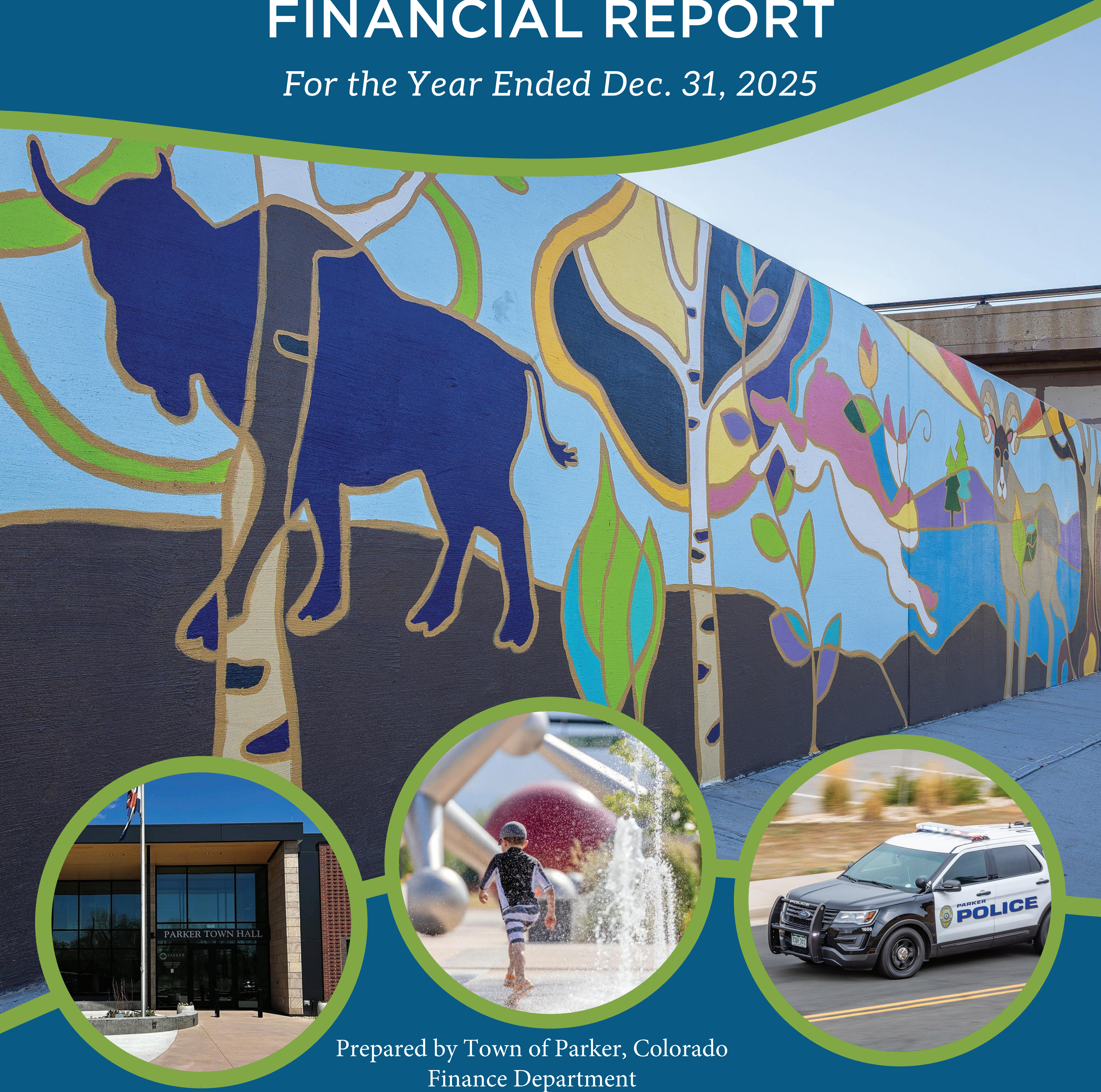
2025 ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the Year Ended Dec. 31, 2025



Prepared by Town of Parker, Colorado
Finance Department

Contents

Contents (Continued)

June 1, 2026

To the Honorable Mayor, Members of Town Council and Citizens of the Town of Parker:

We are pleased to submit for your information and review, the Annual Comprehensive Financial Report (ACFR) of the Town of Parker, Colorado (the Town) for the year ended December 31, 2025. The Town Charter requires an independent audit of the financial statements be performed annually by certified public accountants within 120 days after the close of the fiscal year. In accordance with this requirement, Plante Moran PLLC, a firm of licensed certified public accountants, has audited the Town's financial statements. The independent auditor has issued unmodified ("clean") opinions on the Town's financial statements for the fiscal year ended December 31, 2025. Their report is presented as the first component of the financial section of this ACFR.

This report consists of representations concerning the finances of the Town. Responsibility for both the accuracy of the prepared data and the completeness and fairness of the presentation, including all disclosures, rests with the Town. To provide a reasonable basis for making those representations, the Town has established an internal control framework that is designed to both protect the assets of the Town from loss, theft or misuse and to allow for the compilation of sufficient reliable information for the preparation of the Town's financial statements in conformity with generally accepted accounting principles. Because the cost of internal controls should not outweigh their benefits, the Town's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. To the best of our knowledge and belief, this ACFR is complete and reliable in all material respects.

Management's Discussion and Analysis (MD&A), immediately following the independent auditors' report, provides a narrative introduction, overview and analysis of the basic financial statements. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it.

Town of Parker Strategic Goals

The Town's Strategic Goals establish the foundation for 2026 Budget priorities and for its operations. The Strategic Goals are:

- Promote a safe and healthy community
- Innovate with collaborative governance
- Enhance economic vitality
- Foster community creativity and engagement
- Support an active community
- Develop a visionary community through balanced growth

PROFILE OF THE TOWN

Located 20 miles south of Denver and spanning 22.4 square miles, the Town of Parker continues to be a highly regarded community within the Denver metropolitan region. Home to approximately 68,000 residents in 2025, Parker combines high-quality municipal services, strong community amenities, thoughtful development, and a distinctive hometown character.

Parker continues to benefit from a highly educated population, strong household incomes, and a strategic regional location that support long-term economic stability and measured growth. While development activity has moderated from the rapid pace experienced in prior years, the Town remains committed to maintaining infrastructure, supporting economic vitality, and preserving financial sustainability.

The Town employs more than 350 full-time and 650 part-time employees who provide a broad range of municipal services, including public safety, public works, parks and recreation, cultural programming, community development, economic development, and stormwater operations. Parker continues to maintain and invest in critical public infrastructure that supports both existing residents and future growth.

In addition to core municipal services, the Town emphasizes community engagement through public events, cultural programming, volunteer opportunities, and communication initiatives designed to foster civic involvement and maintain Parker's strong sense of community.

Parker remains well positioned for continued residential and commercial investment. Businesses and residents benefit from high-performing schools, extensive open space and trail systems, regional transportation access, recreational amenities, and a balanced mix of commercial and residential development.

History

Since its incorporation in 1981, when Parker encompassed approximately one square mile and a population of fewer than 300 residents, the community has evolved from a rural equestrian town into a vibrant suburban municipality with more than 68,000 residents. Despite significant growth over the past four decades, Parker has remained committed to preserving its unique identity, historic character, and community-oriented atmosphere.

Governance

The Town operates under a home-rule charter and a Council-Manager form of government. The Town Council consists of the Mayor and six Councilmembers elected to staggered four-year terms. The Town Council establishes policy, adopts the annual budget, enacts ordinances, and appoints the Town Manager, Town Attorney, and Municipal Judge.

The Town Manager is responsible for implementing Council policies, overseeing daily operations, and directing Town staff and municipal services.

PARKER AMENTITIES

Housing

Parker offers a diverse range of housing opportunities, including single-family neighborhoods, mixed-use developments, townhomes, apartments, and executive housing communities. Residential development continues to support balanced growth while complementing the Town's extensive parks, open space, and trail systems. The median home value in Parker is $695,000. Data is from Denver Metro Association of Realtors provided by the Parker Economic Development Department.

Water
Three special districts serve the greater Parker area's water needs: Parker Water and Sanitation District, Cottonwood Water and Sanitation District and Stonegate Village Metropolitan District. These are separate districts and are not included in the Town's financial statements.

Education
Parker is served by Douglas County School District Re. 1, one of Colorado's highest-performing school districts. The community is also home to Rocky Vista University College of Osteopathic Medicine, which contributes to the region's educational and healthcare workforce development.

Educational Attainment
Approximately 66.2% of the population in Parker have an Associate's degree or higher. 58% have a Bachelor's degree or higher. Data is from ***October 2025 ESRI Business Analyst*** provided by the Parker Economic Development Department.

Transportation
Parker benefits from strong regional transportation connectivity through E-470, Parker Road (State Highway 83), and proximity to Interstate 25. Regional Transportation District (RTD) transit services, including light rail access and local FlexRide services, provide additional commuter and mobility options for residents and businesses.

Airports
Centennial Airport, located about 15 minutes from central Parker, is the third busiest general aviation facility in the country, handling corporate and charter air traffic. Denver International Airport is approximately 30 miles northeast of Parker and can easily be reached in 30 minutes via E-470.

Recreation, Arts and Culture
Parker residents enjoy an extensive system of parks, trails, recreational facilities, cultural venues, and community events. Signature facilities such as the Parker Recreation Center, Parker Fieldhouse, PACE Center, and The Schoolhouse provide year-round recreational, educational, athletic, and cultural programming for residents and visitors throughout the region.

Parker Tax Rates
The Town's property tax rate is 2.602 mills, which is one of the lowest property tax rates in the state. The Town's sales tax rate is 3 percent and is the largest revenue source for the Town. The total sales tax rate in Parker is 8 percent and includes the state, county and RTD. Of the Town's 3 percent sales tax, 2.5 percent is directed to the General Fund to support the majority of the Town's operations including public safety and public works. The other 0.5 percent is dedicated to meeting Parker's parks, recreation and open space needs.

Economy and Demographics
Strong demographics, regional accessibility, high educational attainment, and continued investment in community infrastructure support Parker's long-term economic vitality. The Town continues to attract residential and commercial development while maintaining a balanced approach to growth and financial sustainability.

The Town provides a full range of municipal services, including public safety, public works, parks and recreation, culture, community development, economic development, and stormwater operations. Fire protection, library services, schools, and water services are provided by separate governmental entities and are not included within the Town's financial statements.

The Town's reporting entity includes two blended component units: the Parker Authority for Reinvestment (P3) and the Greater Parker Foundation (GPF). These entities are included in the Town's financial statements in accordance with applicable accounting standards. Additional information regarding the Town's reporting entity and component units is included in the notes to the financial statements.

The Town maintains comprehensive financial and budgetary policies designed to ensure fiscal accountability, long-term planning, and effective stewardship of public resources.

During 2025, the Town recognized a significant litigation-related liability in accordance with applicable accounting standards associated with ongoing legal proceedings. While this matter had a material impact on the Town's government-wide financial statements, the Town continues to maintain strong financial management practices, prudent reserve policies, and long-term financial planning strategies designed to preserve financial stability and operational continuity.

The Town concluded the year with stable operations and a continued focus on long-term financial sustainability, supported by conservative budgeting practices, continued reserve management, and sustained revenue performance despite variable economic conditions.

ECONOMIC CONDITIONS

The Town concluded 2025 with stable operations and a continued focus on long-term financial sustainability despite uncertainty regarding economic conditions and regional development activity. Conservative budgeting practices, prudent reserve management, and sustained core revenue performance continued to support the Town's financial position during the year.

Sales tax revenue, the Town's largest revenue source, remained resilient in 2025 despite broader economic pressures, including elevated interest rates and continued inflationary impacts. Sales tax collections increased 4.7 percent to approximately $72.7 million following growth of 1.8 percent in 2024. Continued consumer activity, a stable local retail environment, and the strength of Parker's commercial base supported the Town's revenue performance throughout the year.

Development-related revenues were strong in 2025 due to robust commercial construction activity. While the total number of residential building permits was down, the total valuation of all permits was significantly increased. Higher borrowing costs, elevated construction prices, and broader market conditions continued to impact permitting activity and construction-related revenues in the residential sector.

The Town prioritized infrastructure investment, operational stability, and maintenance of essential public services throughout 2025. Major capital and transportation projects were in process during the year, including roadway improvements, traffic mobility projects, sidewalk connectivity improvements, and development of Salisbury Park North.

Strategic planning efforts and long-term financial forecasting remain central to the Town's approach to managing economic variability while supporting future community needs. The Town continues to emphasize balanced growth, infrastructure investment, economic vitality, and responsible financial stewardship in support of long-term organizational sustainability.

2025 ACCOMPLISHMENTS

The Town advanced key strategic initiatives and infrastructure investments during 2025 while maintaining a focus on long-term financial sustainability, operational efficiency, and high-quality public services.

Support an Active Community. The Town prioritized significant investment in transportation, parks, and public infrastructure projects throughout 2025. Construction progressed on Phase I of Salisbury Park North, one of the Town's largest ongoing capital projects, which will expand recreational amenities and community athletic facilities for residents and visitors. Additional roadway and mobility improvements included work on major corridor projects, traffic signal upgrades, intersection improvements, and expanded sidewalk connectivity intended to improve transportation safety and mobility throughout the community.

The Town also completed the Sunset Crossing Trail project, expanding regional trail connectivity and enhancing recreational access within the community. Investment in public infrastructure remains a central component of the Town's long-term strategy to support sustainable growth and maintain high-quality municipal services.

Foster Community Creativity and Engagement. The Town values investment in arts, culture, recreation, and community programming opportunities that contribute to Parker's quality of life and community identity. During 2025, the Town completed development of a 10-year Cultural Strategic Plan intended to guide future investment in cultural programming, facilities, and community engagement initiatives.

