer usage may decrease.

Sources: Various town departments. skier days data provided by the Telluride Ski and Golf Company.

TABLE E-3

TOWN OF MOUNTAIN VILLAGE, COLORADO
CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM
LAST TEN YEARS

Function/Program	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Public Safety:										
Stations	1	1	1	1	1	1	1	1	1	1
Public Works:										
Streets (Miles)	21	21	21	21	21	20	20	20	20	20
Water Mains (Miles)	38	38	38	38	38	38	38	38	38	38
Sewer Lines (Miles)	29	29	29	29	29	29	29	29	29	29
Fleet:										
Vehicles (1)	85	86	87	91	93	97	96	99	104	98
Broadband Services:										
Cable TV Line (Miles)	0	0	0	47	45	36	36	36	34	33
Parks and Recreation:										
Acreage of Parks and Open Space	1169	1169	1169	1169	1169	1169	1169	1169	1169	1169
Miles of Maintained Trails (Winter)	17	15	15	15	15	15	15	15	15	15
Miles of Maintained Trails (Summer)	9	9	9	9	13	13	13	13	13	13
Ponds	1	1	1	1	1	1	1	1	1	3
Outdoor Ice Skating Rink	1	1	1	1	1	1	1	1	1	1
Outdoor Ice Skating Pond	1	1	1	1	1	1	1	1	1	1
Conference Center	1	1	1	1	1	1	1	1	1	1

(1) Due to the classification of "vehicles" by our insurance company, we have reclassed trailers from "equipment" to "vehicles" in our system, thus increasing the count in 2016.

Sources: Various town departments.

COMPLIANCE SECTION

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Town Council
Town of Mountain Village
Mountain Village, Colorado

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Mountain Village (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, and have issued our report thereon dated June 8, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Denver, Colorado
June 8, 2026

TOWN OF MOUNTAIN VILLAGE, COLORADO
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
YEAR ENDED DECEMBER 31, 2025

Section I – Summary of Auditors' Results

Financial Statements

1. Type of auditors' report issued:	Unmodified		
2. Internal control over financial reporting:			
• Material weakness(es) identified?	____ yes	x no	
• Significant deficiency(ies) identified?	____ yes	x none reported	
3. Noncompliance material to financial statements noted?	____ yes	x no	

Section II – Financial Statement Findings

There are no financial statement findings to be reported.

INDEPENDENT
NETWORK MEMBER