Parker provided a wide range of recreational, educational, and cultural opportunities through the Parker Recreation Center, Parker Fieldhouse, PACE Center, The Schoolhouse, parks system, trails network, and community events that serve residents throughout the year.

Enhance Economic Vitality. Economic development efforts during 2025 focused on supporting business retention, redevelopment opportunities, and long-term economic sustainability. The Town created "Parker Launchpad," a business education initiative designed to assist businesses with development, zoning, and permitting processes. In addition, the Parker Authority for Reinvestment (P3) introduced business improvement grant opportunities intended to encourage reinvestment and revitalization within targeted commercial areas.

The Town also continued implementation of the Parker 2050 Master Plan process, which will guide future land use, transportation, infrastructure, and economic development planning over the coming decades. During 2025, the Town approved its first comprehensive zoning map update since incorporation in 1981, representing a significant milestone in long-range planning and land use management.

Innovate with Collaborative Governance. The Town emphasized operational effectiveness, regional partnerships, and service delivery improvements throughout 2025. The Dransfeldt Road Extension project was completed with funding participation from Douglas County, improving regional connectivity and mobility. The Town also partnered with Douglas County on traffic signal design and installation improvements along Pine Drive near the Town boundary.

The Town Hall expansion project was completed during the year, providing additional public and staff space to support operational needs and future organizational growth. Renovations to portions of the existing Town Hall facility also continued during 2025.

Promote a Safe and Healthy Community. The Town prioritized public safety, emergency preparedness, and organizational resiliency efforts throughout 2025. A new Emergency Manager position was established to strengthen emergency preparedness planning and response coordination. In addition, fire permit review and life safety plan review services transitioned to South Metro Fire Rescue to improve coordination and review efficiency.

2026 BUDGET HIGHLIGHTS

The Town Council adopted the 2026 Annual Budget totaling approximately $183.3 million. The budget prioritizes long-term financial sustainability while maintaining essential municipal services, supporting infrastructure investment, and addressing operational cost increases. The budget was developed through an extensive public process that included strategic planning discussions, study sessions, and public hearings.

Major capital investments included in the 2026 Budget demonstrate the Town's focus on transportation, parks, recreation, and infrastructure improvements. Significant projects include progression of the expansion of Salisbury Park North, roadway and bridge improvements, traffic signal installations, trail and mobility enhancements, facility renovations, and ongoing fleet and equipment replacement programs.

The 2026 Budget also supports strategic priorities related to economic vitality, community engagement, public safety, and long-range planning. Operational funding is maintained for core municipal services while investing in organizational resiliency, technology, infrastructure maintenance, and community amenities that support Parker's long-term quality of life and economic stability.

LONG-TERM FINANCIAL PLANNING AND MAJOR INITIATIVES

As part of its strategic plan, the Town Council developed the following strategic goals related to the Town's future in the areas of Recreation, Arts and Culture, Economic Development, Public Safety and Growth. The Town undertakes strategic and priority driven, long-term financial planning in order to determine the feasibility and funding source for each of these initiatives, which are described below.

SUPPORT AN ACTIVE COMMUNITY - Parker will demonstrate our commitment to balanced growth, community development and infrastructure using a visionary plan for a sustainable future. We support a healthy, future-focused community with exceptional services and a hometown feel. Parker supports well planned development and excellent infrastructure.

FOSTER COMMUNITY CREATIVITY AND ENGAGEMENT - Parker will stimulate community creativity and engagement through high quality cultural and educational programs and amenities. These will include community events, accessible cultural venues, state-of-the-art facilities and innovative lifelong learning opportunities, all of which are vital to a creative community.

ENHANCE ECONOMIC VITALITY - Parker will be an area leader for economic growth by supporting the development of thriving businesses and industry. We will play a critical role in shaping quality of life through exceptional residential, commercial, and open space development; and creating a sense of place that attracts new employees, residents, and visitors to ensure fiscal stability for the community.

PROMOTE A SAFE AND HEALTHY COMMUNITY - Parker will promote the wellbeing of our community by protecting our residents' welfare through prevention services and a safe transportation network. Parker fosters a feeling of personal safety and security through a visible, responsive public safety presence and a proactive focus on prevention, intervention and safety education.

INNOVATE WITH COLLABORATIVE GOVERNANCE - Parker employs a high-quality dedicated workforce to support transparency, accountability, and fiscal sustainability by using innovative techniques to optimize performance. We engage in regional relationships, including our education, fire, water providers, and other governmental agencies and partnerships.

DEVELOP A VISIONARY COMMUNITY THROUGH BALANCED GROWTH - Parker will demonstrate our commitment to balanced growth, well-planned development, and quality infrastructure using a visionary plan for a sustainable future. We support a healthy, future-focused community with exceptional services, while preserving our historical elements and hometown feel.

Town of Parker Vision

The Town of Parker's vision is to be the pre-eminent destination community of the Denver Metro area for innovative services with a hometown feel. We will be an area leader in economic and community development, and strive to be at the forefront for services, civic engagement, and quality of life.

Town of Parker Mission

The mission is the way in which the Town intends to achieve its vision of being an area leader and pre-eminent destination community. The Town mission is to enrich the lives of residents by providing exceptional services, engaging community resources, and furthering an authentic hometown feel. We promote transparent governing, support sustainable development, and foster a strong, local economy.

Town of Parker Core Values

Leadership, innovation and good governance are not possible unless all of Town staff and Town Council operate using a shared set of values. The Town values are teamwork, quality service, integrity, and innovation.

RELEVANT FINANCIAL POLICIES

Through the 2025 fiscal year, Town policy was to maintain a minimum General Fund unassigned fund balance equal to at least three months of operating expenditures, or 25.0 percent of annual budgeted expenditures. As of December 31, 2025, the General Fund reported unassigned fund balance of approximately $16.4 million. In addition, the Town reported approximately $35.2 million of assigned fund balance related to ongoing litigation matters.

The Town continues to emphasize conservative budgeting practices, prudent reserve management, and long-term financial sustainability. Town leadership regularly monitors revenue trends, expenditure growth, and economic conditions to preserve fiscal stability, operational flexibility, and the Town's ability to respond to both anticipated and unforeseen financial obligations.

CERTIFICATE OF ACHIEVEMENT FOR EXCELLENCE IN FINANCIAL REPORTING

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 Fiscal Year Ended December 31, 2024. This was the 36th consecutive year that the Town has achieved this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized ACFR. 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 ACFR continues to meet the requirements of the Certificate of Achievement Program and we are submitting it to the GFOA to determine its eligibility for another certificate.

ACKNOWLEDGEMENTS

We wish to extend our sincere appreciation to the Town's entire Finance Department staff. Another year and report are successfully completed due to the hard work and dedication of each member of the department. We would also like to offer special thanks to our independent auditors, Plante Moran, PLLC, for the professional manner in which they completed our audit. Thank you to our department leaders and managers for their continued diligence and attention to Town financial matters. Finally, we thank the Town Council and our Mayor for their interest and support in planning and conducting the financial operations of the Town.

Michelle Kivela, Town Manager

Chris Fiandaca, Finance Director

To find out more about our great community, visit www.parkerco.gov

Parker, Colorado. It's your kind of place.

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Town of Parker
Colorado

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill

Executive Director/CEO

2025 Town Officials

Mayor and Town Council 2025

From left to right: Councilmember Brandi Wilks, Councilmember Todd Hendreks, Mayor Joshua Rivero, Councilmember Erik Frandsen, Councilmember Anne Barrington, Councilmember John Diak, and Councilmember Laura Hefta.

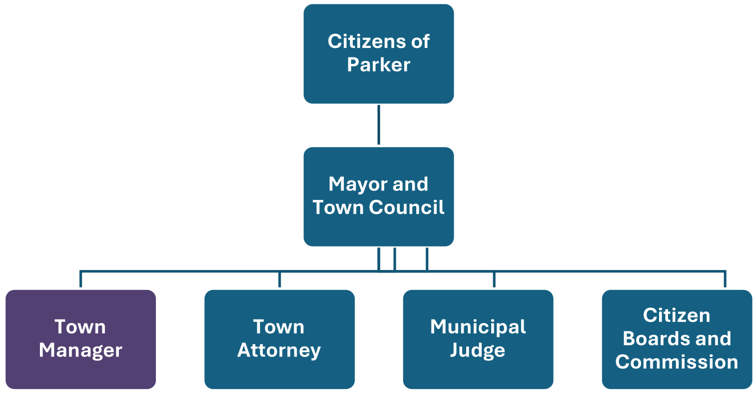
Appointed Officials

Town Manager .... Michelle Kivela
Town Attorney .... Jamie Wynn
Municipal Judge .... Vincent White

Department Directors

Assistant Town Manager - Operations .... Michael Lawson
Assistant Town Manager - Administration .... Emily Hogan
Town Clerk .... Chris Vanderpool
Community Development .... Vacant
Cultural .... Carrie Glassburn
Economic Development .... Weldy Feazell
Finance .... Chris Fiandaca
Human Resources .... Amber Moreno
Parks and Recreation .... Mary Colton
Police Chief .... James Tsurapas
Public Works and Engineering .... Thomas Williams

2025 Organizational Chart

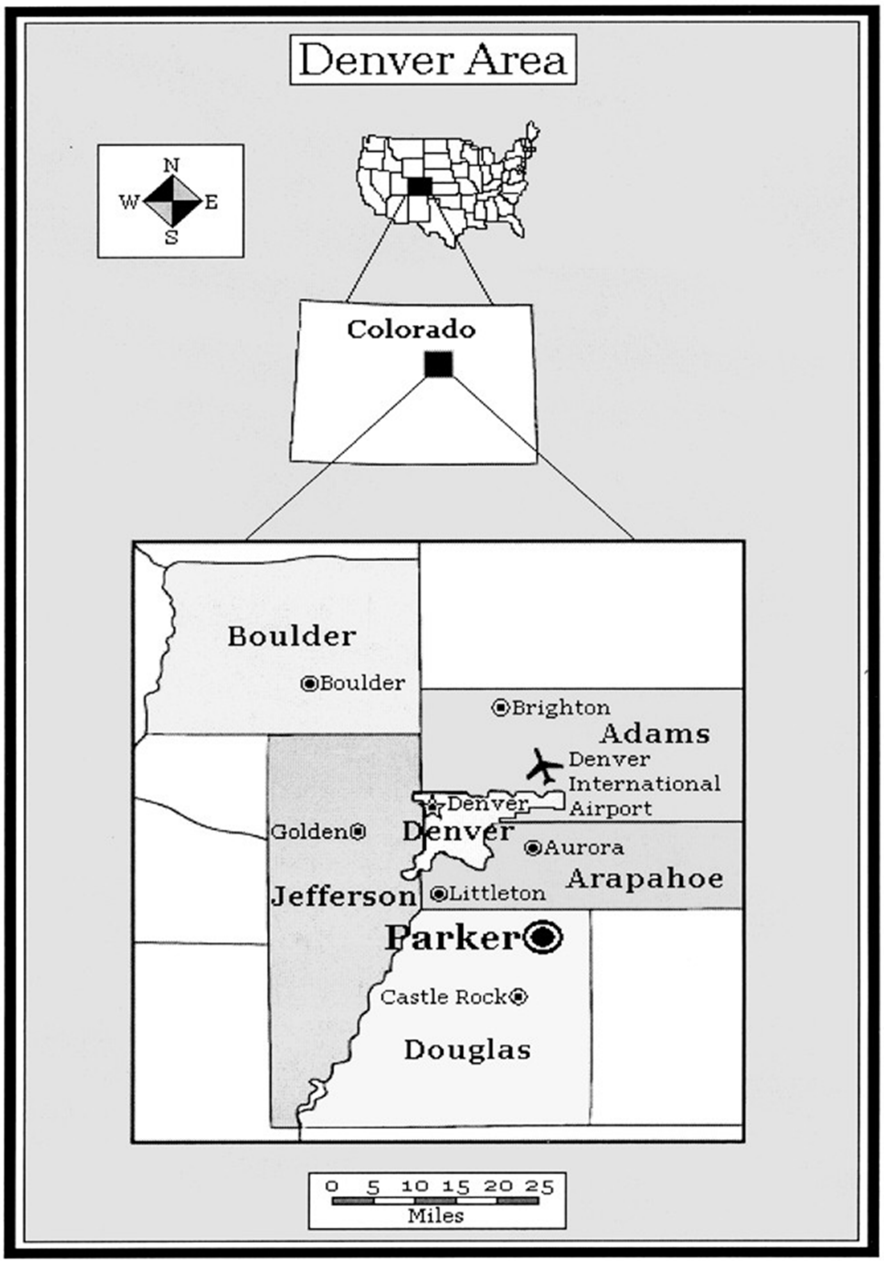


Town Departments

TOWN OF PARKER

Douglas County, Colorado
Location Map

Prepared by:
Town of Parker
Geographic Information System



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Independent Auditor's Report

To the Town Council
Town of Parker, Colorado

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 Parker, Colorado (the "Town") as of and for the year ended December 31, 2025 and the related notes to the financial statements, which collectively comprise the Town's basic financial statements, as listed in the table of contents.

In our opinion, the 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 as of December 31, 2025 and the respective changes in its financial position and, where applicable, its 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). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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's ability to continue as a going concern for 12 months beyond the financial statements date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor’s Responsibilities for the Audit of the Financial Statements

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

To the Town Council
Town of Parker, Colorado

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information, as identified 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, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The supplementary information, as identified in the table of contents, and the Local Highway Finance Report are presented for the purpose of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information and 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 Comprehensive Financial Report. The other information comprises the introductory section and statistical section schedules but does not include the basic financial statements and our auditor's 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.

To the Town Council
Town of Parker, Colorado

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 whether 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.

Plante & Moran, PLLC

June 1, 2026

PARKER
COLORADO

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the Town of Parker (Town), we offer the readers of these financial statements this narrative overview and analysis of the financial activities of the Town for the year ended December 31, 2025. We encourage readers to consider the information presented, along with additional information provided in the letter of transmittal (beginning on page i) when reviewing the financial statements, which begin on page 15.

FINANCIAL HIGHLIGHTS

- At the end of 2025, the Town's total net position was approximately $789.1 million. Of this amount, approximately $109.1 million was unrestricted and may be used to meet the Town's ongoing obligations to citizens and creditors.
- The Town's total net position increased by approximately $44.8 million during 2025. The increase in net position was primarily attributable to continued investment in capital assets, including transportation infrastructure, parks development, facility improvements, and other capital projects.
- During 2025, the Town recognized a significant litigation-related liability in accordance with applicable accounting standards. While this matter materially impacted liabilities and fund balance classifications, the Town maintained strong operational performance and healthy liquidity.
- Sales and use tax in the General Fund increased approximately 4.5 percent during 2025. Sales tax remains the Town's largest revenue source and provides the primary funding support for general governmental operations.
- The Town reduced its total outstanding debt by approximately $3.1 million in 2025, leaving a balance of approximately $36.1 million outstanding at year-end, down from approximately $39.2 million at the end of 2024. Outstanding debt at the end of 2025 primarily consisted of certificates of participation, tax increment revenue loans associated with urban renewal projects, subscription liabilities, and installment purchase agreements.
- At the end of 2025, the Town's governmental funds reported combined fund balances of approximately $218.3 million.
- At the end of 2025, the General Fund reported total fund balance of approximately $57.3 million, including approximately $16.4 million of unassigned fund balance and approximately $35.2 million assigned for litigation-related matters. The Town maintains conservative budgeting practices, prudent reserve management, and long-term financial planning strategies designed to preserve financial stability and operational continuity.
- Major capital asset activity during 2025 included continued construction of Salisbury Park North, completion of the Town Hall expansion project, roadway and mobility improvements, traffic signal and sidewalk connectivity projects, and further investment in transportation and public infrastructure improvements.

OVERVIEW OF THE FINANCIAL STATEMENTS

This Management's Discussion and Analysis (MD&A) provides a narrative overview and analysis of the financial activities of the Town for the year ended December 31, 2025. Readers are encouraged to consider the information presented in conjunction with the Town's financial statements, notes to the financial statements, and letter of transmittal.

The Town's basic financial statements are comprised of three components:

1. Government-wide financial statements
2. Fund financial statements
3. Notes to the financial statements

This report also contains 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 Town's finances in a manner similar to a private-sector business.

The Statement of Net Position presents information on the Town's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town 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 the timing of related cash flows. Accordingly, revenues and expenses are reported in this statement for some items that will result in cash flows in future periods, such as uncollected taxes and earned but unused compensated absences.

The government-wide financial statements distinguish functions of the Town that are primarily supported by taxes and intergovernmental revenues (governmental activities) from functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). Governmental activities include general government, public safety, highways and streets, economic development, and parks, recreation, and culture. The Town's business-type activity consists of stormwater utility operations.

The government-wide financial statements include the Town and its blended component units, the Parker Authority for Reinvestment (P3) and the Greater Parker Foundation (GPF). Although legally separate, these component units are included because the Town is financially accountable for them and appoints their governing boards.

The government-wide financial statements can be found on pages 15-16 of this report.

Fund financial statements

A fund is a grouping of related accounts used to maintain control over resources segregated for specific activities or objectives. The Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Town's funds are classified into two categories: governmental funds and proprietary funds.

Governmental funds. Governmental funds are used to account for the Town's basic governmental activities. Unlike the government-wide financial statements, governmental fund statements focus on short-term inflows, outflows, and balances of spendable resources available at year-end. This information is useful in evaluating the Town'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 governmental fund information with governmental activities reported in the government-wide financial statements. Reconciliations are provided to explain the relationship between the two presentations.

The Town maintains 18 individual governmental funds. Information is presented separately in the governmental funds balance sheets and statements of revenues, expenditures, and changes in fund balances for the General Fund; Cultural Fund; Parks and Recreation Fund; Parker Authority for Reinvestment Fund; Public Improvements Fund; and Capital Renewal and Replacement Fund, all of which are considered major funds. Data for the remaining governmental funds is aggregated into a single nonmajor governmental funds column. Individual fund data for each nonmajor governmental fund is provided in the combining statements elsewhere in this report.

The Town adopts an annual appropriated budget for all funds. Budgetary comparison schedules are provided for major governmental funds and additional schedules are presented within the supplementary information section of this report.

The governmental fund financial statements can be found on pages 21-26 of this report.

Proprietary funds. Proprietary funds provide the same type of information as the government-wide financial statements, but in greater detail.

The Town's enterprise fund accounts for stormwater utility operations. Internal service funds are used to account for fleet services, technology management, facility services, and employee medical benefits provided to Town departments on a cost-reimbursement basis. Because these services predominantly benefit governmental functions, the internal service funds are included within governmental activities in the government-wide financial statements.

The basic proprietary fund financial statements can be found on pages 27-30 of this report.

Notes to the financial statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data presented in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 31-57 of this report.

Required Supplementary Information

In addition to the basic financial statements and accompanying notes, this report also includes required supplemental information concerning budgetary reporting and the net pension liability (asset) and related contributions.

These schedules can be found on pages 58-65 of this report.

Supplementary and Statistical Information

Additional budgetary schedules, combining fund statements, and statistical information are presented in the supplementary information and statistical sections of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve as a useful indicator of the Town's financial position. The two tables below reflect the Town's net position and changes in net position. Table 1 – Net Position illustrates the Town's total assets, deferred outflows of resources, liabilities, and deferred inflows of resources, resulting in net position (assets and deferred outflows minus liabilities and deferred inflows of resources) at the end of 2025 with a comparison to 2024. As of December 31, 2025, the Town had total assets of $923.6 million compared to $845.7 million in 2024.

Table 1 Net Position (in thousands)

	Governmental Activities 2025	Governmental Activities 2024	Business-type Activities 2025	Business-type Activities 2024	Total 2025	Total 2024
Current and other assets	$290,305	$303,117	$10,663	$6,071	$300,968	$309,189
Capital assets	$582,129	$495,593	$40,467	$40,964	$622,596	$536,557
Total assets	**$872,434**	**$798,710**	**$51,130**	**$47,035**	**$923,564**	**$845,746**
Total deferred outflows of resources	**$4,176**	**$4,572**	**$0**	**$0**	**$4,176**	**$4,572**
Long-term liabilities outstanding	$79,037	$46,935	$164	$130	$79,201	$47,065
Other liabilities	$47,048	$47,799	$224	$260	$47,272	$48,059
Total liabilities	**$126,085**	**$94,734**	**$388**	**$390**	**$126,473**	**$95,124**
Total deferred inflows of resources	**$12,188**	**$10,895**	**$0**	**$0**	**$12,188**	**$10,895**
Net investment in capital assets	$544,641	$448,968	$40,444	$40,919	$585,085	$489,887
Restricted	$94,898	$77,434	$0	$0	$94,898	$77,434
Unrestricted	$98,798	$171,251	$10,298	$5,727	$109,096	$176,978
Total net position	**$738,337**	**$697,653**	**$50,742**	**$46,646**	**$789,079**	**$744,299**

By far, the largest portion of the Town's assets is capital assets, which totaled approximately $622.6 million or 67.4 percent of total assets at the end of 2025. These capital assets include land, buildings, improvements, machinery and equipment, infrastructure, subscription assets, right-to-use leased assets, and construction in progress.

The Town's total net position increased approximately $44.8 million during 2025. The increase was primarily attributable to continued investment in capital infrastructure, including transportation improvements, parks development, and facility improvements. During 2025, the Town also recognized a significant litigation-related liability in accordance with applicable accounting standards, which contributed to an increase in long-term liabilities and a decrease in unrestricted net position.

The Town's unrestricted net position totaled approximately $109.1 million at the end of 2025 compared to $177.0 million in 2024. The decrease was primarily related to the litigation liability recognized during the year. Restricted net position increased approximately $17.5 million primarily due to increases in restricted balances associated with parks, recreation, open space, and transportation-related capital projects.

The Town's outstanding long-term debt, which consists primarily of certificates of participation, tax increment revenue loans, subscription liabilities, installment purchase agreements, and compensated absences, decreased during 2025. Additional information regarding the Town's long-term obligations can be found in Note 7 to the financial statements.

Governmental Activities

Table 2 - Changes in Net Position (below), illustrates total Town revenues and expenses in 2025 compared to 2024 for Governmental Activities and Business-type Activities. Governmental activities reported an increase in net position by approximately $40.7 million during 2025. Total governmental activities revenues increased approximately $19.0 million from $164.1 million in 2024 to $183.1 million in 2025.

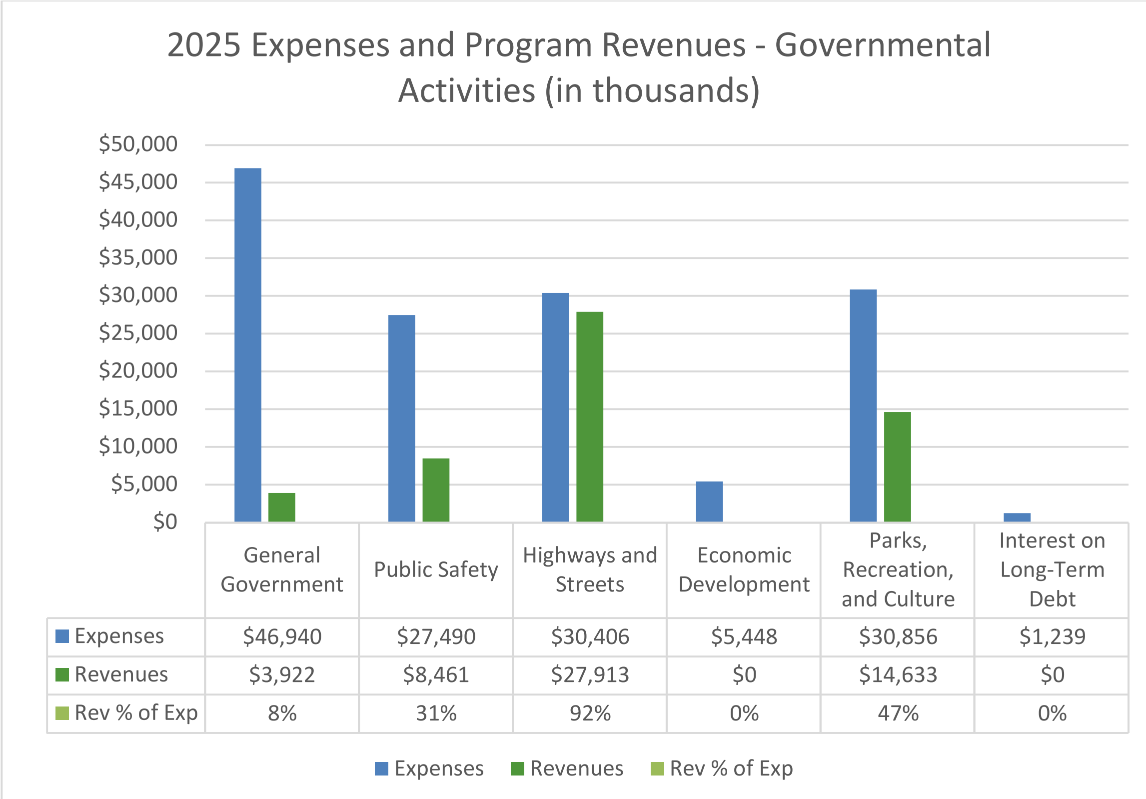
Sales and use tax revenue increased approximately $14.9 million during 2025 and represents the Town's largest source of revenue. Excise tax revenue also increased approximately $8.2 million during the year. Capital grants and contributions increased approximately $16.2 million compared to 2024, reflecting the timing of developer-dedicated infrastructure and other capital contributions. These increases were partially offset by a decrease in operating grants and contributions, which were higher in 2024 due to open space tax shareback funding received from Douglas County.

Total governmental activities expenses increased approximately $43.3 million from $99.1 million in 2024 to $142.4 million in 2025. The increase was primarily attributable to the recognition of a litigation-related liability during 2025 reported within general government expenditures. Additional contributing factors included continued investment in transportation infrastructure, parks and recreation facilities, public safety operations, and other capital and operational initiatives.

The Town continued to invest heavily in transportation, parks, recreation, and facility infrastructure during 2025. Capital activity included continued construction of Salisbury Park North, completion of the Town Hall expansion project, roadway and mobility improvements, traffic signal projects, and sidewalk connectivity improvements.

Table 2 Changes in Net Position (in thousands)

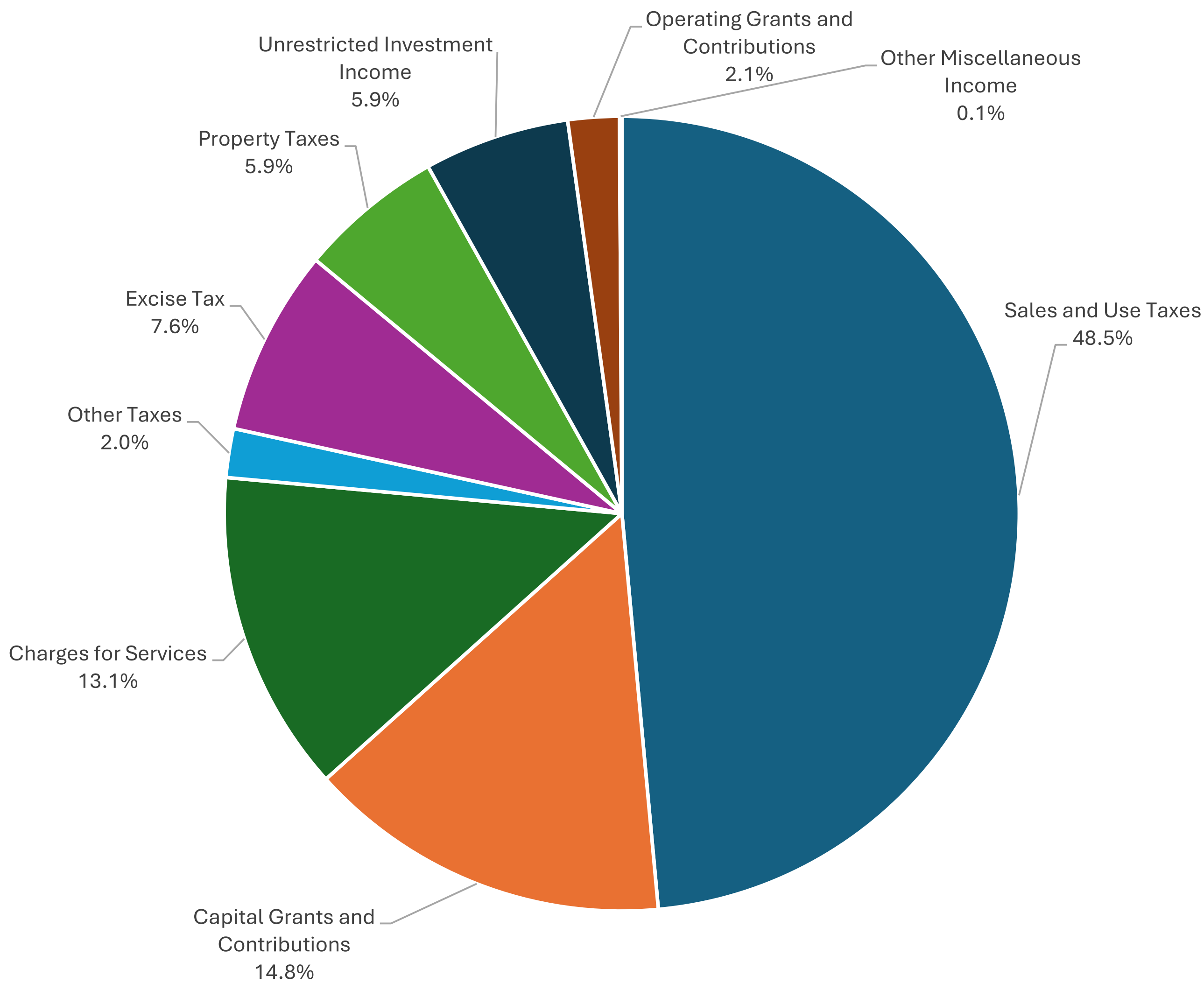
	Governmental Activities 2025	Governmental Activities 2024	Business-type Activities 2025	Business-type Activities 2024	Total 2025	Total 2024
Revenues						
Program revenues:						
Charges for services	$23,962	$19,686	$3,872	$3,735	$27,834	$23,421
Operating grants and contributions	$3,813	$19,705	$0	$0	$3,813	$19,705
Capital grants and contributions	$27,154	$10,990	$3,140	$3,703	$30,294	$14,693
General revenues:						
Sales and use taxes	$88,838	$73,926	$0	$0	$88,838	$73,926
Property taxes	$10,776	$10,539	$0	$0	$10,776	$10,539
Excise tax	$13,857	$5,635	$0	$0	$13,857	$5,635
Other taxes	$3,649	$11,757	$0	$0	$3,649	$11,757
Other miscellaneous income	$171	$506	$0	$0	$171	$506
Unrestricted investment income	$10,843	$11,352	$318	$208	$11,161	$11,560
Total revenues	**$183,063**	**$164,096**	**$7,330**	**$7,646**	**$190,393**	**$171,742**
Expenses						
General government	$46,940	$10,154	$0	$0	$46,940	$10,154
Public safety	$27,490	$25,354	$0	$0	$27,490	$25,354
Highways and streets	$30,406	$31,529	$0	$0	$30,406	$31,529
Economic development	$5,448	$3,450	$0	$0	$5,448	$3,450
Parks, recreation, and culture	$30,856	$27,829	$0	$0	$30,856	$27,829
Interest on long-term debt	$1,239	$739	$0	$0	$1,239	$739
Stormwater utility	$0	$0	$3,233	$3,086	$3,233	$3,086
Total expenses	**$142,379**	**$99,055**	**$3,233**	**$3,086**	**$145,612**	**$102,141**
Excess/Deficiency of revenues over expenses	**$40,684**	**$65,041**	**$4,097**	**$4,560**	**$43,781**	**$69,601**
Change in net position	**$40,684**	**$65,041**	**$4,097**	**$4,560**	**$44,780**	**$69,601**
Net position - beginning of year as previously reported	$697,653	$634,366	$46,646	$42,126	$744,299	$676,493
Effect of change in accounting principle	$0	($1,754)	$0	($41)	$0	($1,795)
Net position - beginning of year	$697,653	$632,612	$46,646	$42,085	$744,299	$674,698
Net position - end of year	**$738,337**	**$697,653**	**$50,742**	**$46,646**	**$789,079**	**$744,299**



	General Government	Public Safety	Highways and Streets	Economic Development	Parks, Recreation, and Culture	Interest on Long-Term Debt
Expenses	$46,940	$27,490	$30,406	$5,448	$30,856	$1,239
Revenues	$3,922	$8,461	$27,913	$0	$14,633	$0
Rev % of Exp	8%	31%	92%	0%	47%	0%

The above chart illustrates the extent to which the governmental activity functions are covered by program revenues: user charges, grants, and contributions. As with most local governments, the majority of the services provided to citizens are funded through various taxes and not program revenues

2025 Governmental Activities Revenues by Source



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The chart above shows the primary sources of revenue used to finance governmental activities. Sales and use taxes represent the Town's largest revenue source during 2025.

Business-type Activities

The Town's only business-type activity is stormwater utility operations. Business-type activities increased net position by approximately $4.1 million during 2025 compared to an increase of approximately $4.5 million during 2024.

Stormwater operating revenues exceed operating expenses during 2025, contributing to funding available for future infrastructure improvements, system maintenance, and capital replacement activities. Capital contributions totaled approximately $3.1 million during 2025 and supported infrastructure investment within the stormwater system. Operating expenses are funded entirely by stormwater utility fees charged to residential and commercial property based on their impervious area.

FINANCIAL ANALYSIS OF THE TOWN'S FUNDS

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds

The focus of the Town's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town's financing requirements and available financial resources. Unassigned fund balance represents the portion of fund balance available for discretionary use and may serve as a useful measure of the Town's financial flexibility.

At the end of 2025, the Town's governmental funds reported combined fund balances of approximately $218.3 million, a decrease of approximately $14.6 million compared to 2024. The decrease was primarily attributable to capital project expenditures and other planned uses of fund balance associated with transportation, parks, recreation, and facility-related capital improvements.

Approximately $16.4 million, or 7.5 percent, of total governmental fund balance constitutes unassigned fund balance available for spending at the Town's discretion. During 2025, the Town assigned approximately $35.2 million of General Fund balance related to ongoing litigation matters in accordance with applicable accounting standards and fund balance policies. The remainder of fund balance is either nonspendable, restricted, or assigned to indicate that it is:

1. Not in spendable form,
2. restricted for a particular purpose,
3. or assigned for intended future use.

General Fund. The General Fund is the primary operating fund of the Town. At the end of 2025, the General Fund reported total fund balance of approximately $57.3 million, including approximately $16.4 million of unassigned fund balance and approximately $35.2 million assigned for litigation-related matters. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total General Fund expenditures and transfers.

Unassigned fund balance represented approximately 22.6 percent of total General Fund expenditures and transfers at the end of 2025. Total fund balance represented approximately 78.7 percent of total General Fund expenditures and transfers. The Town's fund balance policy establishes a minimum target of 25.0 percent of annual budgeted expenditures and transfers.

The General Fund experienced an increase in total fund balance during 2025 primarily due to continued growth in sales and use tax revenue, property tax revenue, and investment earnings, partially offset by increased expenditures associated with personnel costs, public safety operations, cultural operations, and the Town's capital art program.

Sales and use tax revenue represents the Town's largest General Fund revenue source during 2025 and remained stable despite variable economic conditions. Public safety, public works, and general government operations continued to represent the largest areas of General Fund expenditures.

Cultural Fund. At the end of 2025, the Cultural Fund reported total fund balance of approximately $2.8 million, consisting of approximately $2.5 million of assigned fund balance intended for future cultural programming, facility operations, and related activities. Approximately $0.3 million was classified as nonspendable for prepaid items associated with future productions, marketing, and event-related deposits.

Fund balance decreased approximately $0.5 million during 2025 due to operating expenditures and capital outlay activity exceeding operating revenues and transfers. Charges for services and programming activity remained stable during 2025, supported by continued community participation in cultural programming and events.

Parks and Recreation Fund. The Parks and Recreation Fund, a major fund, ended 2025 with total restricted fund balance of approximately $40.2 million. The restricted nature of the fund balance is related to the voter-approved 0.50 percent sales tax dedicated to parks and recreation expenditures, as well as restrictions associated with open space tax shareback revenue and other park development funding sources.

Fund balance increased approximately $1.3 million during 2025. Revenues within the fund are supported by dedicated sales tax revenue, investment earnings, intergovernmental revenue, and contributions associated with park development activity. Capital expenditures remained significant during the year as the Town invested in major parks and recreation projects, including ongoing development of Salisbury Park North and other trail improvements

Parker Authority for Reinvestment Fund. The Parker Authority for Reinvestment (P3) Fund accounts for tax increment financing activity associated with urban renewal areas within the Town. The fund is used to account for property tax increment revenue, debt service obligations, and redevelopment-related expenditures associated with approved urban renewal projects.

At the end of 2025, the P3 Fund reported total restricted fund balance of approximately $2.1 million. Fund balance decreased during 2025 due to redevelopment-related expenditures, debt service activity, and infrastructure investment within the Town's urban renewal areas.

Property tax increment revenue continued to perform favorably during 2025, supported by ongoing commercial activity and property valuation growth within the Town's urban renewal areas. The fund supports infrastructure improvements, redevelopment activities, and debt obligations associated with previously approved urban renewal projects.

Public Improvements Fund. The Public Improvements Fund accounts for transportation, roadway, and other public infrastructure improvements financed primarily through development-related revenues, intergovernmental revenues, and transfers from the Excise Tax Fund.

At the end of 2025, the Public Improvements Fund reported total fund balance of approximately $61.3 million, including approximately $26.5 million restricted for specific transportation and infrastructure-related purposes and approximately $34.8 million assigned for planned future capital improvement projects.

Fund balance decreased during 2025 due to capital expenditures associated with roadway improvements, intersection enhancements, traffic signal projects, and other transportation infrastructure investments throughout the Town.

Revenue activity within the fund is supported by development-related excise taxes, intergovernmental revenues, investment earnings, and developer contributions. The fund supports several significant transportation and mobility improvement projects during 2025 as part of the Town's long-term capital planning strategy.

Capital Renewal and Replacement Fund. The Capital Renewal and Replacement Fund accounts for the repair, replacement, and renewal of existing Town facilities, infrastructure, equipment, technology systems, and other capital assets. The fund is used to support the long-term maintenance and sustainability of the Town's existing capital infrastructure.

At the end of 2025, the Capital Renewal and Replacement Fund reported total assigned fund balance of approximately $32.8 million. Fund balance decreased significantly during 2025 due to expenditures associated with the Town Hall expansion project.

The fund supports the Town's long-term capital maintenance strategy through investment in existing facilities and operational assets intended to preserve service levels, maintain operational efficiency, and support continued organizational growth.

Proprietary funds

The Town's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Factors concerning the finances of the proprietary stormwater fund have already been discussed above in the Town's business-type activities section.

GENERAL FUND BUDGETARY HIGHLIGHTS

The Town's General Fund budget is prepared using conservative revenue assumptions and disciplined expenditure planning intended to support long-term financial stability.

During 2025, actual General Fund revenues exceeded final budget amounts due to stronger-than-anticipated sales and use tax collections, development-related activity, and investment earnings. Sales and use tax revenue performed favorably throughout the year despite variable economic conditions.

Actual expenditures were generally consistent with final budget expectations as the Town continued to carefully monitor expenditures while maintaining service levels and supporting operational priorities.

Transfers out remained consistent with budget expectations and included operating support provided to the Cultural Fund and support for the Town's capital art program through the Capital Renewal and Replacement Fund.

At year-end, the General Fund remained in compliance with the Town's financial policies and maintained strong overall reserves despite the assignment of fund balance associated with ongoing litigation matters.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The following table illustrates the Town's capital assets (net of accumulated depreciation). At the end of 2025, the Town had approximately $622.6 million invested in a broad range of capital assets including equipment, buildings, parks and recreation facilities, roads, bridges, stormwater facilities, subscription assets, and construction in progress. This amount represents an increase of approximately $86.0 million, or 16.0 percent, compared to 2024. The increase was attributable to continued investment in transportation infrastructure, the Town Hall expansion project, parks and recreation improvements, and other capital construction activity.

Additional information on the Town's capital assets can be found in Note 5 to the financial statements on pages 45-46 of this report.

Town Capital Assets (net of depreciation)
(in thousands)

	Governmental Activities 2025	Governmental Activities 2024	Business -type Activities 2025	Business -type Activities 2024	Total 2025	Total 2024
Land	$87,427	$87,136	$0	$0	$87,427	$87,136
Construction in progress	$95,264	$64,024	$2,200	$12,190	$97,464	$76,214
Infrastructure	$255,336	$199,794	$37,777	$28,201	$293,113	$227,995
Buildings	$56,178	$58,441	$0	$0	$56,178	$58,441
Improvements other than buildings	$36,757	$38,657	$0	$0	$36,757	$38,657
Machinery and equipment	$13,614	$11,100	$489	$574	$14,103	$11,674
Intangible assets	$33,589	$33,281	$0	$0	$33,589	$33,281
Subscription assets	$3,964	$3,159	$0	$0	$3,964	$3,159
Total capital assets	**$582,129**	**$495,593**	**$40,466**	**$40,965**	**$622,595**	**$536,558**

Long-term Debt

At the end of 2025, the Town had approximately $36.1 million in outstanding long-term debt, excluding compensated absences, claims liabilities, and unamortized premiums. Outstanding obligations consisted of certificates of participation, tax increment financing obligations, installment purchase agreements, lease liabilities, and subscription liabilities.

During 2025, the Town met all debt obligations in accordance with applicable debt agreements and maintained compliance with all related debt covenants. The Town's long-term debt decreased during the year due to scheduled principal payments.

The Town maintains an AA credit rating from Standard & Poor's for the 2019 Certificates of Participation.

Additional information on the Town's debt can be found in Note 7 to the financial statements on pages 47-49 of this report.

Town Outstanding Debt

	Beginning 2025 Balance	Additions	Reductions	Ending 2025 Balance
Installment Purchase Agreements	$172,485	$0	($84,950)	$87,535
Subscription Liabilities	$3,187,391	$1,518,194	($709,034)	$3,996,551
Revenue Bonds				
Sales and Use Tax 2015	$1,090,000	$0	($1,090,000)	$0
Tax Increment Revenue Loan, 2020 A-1	$9,455,000	$0	($885,000)	$8,570,000
Tax Increment Revenue Loan, 2020 A-2	$6,110,000	$0	($515,000)	$5,595,000
Certificates of Participation				
Series 2019	$19,190,000	$0	($1,380,000)	$17,810,000
Total	**$39,204,876**	**$1,518,194**	**($4,663,984)**	**$36,059,086**

ECONOMIC FACTORS AND THE 2026 BUDGET

The Town's economic outlook remains stable, supported by a strong local sales tax base, residential and commercial construction, and ongoing demand for municipal services and infrastructure. While economic growth has moderated from the elevated levels experienced in recent years, sales tax revenue continues to provide the primary funding source for Town operations and capital investment.

The 2026 Annual Budget was approved by Town Council on November 17, 2025, following a public budget process that included staff-level development, a budget retreat, study sessions, and public hearings. The adopted 2026 Budget totals approximately $183.3 million and provides funding for continuation of services, higher operational costs, and public capital improvements.

The 2026 sales tax budget was prepared using a 2.5 percent growth trend over 2025 projected sales tax collections, reflecting a measured approach as sales tax growth returns closer to historical levels. The Town continues to monitor actual sales tax receipts and updates long-range financial assumptions as part of its ongoing 10-year planning process.

The 2026 Budget was prepared prior to recognition of the litigation-related liability discussed elsewhere in this report. As a result, the Town will continue to evaluate the potential financial impacts of the litigation matter through future budget amendments, long-range financial planning, and reserve management strategies, as needed.

The 2026 capital budget demonstrates the Town's emphasis on transportation, parks, recreation, facilities, and infrastructure investment. Major projects include expansion of Salisbury Regional Park, traffic signal installations, E-470/Parker Road/Twenty Mile Road improvements, Parker Fieldhouse office renovations, PACE Center renovations, Twenty Mile Road bridge rehabilitation, road weather information system improvements, and fleet and equipment replacement.

CONTACTING THE TOWN FINANCIAL MANAGEMENT

This report is intended to provide residents, taxpayers, investors, creditors, and other interested parties with a general overview of the Town's finances and to demonstrate the Town's accountability for the resources entrusted to it.

Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, Town of Parker, 20120 East Mainstreet, Parker, Colorado 80138. Additional financial information, budget documents, and other Town publications are available on the Town's website at www.parkerco.gov.

Statement of Net Position

December 31, 2025

	Governmental Activities	Business-type Activities	Total
Assets			
Equity in pooled cash and investments (Note 3)	$ 258,791,335	$ 10,187,097	$ 268,978,432
Cash and investments (Note 3)	3,036,675	-	3,036,675
Receivables:			
Property taxes receivable	11,922,798	-	11,922,798
Sales tax receivable	7,866,314	-	7,866,314
Customer receivables	248,208	-	248,208
Accrued interest receivable	905,100	24,987	930,087
Accounts receivable	1,240,879	130,177	1,371,056
Due from other governments	2,317,431	304,539	2,621,970
Inventory	97,861	-	97,861
Prepaid items	2,098,859	16,572	2,115,431
Prepaid water credits	1,105,355	-	1,105,355
Restricted assets:			
Investments held in escrow by trustee	3,790	-	3,790
Restricted other assets	670,607	-	670,607
Capital assets: (Note 5)			
Assets not subject to depreciation	215,844,548	2,200,302	218,044,850
Assets subject to depreciation - Net	366,284,553	38,266,612	404,551,165
Total assets	872,434,313	51,130,286	923,564,599
Deferred Outflows of Resources - Deferred pension costs (Note 8)	4,176,117	-	4,176,117
Liabilities			
Accounts payable:			
Accounts payable	10,195,409	57,789	10,253,198
Retainage payable	3,698,303	16,359	3,714,662
Due to other governmental units	42,796	-	42,796
Refundable deposits and bonds	25,478,905	118,876	25,597,781
Accrued liabilities and other	2,648,579	31,104	2,679,683
Unearned revenue	4,983,778	-	4,983,778
Noncurrent liabilities:			
Due within one year:			
Compensated absences (Note 7)	1,610,795	34,067	1,644,862
Current portion of long-term debt (Note 7)	4,054,207	-	4,054,207
Due in more than one year:			
Compensated absences (Note 7)	4,090,884	129,825	4,220,709
Provision for claims (Note 12)	35,176,820	-	35,176,820
Long-term debt - Net of current portion (Note 7)	34,104,782	-	34,104,782
Total liabilities	126,085,258	388,020	126,473,278
Deferred Inflows of Resources			
Property taxes levied for the following year	11,922,798	-	11,922,798
Deferred pension cost reductions (Note 8)	265,519	-	265,519
Total deferred inflows of resources	12,188,317	-	12,188,317
Net Position			
Net investment in capital assets	544,640,719	40,444,288	585,085,007
Parks, recreation, and open space purposes:			
Emergencies	4,451,961	-	4,451,961
Parks, recreation, and open space purposes	44,739,407	-	44,739,407
Law enforcement purposes	5,251	-	5,251
Highways and streets capital projects	43,552,254	-	43,552,254
Economic development	2,112,561	-	2,112,561
Town facilities and equipment	33,344	-	33,344
Debt service	3,790	-	3,790
Unrestricted	98,797,568	10,297,978	109,095,546
Total net position	**$ 738,336,855**	**$ 50,742,266**	**$ 789,079,121**

See notes to financial statements.

Statement of Activities

Year Ended December 31, 2025

		Program Revenue			Net (Expense) Revenue and Changes in Net Position — Primary Government		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Functions/Programs							
Primary government:							
Governmental activities:							
General government	$ 46,939,728	$ 3,888,295	$ 33,617	$ -	$ (43,017,816)	$ -	$ (43,017,816)
Public safety	27,489,842	8,157,475	303,070	-	(19,029,297)	-	(19,029,297)
Highways and streets	30,405,845	-	759,245	27,153,621	(2,492,979)	-	(2,492,979)
Economic development	5,448,231	-	-	-	(5,448,231)	-	(5,448,231)
Parks, recreation, and culture	30,856,418	11,916,243	2,717,132	-	(16,223,043)	-	(16,223,043)
Interest on long-term debt	1,238,733	-	-	-	(1,238,733)	-	(1,238,733)
Total governmental activities	142,378,797	23,962,013	3,813,064	27,153,621	(87,450,099)	-	(87,450,099)
Business-type activities - Stormwater Utility Fund	3,232,786	3,871,903	-	3,139,842	-	3,778,959	3,778,959
Total primary government	**$ 145,611,583**	**$ 27,833,916**	**$ 3,813,064**	**$ 30,293,463**	(87,450,099)	3,778,959	(83,671,140)
General revenue:							
Taxes:							
Property taxes					10,776,309	-	10,776,309
Sales and use taxes					88,838,377	-	88,838,377
Excise tax					13,856,544	-	13,856,544
Other taxes					3,648,561	-	3,648,561
Unrestricted investment income					10,842,959	317,742	11,160,701
Other miscellaneous income					170,807	-	170,807
Total general revenue					128,133,557	317,742	128,451,299
Change in Net Position					40,683,458	4,096,701	44,780,159
Net Position - Beginning of year					697,653,397	46,645,565	744,298,962
Net Position - End of year					**$ 738,336,855**	**$ 50,742,266**	**$ 789,079,121**

Governmental Funds
Balance Sheet

December 31, 2025

	General Fund	Cultural Fund	Public Improvements Fund	Capital Renewal and Replacement Fund	Parker Authority for Reinvestment Fund	Parks and Recreation Fund	Nonmajor Funds	Total Governmental Funds
Assets								
Equity in pooled cash and investments (Note 3)	$ 59,582,163	$ 3,349,099	$ 82,633,870	$ 35,701,870	$ 156	$ 43,618,939	$ 23,021,897	$ 247,907,994
Cash and investments	44,885	600	149,045	-	2,505,646	-	336,397	3,036,573
Receivables:								
Property taxes receivable	3,795,774	-	-	-	7,094,305	-	1,032,719	11,922,798
Sales tax receivable	6,548,379	-	-	-	-	1,317,935	-	7,866,314
Customer receivables	-	57,543	-	-	-	-	190,665	248,208
Accrued interest receivable	172,068	12,672	312,715	165,958	-	142,918	60,191	866,522
Accounts receivable	1,106,425	-	107,013	-	-	1,398	2,497	1,217,333
Due from other governments	701,576	192,316	1,407,450	-	-	-	-	2,301,342
Advances to other funds (Note 6)	50,000	-	-	-	-	-	-	50,000
Prepaid items	580,787	340,349	-	-	-	241	41,075	962,452
Restricted assets:								
Investments held in escrow by trustee	3,790	-	-	-	-	-	-	3,790
Restricted other assets	-	-	670,607	-	-	-	-	670,607
Total assets	**$ 72,585,847**	**$ 3,952,579**	**$ 85,280,700**	**$ 35,867,828**	**$ 9,600,107**	**$ 45,081,431**	**$ 24,685,441**	**$ 277,053,933**
Liabilities								
Accounts payable:								
Accounts payable	$ 1,340,584	$ 120,682	$ 4,764,521	$ 1,295,084	$ 343,241	$ 1,178,796	$ 908,764	$ 9,951,672
Retainage payable	183,018	-	1,403,684	1,819,013	-	287,794	4,794	3,698,303
Due to other governmental units	32,425	8,963	-	-	-	-	1,408	42,796
Advances from other funds (Note 6)	-	-	-	-	50,000	-	-	50,000
Refundable deposits and bonds	8,484,134	10,750	16,984,021	-	-	-	-	25,478,905
Accrued liabilities and other	1,412,195	61,577	132,332	-	-	13,564	157,967	1,777,635
Unearned revenue	-	716,694	-	-	-	3,413,528	853,556	4,983,778
Total liabilities	11,452,356	918,666	23,284,558	3,114,097	393,241	4,893,682	1,926,489	45,983,089
Deferred Inflows of Resources								
Unavailable revenue	-	192,316	701,437	-	-	-	-	893,753
Property taxes levied for the following year	3,795,774	-	-	-	7,094,305	-	1,032,719	11,922,798
Total deferred inflows of resources	3,795,774	192,316	701,437	-	7,094,305	-	1,032,719	12,816,551
Total liabilities and deferred inflows of resources	15,248,130	1,110,982	23,985,995	3,114,097	7,487,546	4,893,682	2,959,208	58,799,640

See notes to financial statements.

Governmental Funds
Balance Sheet (Continued)

December 31, 2025

	General Fund	Cultural Fund	Public Improvements Fund	Capital Renewal and Replacement Fund	Parker Authority for Reinvestment Fund	Parks and Recreation Fund	Nonmajor Funds	Total Governmental Funds
Fund Balances (Note 10)								
Nonspendable:								
Prepaids	$ 580,787	$ 340,349	$ -	$ -	$ -	$ 241	$ 41,075	$ 962,452
Long-term receivable	50,000	-	-	-	-	-	-	50,000
Restricted:								
Streets, parks, recreation, and facilities	-	-	-	-	-	-	16,589,872	16,589,872
Law enforcement	5,251	-	-	-	-	-	-	5,251
Highways and streets	9,626	-	26,466,190	-	-	-	1,157,173	27,632,989
Debt service	3,790	-	-	-	-	-	-	3,790
Emergencies	4,451,961	-	-	-	-	-	-	4,451,961
Town facilities and equipment	-	-	-	-	-	-	33,344	33,344
Parks, recreation, and open space	610,593	-	-	-	-	40,187,508	3,899,990	44,698,091
Economic development	-	-	-	-	2,112,561	-	-	2,112,561
Assigned:								
Culture	-	2,501,248	-	-	-	-	-	2,501,248
Fundraising	-	-	-	-	-	-	4,779	4,779
Highways and streets	-	-	34,828,515	-	-	-	-	34,828,515
Town facilities and equipment	-	-	-	32,753,731	-	-	-	32,753,731
Litigation	35,176,820	-	-	-	-	-	-	35,176,820
Unassigned	16,448,889	-	-	-	-	-	-	16,448,889
Total fund balances	57,337,717	2,841,597	61,294,705	32,753,731	2,112,561	40,187,749	21,726,233	218,254,293
Total liabilities, deferred inflows of resources, and fund balances	**$ 72,585,847**	**$ 3,952,579**	**$ 85,280,700**	**$ 35,867,828**	**$ 9,600,107**	**$ 45,081,431**	**$ 24,685,441**	**$ 277,053,933**

Governmental Funds
Reconciliation of the Balance Sheet to the Statement of Net Position

December 31, 2025

Fund Balances Reported in Governmental Funds	$ 218,254,293
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and are not reported in the funds:	
Cost of capital assets (including right-to-use assets)	934,377,799
Accumulated depreciation	(364,847,589)
Net capital assets used in governmental activities	569,530,210
Receivables that are not collected soon after year end are not available to pay for current period expenditures and, therefore, are reported as unavailable revenue in the funds	893,753
Retirement forfeiture funds are not financial resources and are, therefore, not reported in the governmental fund balance sheet	102
Bonds payable, claims, lease liabilities, subscription liabilities, and PPP liabilities are not due and payable in the current period and are not reported in the funds	(69,251,723)
Accrued interest is not due and payable in the current period and is not reported in the funds	(166,639)
Some employee fringe benefits are payable over a long period of years and do not represent a claim on current financial resources; therefore, they are not reported as fund liabilities:	
Employee compensated absences	(5,343,257)
Pension benefits	3,910,598
Water credits held to be exchanged for future water taps used in governmental activities are not financial resources and are, therefore, not reported in the governmental fund balance sheet	1,105,355
Internal service funds are included as part of governmental activities	19,404,163
Net Position of Governmental Activities	**$ 738,336,855**

Governmental Funds
Statement of Revenue, Expenditures, and Changes in Fund Balances

Year Ended December 31, 2025

	General Fund	Cultural Fund	Public Improvements Fund	Capital Renewal and Replacement Fund	Parker Authority for Reinvestment Fund	Parks and Recreation Fund	Formerly Major - Recreation Fund	Nonmajor Funds	Total Governmental Funds
Revenue									
Taxes:									
Property taxes	$ 3,917,943	$ -	$ -	$ -	$ 6,527,738	$ -	$ -	$ -	$ 10,445,681
Sales and use taxes	62,380,758	-	6,788,297	-	-	7,848,157	-	4,000,000	81,017,212
Excise tax - New development	-	-	-	-	-	-	-	12,117,102	12,117,102
Other taxes	4,917,376	-	579,814	-	-	-	-	-	5,497,190
Intergovernmental	3,074,301	683,811	6,389,302	-	-	336,472	-	1,060,572	11,544,458
Charges for services	5,268,115	4,534,686	-	-	-	222	-	7,379,650	17,182,673
Fines and forfeitures	648,529	-	-	-	-	-	-	-	648,529
Licenses and permits	5,864,489	-	-	-	-	-	-	-	5,864,489
Net investment earnings	2,164,945	158,273	3,927,481	2,043,992	-	1,809,492	-	738,776	10,842,959
Other revenue:									
Contributions	101,269	328,413	12,454,076	-	-	501,011	-	41,310	13,426,079
Miscellaneous	94,688	39,680	2,043	-	-	379	-	22,908	159,698
Total revenue	88,432,413	5,744,863	30,141,013	2,043,992	6,527,738	10,495,733	-	25,360,318	168,746,070
Expenditures									
Current services:									
General government	12,624,033	-	-	118,074	-	-	-	-	12,742,107
Public safety	26,550,081	-	-	-	-	-	-	-	26,550,081
Public works	13,305,914	-	498,053	-	-	-	-	-	13,803,967
Economic development	964,347	-	-	-	4,595,809	-	-	462,520	6,022,676
Parks, recreation, and culture	5,218,631	7,621,403	-	1,200	-	1,351,613	-	11,240,293	25,433,140
Capital outlay	9,788,826	622,245	42,694,107	30,846,019	-	8,976,818	-	595,478	93,523,493
Debt service:									
Principal	1,380,000	-	-	-	1,400,000	-	-	1,090,000	3,870,000
Interest and fiscal charges	961,500	-	273,900	-	240,254	-	-	11,718	1,487,372
Total expenditures	70,793,332	8,243,648	43,466,060	30,965,293	6,236,063	10,328,431	-	13,400,009	183,432,836
Excess of Revenue Over (Under) Expenditures	17,639,081	(2,498,785)	(13,325,047)	(28,921,301)	291,675	167,302	-	11,960,309	(14,686,766)
Other Financing Sources (Uses)									
Transfers in	-	2,000,000	5,126,400	925,000	-	2,250,000	-	1,101,718	11,403,118
Transfers out	(2,125,000)	-	(800,000)	-	-	(1,101,718)	-	(7,376,400)	(11,403,118)
Sale of capital assets	14,583	-	-	-	-	-	-	-	14,583
Insurance recoveries	46,484	-	-	-	-	-	-	-	46,484
Total other financing (uses) sources	(2,063,933)	2,000,000	4,326,400	925,000	-	1,148,282	-	(6,274,682)	61,067
Net Change in Fund Balances	15,575,148	(498,785)	(8,998,647)	(27,996,301)	291,675	1,315,584	-	5,685,627	(14,625,699)

See notes to financial statements.

Governmental Funds
Statement of Revenue, Expenditures, and Changes in Fund Balances (Continued)

Year Ended December 31, 2025

	General Fund	Cultural Fund	Public Improvements Fund	Capital Renewal and Replacement Fund	Parker Authority for Reinvestment Fund	Parks and Recreation Fund	Formerly Major - Recreation Fund	Nonmajor Funds	Total Governmental Funds
Fund Balances - Beginning of year, as previously reported	$ 41,762,569	$ 3,340,382	$ 70,293,352	$ 60,750,032	$ 1,820,886	$ 38,872,165	$ 3,778,354	$ 12,262,252	$ 232,879,992
Change within Financial Reporting Entity (Note 1)	-	-	-	-	-	-	(3,778,354)	3,778,354	-
Fund Balances - Beginning of year, as adjusted or restated	41,762,569	3,340,382	70,293,352	60,750,032	1,820,886	38,872,165	-	16,040,606	232,879,992
Fund Balances - End of year	**$ 57,337,717**	**$ 2,841,597**	**$ 61,294,705**	**$ 32,753,731**	**$ 2,112,561**	**$ 40,187,749**	**$ -**	**$ 21,726,233**	**$ 218,254,293**

See notes to financial statements.

Governmental Funds
Reconciliation of the Statement of Revenue, Expenditures, and Changes in Fund Balances to the Statement of Activities

Year Ended December 31, 2025

Net Change in Fund Balances Reported in Governmental Funds	$ (14,625,699)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures; however, in the statement of activities, these costs are allocated over their estimated useful lives as depreciation:	
Capital outlay of $93,586,347 and donated assets of $14,206,904	107,793,251
Depreciation expense	(22,589,838)
Net book value of assets transferred	(1,348,630)
Total	83,854,783
Revenue in the statement of activities that does not provide current financial resources is not reported as revenue in the funds until it is available	492,641
Repayment of bond and certificate of participation principal is an expenditure in the governmental funds but not in the statement of activities (where it reduces long-term debt)	3,870,000
Governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities	401,335
Some employee costs (pension, OPEB, and compensated absences) do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds	(1,055,674)
Increase in long-term liabilities related to claims and judgments does not require the use of current financial resources and, therefore, is not reported as expenditures in the governmental funds	(35,176,820)
Internal service funds are included as part of governmental activities	2,922,892
Change in Net Position of Governmental Activities	**$ 40,683,458**

Proprietary Funds
Statement of Net Position

December 31, 2025

	Enterprise Fund	Governmental Activities
	Stormwater Utility Fund	Proprietary Internal Service Funds
Assets		
Current assets:		
Equity in pooled cash and investments (Note 3)	$ 10,187,097	$ 10,883,341
Receivables:		
Accrued interest receivable	24,987	38,578
Accounts receivable	130,177	23,546
Due from other governments	304,539	16,089
Inventory	-	97,861
Prepaid expenses	16,572	1,136,407
Total current assets	10,663,372	12,195,822
Noncurrent assets - Capital assets: (Note 5)		
Assets not subject to depreciation	2,200,302	28,318
Assets subject to depreciation - Net	38,266,612	12,570,573
Total noncurrent assets	40,466,914	12,598,891
Total assets	51,130,286	24,794,713
Liabilities		
Current liabilities:		
Accounts payable	74,148	243,737
Refundable deposits and bonds	118,876	-
Accrued liabilities and other	31,104	704,305
Compensated absences (Note 7)	34,067	75,540
Current portion of long-term debt (Note 7)	-	837,701
Total current liabilities	258,195	1,861,283
Noncurrent liabilities: (Note 7)		
Compensated absences	129,825	282,882
Long-term debt - Net of current portion	-	3,246,385
Total noncurrent liabilities	129,825	3,529,267
Total liabilities	388,020	5,390,550
Net Position		
Net investment in capital assets	40,444,288	8,430,904
Unrestricted	10,297,978	10,973,259
Total net position	**$ 50,742,266**	**$ 19,404,163**

See notes to financial statements.

Proprietary Funds
Statement of Revenue, Expenses, and Changes in Net Position

Year Ended December 31, 2025

	Enterprise Fund	Governmental Activities
	Stormwater Utility Fund	Proprietary Internal Service Funds
Operating Revenue		
Charges for services	$ 3,713,825	$ -
Charges to other funds	-	15,802,173
Miscellaneous revenue	158,078	61,968
Total operating revenue	3,871,903	15,864,141
Operating Expenses		
Cost of sales and service	2,389,570	12,245,914
Depreciation	843,216	2,692,495
Total operating expenses	3,232,786	14,938,409
Operating Income	639,117	925,732
Nonoperating Revenue - Investment income	317,742	616,304
Income - Before capital contributions	956,859	1,542,036
Capital Contributions	3,139,842	1,380,856
Change in Net Position	4,096,701	2,922,892
Net Position - Beginning of year	46,645,565	16,481,271
Net Position - End of year	**$ 50,742,266**	**$ 19,404,163**

See notes to financial statements.

Proprietary Funds
Statement of Cash Flows

Year Ended December 31, 2025

	Enterprise Fund	Governmental Activities
	Stormwater Utility Fund	Proprietary Internal Service Funds
Cash Flows from Operating Activities		
Receipts from customers	$ 3,845,481	$ -
Receipts from interfund services and reimbursements	-	15,802,173
Payments to suppliers	(783,280)	(4,487,415)
Payments to employees and fringes	(1,597,564)	(8,597,585)
Other receipts	-	42,555
Net cash and cash equivalents provided by operating activities	1,464,637	2,759,728
Cash Flows from Capital and Related Financing Activities		
Receipt of capital contributions	3,139,842	-
Proceeds from sale of capital assets	-	275,268
Purchase of capital assets	(372,573)	(2,626,273)
Lease payments	-	(699,221)
Net cash and cash equivalents provided by (used in) capital and related financing activities	2,767,269	(3,050,226)
Cash Flows Provided by Investing Activities - Interest received on investments	301,901	466,109
Net Increase in Cash and Cash Equivalents	4,533,807	175,611
Cash and Cash Equivalents - Beginning of year	5,653,290	10,707,730
Cash and Cash Equivalents - End of year	**$ 10,187,097**	**$ 10,883,341**
Classification of Cash and Cash Equivalents - Equity in pooled cash and investments	**$ 10,187,097**	**$ 10,883,341**

Proprietary Funds
Statement of Cash Flows (Continued)

Year Ended December 31, 2025

	Enterprise Fund	Governmental Activities
	Stormwater Utility Fund	Proprietary Internal Service Funds
Reconciliation of Operating Income to Net Cash from Operating Activities		
Operating income	$ 639,117	$ 925,732
Adjustments to reconcile operating income to net cash from operating activities:		
Depreciation	843,216	2,692,495
Changes in assets and liabilities:		
Receivables	(26,422)	(19,413)
Inventories	-	(35,276)
Accounts payable and deposits	(16,572)	(689,710)
Accounts payable	(12,994)	(124,172)
Accrued and other liabilities	38,292	10,072
Total adjustments	825,520	1,833,996
Net cash and cash equivalents provided by operating activities	**$ 1,464,637**	**$ 2,759,728**
Significant Noncash Transactions		
Capital additions in payables	$ 23,626	$ 83,901
Contributed assets	-	1,380,856

Note 1 - Nature of Business and Significant Accounting Policies

Reporting Entity

The Town of Parker, Colorado (the "Town") was incorporated in 1981 as a home rule city, as authorized by Article 20 of the Colorado State Constitution. The Town operates under a council-manager form of government. The Town provides the following services as authorized by its charter: general government activities (government administration, finance, community development, and municipal court), public safety (police and building inspections), highways and streets (public works), economic development (economic development, assistance, and incentives), culture and recreation (parks and recreation), and stormwater activities.

The accompanying financial statements present the Town and its blended component units, entities for which the Town is considered to be financially accountable. Blended component units, although legally separate entities, are, in substance, part of the Town’s operations.

Blended Component Units

The Parker Authority for Reinvestment (P3) was incorporated in 2006 under the Colorado Revised Statutes for the purpose of continued economic redevelopment within the Town. In 2010, the redevelopment area was established under the name of Parker Central Area Reinvestment Plan. The Parker Road Urban Renewal Plan and the Cottonwood Urban Renewal Area Plans were adopted in 2012 and amended in 2015. The purpose of the plans is to eliminate blight in the area by funding new capital projects through tax increment financing, creating public-private partnerships with the goal of developing and redeveloping properties, and providing relocation assistance and other financial incentives within the context of the applicable statutes. P3 is presented as a blended component unit because the governing board and the Town Council are substantially the same. Additionally, the Town provides financial support to P3. P3 does not produce separately issued financial statements.

The Greater Parker Foundation (GPF) was incorporated in 2008 as a Colorado nonprofit corporation exclusively for public, charitable, and educational purposes, as described in and contemplated by §501(c)(3) of the Internal Revenue Code of 1986 and, more specifically, exclusively for the benefit of the Town. The GPF is presented as a blended component unit of the Town because it is engaged in fundraising activities that benefit the Town. The GPF does not produce separately issued financial statements. The Town does not legally adopt a budget for the GPF.

The Town of Parker My Mainstreet General Improvement District (the "GID") was incorporated in 2023 under the Colorado Revised Statutes for the purpose of economic redevelopment within downtown Parker. The GID is presented as a blended component unit of the Town because it is engaged in fundraising activities that benefit the Town. The GID does not produce separately issued financial statements. The GID had no financial activity as of and for the year ended December 31, 2025.

Discretely Presented Component Units

Downtown Parker Business Improvement District

The Downtown Parker Business Improvement District (the "Downtown BID") was created to correct and prevent deterioration in the downtown district, encourage historical preservation, and promote economic growth within the downtown district. The Downtown BID's governing body, which consists of five individuals, is selected by the Town Council. In addition, the Downtown BID's budget is subject to approval by the Town Council. The Downtown BID had minimal financial activity as of and for the year ended December 31, 2025. The component unit does not issue its own audited financial statements.

Note 1 - Nature of Business and Significant Accounting Policies (Continued)

Accounting and Reporting Principles

The Town follows accounting principles generally accepted in the United States of America (GAAP), as applicable to governmental units. Accounting and financial reporting pronouncements are promulgated by the Governmental Accounting Standards Board. The following is a summary of the significant accounting policies used by the Town:

Fund Accounting

The Town accounts for its various activities in several different funds in order to demonstrate accountability for how it spends certain resources; separate funds allow the Town to show the particular expenditures for which specific revenue is used. The various funds are aggregated into two broad fund types:

Governmental Funds

Governmental funds include all activities that provide general governmental services that are not business-type activities. Governmental funds can include the General Fund, special revenue funds, debt service funds, capital project funds, and permanent funds. The Town reports the following funds as major governmental funds:

- The General Fund is the Town's primary operating fund. It accounts for all financial resources of the Town except those required to be accounted for in another fund.
- The Cultural special revenue fund accounts for the operations of the Parker Arts, Culture and Events (PACE) Center; the Schoolhouse; and Ruth Chapel and is classified as a major fund for Scientific and Cultural Facilities District (SCFD) Tier II grant requirements. Revenue for the fund generally consist of charges for services, contributions, grants, and transfers from the General Fund.
- The Public Improvements capital project fund accounts for the financing and construction of highways and streets improvements.
- The Parker Authority for Reinvestment Fund accounts for the operations of the Parker Authority for Reinvestment. Revenue for the fund generally consist of property taxes.
- The Parks and Recreation special revenue fund accounts for the revenue collected from a 0.5 percent sales tax, contributions, and accumulated expenditures made for the acquisition and development of parks, open space, and recreational facilities.
- The Capital Renewal and Replacement Fund accounts for the financing and construction of improvements.

Proprietary Funds

Proprietary funds include enterprise funds (which provide goods or services to users in exchange for charges or fees) and internal service funds (which provide goods or services to other funds of the Town). The Town reports the following fund as a major enterprise fund:

- The Stormwater Utility Fund accounts for the collection of stormwater fees from residential and commercial property owners in the Town. These fees are used to fund the planning and construction of drainage improvements, the maintenance of storm sewers and detention facilities, and the monitoring and safeguarding of water quality.

Note 1 - Nature of Business and Significant Accounting Policies (Continued)

The Town's internal service funds account for fleet, technology management, facility services, and health benefits provided to other departments of the Town on a cost-reimbursement basis.

Interfund Activity

During the course of operations, the Town has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Furthermore, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements, these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

Basis of Accounting

The governmental funds use the current financial resources measurement focus and the modified accrual basis of accounting. This basis of accounting is intended to better demonstrate accountability for how the Town has spent its resources.

Expenditures are reported when the goods are received or the services are rendered. Capital outlays are reported as expenditures (rather than as capital assets) because they reduce the ability to spend resources in the future; conversely, employee benefit costs that will be funded in the future (such as pension or sick and vacation pay) are not counted until they come due for payment. In addition, debt service expenditures, claims, and judgments are recorded only when payment is due.

Revenue is not recognized until it is collected or collected soon enough after the end of the year that it is available to pay for obligations outstanding at the end of the year. For this purpose, the Town considers amounts collected within 60 days of year end to be available for recognition. Revenue not meeting this definition is classified as a deferred inflow of resources.

Proprietary funds use the economic resources measurement focus and the full accrual basis of accounting. Revenue is recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Report Presentation

Governmental accounting principles require that financial reports include two different perspectives - the government-wide perspective and the fund-based perspective. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component units, as applicable. The government-wide financial statements are presented on the economic resources measurement focus and the full accrual basis of accounting. Property taxes are recognized as revenue 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 statements also present a schedule reconciling these amounts to the modified accrual-basis presentation found in the fund-based statements.

Note 1 - Nature of Business and Significant Accounting Policies (Continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenue. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenue includes: (1) charges to customers or applicants for goods, services, or privileges provided; (2) operating grants and contributions; and (3) capital grants and contributions, including special assessments. Taxes, unrestricted intergovernmental receipts, and other items not properly included among program revenue are reported instead as general revenue.

As a general rule, the effect of interfund activity has been removed from the government-wide financial statements. Exceptions to this general rule occur when there are charges between the Town's stormwater function and various other functions. Eliminations of these charges would distort the direct costs and program revenue reported for the various functions concerned.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds, if any, are reported as separate columns in the fund financial statements.

Specific Balances and Transactions

Cash and Investments

Equity in Pooled Cash and Investments

To maximize investment earnings, the Town pools cash and investments of the various funds. Unless required by trust or other agreements, cash is deposited to and disbursed from a single bank account. These pooled funds are reported on the financial statements as equity in pooled cash and investments. Investment earnings are allocated to the participating funds based upon each fund's average share of the pool. Investments are reported at fair value determined from quoted market prices. Government pools are reported at net asset value and amortized costs. For the purpose of the statement of cash flows for proprietary funds, the Town considers cash and highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

Receivables

Accounts receivable are shown net of allowance for uncollectible accounts. The allowance is composed of the balances of the accounts that are deemed uncollectible.

Inventories and Prepaid Items

Inventories are valued at cost on a first-in, first-out basis. Inventories are recorded as expenditures when consumed rather than when purchased. Certain payments to vendors reflect costs applicable to future fiscal years and are recorded as prepaid items in both government-wide and fund financial statements, when applicable. The cost of prepaid items is recorded as expenditures/expenses when consumed rather than when purchased.

Restricted Assets

The following amounts are reported as restricted assets:

- Unspent bond proceeds and related interest totaling $670,607 in the Public Improvements Fund required to be set aside for construction or other allowable bond purchases
- Funds held in escrow totaling $3,790

Note 1 - Nature of Business and Significant Accounting Policies (Continued)

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure (roads, bridges, sidewalks, and similar immovable items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the Town as assets with an initial individual cost of more than $10,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. Costs of normal maintenance and repairs, which do not either add to the value of the asset or materially extend asset life are not capitalized. Outlays for the construction or improvement of capital assets are capitalized as construction in progress as the work is completed.

Capital assets are depreciated using the straight-line method over the following useful lives:

	Depreciable Life - Years
Buildings	20-50
Building improvements	20
Improvements other than buildings	20-30
Machinery and equipment	5-17
Infrastructure	20-50
Intangibles (software)	5-10
Subscription assets	Lease term

Long-term Obligations

In the government-wide financial statements and the proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund-type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bond using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed at the time they are incurred. In the fund financial statements, governmental fund types recognize bond issuances and premiums as other financing sources and bond discounts as other financing uses. The General Fund and debt service funds are generally used to liquidate governmental long-term debt.

Subscription-based Information Technology Arrangements

The Town obtains the right to use vendors’ information technology software through various long-term contracts. The Town recognizes a subscription liability and an intangible right-to-use subscription asset (the "subscription asset") in the applicable governmental or business-type activities column in the government-wide financial statements. The Town recognizes subscription assets and liabilities with an initial value of $50,000 or more.

At the commencement of a subscription, the Town initially measures the subscription liability at the present value of payments expected to be made during the subscription term. Subsequently, the subscription liability is reduced by the principal portion of subscription payments made. The subscription asset is initially measured as the initial amount of the subscription liability, adjusted for subscription payments made at or before the subscription commencement date, plus initial implementation costs. Subsequently, the subscription asset is depreciated on a straight-line basis over its useful life.

Note 1 - Nature of Business and Significant Accounting Policies (Continued)

Key estimates and judgments related to subscriptions include how the Town determines the discount rate it uses to discount the expected subscription payments to present value and the subscription term.

- The Town uses the interest rate charged by the vendor as the discount rate. When the interest rate charged by the vendor is not provided, the Town generally uses its estimated incremental borrowing rate as the discount rate for subscriptions.
- The subscription term includes the noncancelable period of the subscription.

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

Subscription assets are reported with other capital assets, and subscription liabilities are reported with long-term debt on the statement of net position.

Unearned Revenue

Unearned revenue consists of funds received in advance related to Cultural Fund and Recreation Fund programs, events, or services to be delivered in future periods. These amounts are recognized as liabilities until the associated obligations are fulfilled.

Deferred Outflows/Inflows of Resources

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

In addition to liabilities, the statement of net position and/or balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to future periods and will not be recognized as an inflow of resources (revenue) until that time.

The Town reports the following deferred outflows of resources and deferred inflows of resources:

	Inflows	Outflows
Unavailable revenue (those not collected within the period of availability) - Reported only at the modified accrual level	✓	
Deferred pension costs (or cost reductions)	✓	✓
Property taxes levied for the following year	✓	

Net Position

Net position of the Town is classified in three components. Net investment in capital assets consists of capital assets net of accumulated depreciation and is reduced by the current balances of any outstanding borrowings used to finance the purchase or construction of those assets. The restricted component of net position consists of restricted assets reduced by liabilities and deferred inflows of resources related to those assets. Investments held in escrow by trustee are classified as restricted net position on the balance sheet because associated debt covenants require these funds to be held for future debt service. Unrestricted net position is the remaining net position that does not meet the definition of invested in capital or restricted.

Note 1 - Nature of Business and Significant Accounting Policies (Continued)

Net Position Flow Assumption

The Town will sometimes fund outlays for a particular purpose from both restricted and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted net position to have been depleted before unrestricted net position is applied.

Fund Balance Flow Assumptions

The Town will sometimes fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the Town's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Furthermore, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Fund Balance Policies

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. The nonspendable fund balance component represents amounts that are not in spendable form or are legally or contractually required to be maintained intact. Examples are items that are not expected to be converted to cash, including inventories and prepaid expenditures. Restricted fund balance represents amounts that are legally restricted by outside parties, constitutional provisions, or enabling legislation for use for a specific purpose. The Town itself can establish limitations on the use of resources through either a commitment (committed fund balance) or an assignment (assigned fund balance).

The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the Town's highest level of decision-making authority. The Town Council is the highest level of decision-making authority for the Town that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation. The classification also incorporates contractual obligations to the extent that existing resources in the fund have been specifically committed for use in satisfying those contractual requirements.

Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as committed. The Town has, by resolution, authorized the town manager to assign fund balance. The Town Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year's appropriated budget. Unlike commitments, assignments generally exist only temporarily. In other words, an additional action does not normally have to be taken for the removal of an assignment. Conversely, as discussed above, an additional action is essential to either remove or revise a commitment.

The Town considers all unassigned fund balances to be available for future operations or capital replacement, as defined within Article X, Section 20 of the Constitution of the State of Colorado (see Note 12).

Note 1 - Nature of Business and Significant Accounting Policies (Continued)

Property Tax Revenue

Property taxes are levied and certified to Douglas County, Colorado each December of the preceding year and become an enforceable lien as of January 1. Douglas County, Colorado bills and collects property taxes for the Town. At the option of the taxpayer, property taxes may be paid in either one installment on April 30 or two installments on February 28 and June 15. Property taxes are recognized as receivables and deferred inflows of resources when levied and as revenue when due for collection in the following year.

Compensated Absences (Vacation and Sick Leave)

It is the Town's policy to permit employees to accumulate earned but unused sick and vacation pay benefits. The maximum vacation and sick leave hours that an employee may accumulate or receive upon separation of service is limited by town policy. Vacation and sick pay is accrued and reported in the government-wide and proprietary fund financial statements. A leave liability is recognized due to the leave attributable to services already rendered, leave that accumulates, and leave that is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. A liability for compensated absences is reported in the governmental funds only for employees who have resigned or retired for which the liability is expected to be paid with current available resources.

Proprietary Funds Operating Classification

Proprietary funds distinguish operating revenue and expenses from nonoperating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund’s principal ongoing operations. The principal operating revenue of proprietary funds is charges to customers for sales or services. Operating expenses for these funds include the cost of sales or services and administrative expenses and may include depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenue and expenses.

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 the reported amounts of revenue and expenses during the period. Actual results could differ from those estimates.

Accounting Changes

Changes to or within the Financial Reporting Entity

Change in Major Funds

The Recreation Fund was previously reported as a major governmental fund for the year ended December 31, 2024. For the year ended December 31, 2025, this fund is reported as a nonmajor governmental fund. The effects of this change is shown in the table at the end of this section.

Note 1 - Nature of Business and Significant Accounting Policies (Continued)

Adjustments to and Restatements of Beginning Balances

During fiscal year 2025, the changes noted above resulted in adjustments to and restatements of beginning net position and fund balance as follows:

	December 31, 2024 As Previously Reported	Change within the Financial Reporting Entity	December 31, 2024 As Restated
Governmental funds:			
Major fund - Formerly major - Recreation Fund	$ 3,778,354	$ (3,778,354)	$ -
Nonmajor funds	12,262,252	3,778,354	16,040,606
Total governmental funds	$ 16,040,606	$ -	$ 16,040,606

Upcoming Accounting Pronouncements

In April 2024, the Governmental Accounting Standards Board issued Statement No. 103, *Financial Reporting Model Improvements*, which establishes new accounting and financial reporting requirements or modifies existing requirements related to the following: management's discussion and analysis; unusual or infrequent items; presentation of the proprietary fund statement of revenue, expenses, and changes in fund net position; information about major component units in basic financial statements; budgetary comparison information; and financial trends information in the statistical section. The provisions of this statement are effective for the Town's financial statements for the year ending December 31, 2026.

In September 2024, the Governmental Accounting Standards Board issued Statement No. 104, *Disclosure of Certain Capital Assets*, which requires certain types of capital assets, such as lease assets, intangible right-to-use assets, subscription assets, and other intangible assets, to be disclosed separately by major class of underlying asset in the capital assets note. This statement also requires additional disclosures for capital assets held for sale. The provisions of this statement are effective for the Town's financial statements for the year ending December 31, 2026.

In December 2025, the Governmental Accounting Standards Board issued Statement No. 105, *Subsequent Events*, which defines subsequent events as transactions or other events that occur after the date of the financial statements but before the date the financial statements are available to be issued. This statement clarifies the subsequent events that constitute recognized and unrecognized events and establishes specific note disclosure requirements for nonrecognized events. The provisions of this statement are effective for the Town's financial statements for the year ending December 31, 2027.

Note 2 - Stewardship, Compliance, and Accountability

Budgetary Information

In accordance with the Town Charter, a proposed budget is submitted to the Town Council on or before October 15. The Town Council holds public budget hearings each year on or before November 15 and must finalize and adopt the budget and appropriate the funds by ordinance on or before December 15. During the year, the budget was amended in a legally permissible manner.

All appropriations are adopted at the fund level. Budgets for all funds are adopted using the modified accrual basis. Fund appropriations may be amended by the Town Council through an ordinance with compliance for appropriate publication and hearing procedures. Department directors, with approval of the town manager and finance director may reallocate the department budget between line item expenditures and/or approve transfers between departments within the same fund.

Note 2 - Stewardship, Compliance, and Accountability (Continued)

Excess of Expenditures Over Appropriations in Budgeted Funds

The Town did not have significant expenditure budget variances.

Note 3 - Deposits and Investments

Deposits and investments are reported in the financial statements as follows:

	Governmental Activities	Business-type Activities	Total
Equity in pooled cash and investments	$ 258,791,335	$ 10,187,097	$ 268,978,432
Cash and investments	3,036,675	-	3,036,675
Cash and investments held by trustee	3,790	-	3,790
Cash and investments - Unspent bond proceeds	670,607	-	670,607
Total	$ 262,502,407	$ 10,187,097	$ 272,689,504

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest, which include obligations of the United States and certain U.S. government agency securities, certain international agency securities, general obligation and revenue bonds of U.S. local government entities, bankers' acceptances of certain banks, commercial paper, written repurchase agreements collateralized by certain authorized securities, certain money market mutual funds, guaranteed investment contracts, and local government investment pools.

The Town's cash and investments are subject to several types of risk, which are examined in more detail below:

Custodial Credit Risk of Bank Deposits

Custodial credit risk is the risk that, in the event of a bank failure, the Town's deposits may not be returned to it. The Colorado Public Deposit Protection Act (PDPA) requires that all local governments deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. The PDPA allows the financial institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The fair value of the collateral must be equal to at least 102 percent of the aggregate uninsured deposits. The institution's internal records identify the collateral by depositor and are considered to be uninsured but collateralized. The State Regulatory Commission for Banks and Financial Services is required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools and as a co-agent over the release of collateral from the pools. As of December 31, 2025, all of the Town's deposits were either insured by the Federal Deposit Insurance Corporation or held in eligible public depositories, as required by the PDPA.

Interest Rate Risk

Interest rate risk is the risk that the value of investments will decrease as a result of a rise in interest rates. State statutes and the Town’s investment policy limit interest rate risk by limiting the maximum maturity to five years. Commercial paper is further limited to a maximum maturity of three years. Maturities of the underlying investments in the local government investment pool are limited by the pool’s investment policy to less than one year.

Note 3 - Deposits and Investments (Continued)

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

Asset Class	Carrying Value	Less Than One Year	1-3 Years	3-5 Years
Agency	$ 15,318,339	$ 6,840,307	$ 7,442,032	$ 1,036,000
U.S. Treasury	84,610,765	30,214,311	44,292,591	10,103,863
Corporate bonds	8,531,757	-	5,341,806	3,189,951
CSAFE	78,430,865	78,430,865	-	-
ColoTrust	65,501,682	65,501,682	-	-
Total	$ 252,393,408	$ 180,987,165	$ 57,076,429	$ 14,329,814

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations to the Town. National ratings agencies assess this risk and assign a credit quality rating for most investments. State statutes and the Town's investment policy require that U.S. Treasury and agency securities have the highest rating category of at least two nationally recognized rating agencies at the time of purchase. Commercial paper must have at least two ratings, which must not be below A1, P1, or F1 from any nationally recognized credit rating agency at the time of purchase. As of December 31, 2025, the credit quality ratings of debt securities (other than the U.S. government) are as follows:

Investment	Carrying Value	Rating	Rating Organization
Primary Government			
Federal Home Loan Bank	$ 9,359,360	Aaa	Moody's
Federal Farm Credit Banks	5,455,445	Aaa	Moody's
Amazon.com Inc	500,545	A1	Moody's
Alphabet inc	1,004,878	Aa2	Moody's
Johnson & Johnson	764,168	Aaa	Moody's
Eli Lilly and Co.	805,890	Aa3	Moody's
Meta Platforms Inc.	1,149,359	Aa3	Moody's
Florida Power & Light	759,341	Aa2	Moody's
MasterCard Inc	503,879	Aa3	Moody's
Tennessee Valley Authority	503,534	Aa1	Moody's
Toyota Motor Credit Corp	763,637	A1	Moody's
Cisco Systems Inc.	769,809	A1	Moody's
Colgate-Palmolive Co	755,114	Aa3	Moody's
Wal-Mart Stores	755,137	Aa2	Moody's
ColoTrust PLUS+	65,501,682	AAAm	S&P Global
CSAFE Cash Fund	78,430,865	AAAmmf	Fitch
Total	$ 167,782,643		

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of an entity's investment in a single issuer. State statutes and the Town's investment policy require that the book value of the Town's investment in commercial paper at no time exceed 50 percent of the Town's total investment portfolio or 5 percent of the book value of the portfolio if the notes are issued by a single issuer.

Note 3 - Deposits and Investments (Continued)

Local Government Investment Pool

The Town has $65,501,682 invested with the Colorado Local Government Liquid Asset Trust (COLOTRUST or the "Trust") and $78,430,865 invested with the Colorado Surplus Asset Fund Trust (CSAFE), which are investment vehicles established for local governments in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust and CSAFE.

COLOTRUST operates similarly to a money market fund in which each share has value of $1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and repurchase agreements collateralized by certain obligations of U.S. government agencies. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. As of December 31, 2025, the Town had $65,501,682 invested in COLOTRUST PLUS+.

CSAFE Cash Fund operates similarly to money market funds, and each share is equal in value to $1.00. Investments are limited to those allowed by state statutes. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. The custodian’s internal records identify the investments owned by the participating governments.

Computershare Corporate Trust funds are held in escrow related to the certificates of participation. As of December 31, 2025, $3,790 of certificate of participation Series 2019 base rental reserve funds is currently being invested in COLOTRUST PLUS+.

Fair Value Measurements

The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs. Investments that are measured at fair value using net asset value per share (or its equivalent) as a practical expedient are not classified in the fair value hierarchy below.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The Town’s assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset.

Note 3 - Deposits and Investments (Continued)

The Town has the following recurring fair value measurements as of December 31, 2025:

	Assets Measured at Carrying Value on a Recurring Basis at December 31, 2025			
	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)	Balance at December 31, 2025
Assets				
Agency	$ -	$ 15,318,339	$ -	$ 15,318,339
Corporate bonds	-	8,531,757	-	8,531,757
U.S. Treasury	-	84,610,765	-	84,610,765
Total investments at fair value	$ -	$ 108,460,861	$ -	$ 108,460,861

The fair value of the Town's investments at December 31, 2025 was determined primarily based on Level 2 inputs. The Town estimates the fair value of these investments using matrix pricing.

The valuation method for investments measured at net asset value (NAV) per share (or its equivalent) is presented below.

Investments in Entities That Calculate Net Asset Value per Share

The Town holds shares or interests in investment companies where the fair value of the investments is measured on a recurring basis using net asset value per share (or its equivalent) of the investment companies as a practical expedient.

The Town’s investments in COLOTRUST are measured using the net asset value method. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period. The Town invested $65,501,682 in COLOTRUST as of December 31, 2025.

Investments in Entities That Calculate Amortized Cost

The Town’s investment in CSAFE as of December 31, 2025 was $78,430,865 and is measured at amortized cost and, therefore, is not categorized in a level. The trust is similar to a money market fund, with each share valued at $1.00. There are no limitations or restrictions on investment withdrawals.

Note 4 - Subscriptions

The Town obtains the right to use vendors’ information technology software through various long-term contracts. Payments are generally fixed monthly or annually.

Subscription asset activity of the Town is included in Note 5.

Note 4 - Subscriptions (Continued)

Future principal and interest payment requirements related to the Town's subscription liability at December 31, 2025 are as follows:

Years Ending	Principal	Interest
2026	$ 750,166	$ 158,948
2027	619,654	130,380
2028	354,655	110,709
2029	385,348	93,975
2030	417,878	75,825
Thereafter	1,468,850	102,919
Total	$ 3,996,551	$ 672,756

Note 5 - Capital Assets

Capital asset activity of the Town's governmental and business-type activities was as follows:

Governmental Activities

	Balance January 1, 2025	Reclassifications	Additions	Disposals and Adjustments	Balance December 31, 2025
Capital assets not being depreciated:					
Land	$ 87,135,877	$ 8,190	$ 282,756	$ -	$ 87,426,823
Construction in progress	64,024,175	(50,762,628)	82,216,728	(214,775)	95,263,500
Intangible assets	32,706,420	-	447,805	-	33,154,225
Subtotal	183,866,472	(50,754,438)	82,947,289	(214,775)	215,844,548
Capital assets being depreciated:					
Infrastructure	462,802,577	49,655,059	21,487,636	-	533,945,272
Buildings	104,271,474	808,374	474,637	-	105,554,485
Improvements other than buildings	65,523,837	361,005	119,687	-	66,004,529
Machinery and equipment	31,332,477	(70,000)	5,637,278	(956,655)	35,943,100
Intangible assets (software)	2,266,519	-	-	-	2,266,519
Subscription assets	4,069,936	-	1,508,380	(100,152)	5,478,164
Subtotal	670,266,820	50,754,438	29,227,618	(1,056,807)	749,192,069
Accumulated depreciation:					
Infrastructure	263,008,150	-	15,601,277	-	278,609,427
Buildings	45,830,127	-	3,545,971	-	49,376,098
Improvements other than buildings	26,867,282	-	2,380,678	-	29,247,960
Machinery and equipment	20,232,055	-	2,911,274	(814,651)	22,328,678
Intangible assets (software)	1,691,558	-	139,249	-	1,830,807
Subscription assets	910,814	-	703,884	(100,152)	1,514,546
Subtotal	358,539,986	-	25,282,333	(914,803)	382,907,516
Net capital assets being depreciated	311,726,834	50,754,438	3,945,285	(142,004)	366,284,553
Net governmental activities capital assets	$ 495,593,306	$ -	$ 86,892,574	$ (356,779)	$ 582,129,101

Note 5 - Capital Assets (Continued)

Business-type Activities

	Balance January 1, 2025	Reclassifications	Additions	Disposals and Adjustments	Balance December 31, 2025
Capital assets not being depreciated - Construction in progress	$ 12,190,403	$ (10,311,793)	$ 321,692	$ -	$ 2,200,302
Capital assets being depreciated:					
Infrastructure	32,482,169	10,311,793	23,865	-	42,817,827
Machinery and equipment	801,549	-	-	(6,124)	795,425
Subtotal	33,283,718	10,311,793	23,865	(6,124)	43,613,252
Accumulated depreciation:					
Infrastructure	4,281,610	-	758,825	-	5,040,435
Machinery and equipment	227,937	-	84,392	(6,124)	306,205
Subtotal	4,509,547	-	843,217	(6,124)	5,346,640
Net capital assets being depreciated	28,774,171	10,311,793	(819,352)	-	38,266,612
Net business-type activities capital assets	$ 40,964,574	$ -	$ (497,660)	$ -	$ 40,466,914

Depreciation expense was charged to programs of the primary government as follows:

Governmental activities:	
General government	$ 304,667
Public safety	1,082,552
Highways and streets, including depreciation of general infrastructure assets	16,633,157
Recreation and culture	4,569,462
Internal service fund depreciation is charged to the various functions based on their usage of the asset	2,692,495
Total governmental activities	$ 25,282,333

Note 5 - Capital Assets (Continued)

Construction Commitments

The Town has active construction projects. At year end, the Town's commitments with contractors are as follows:

	Expenditures through December 31, 2025	Remaining Commitment	Project Total
Bridges - Dransfeldt Bridge over Sulphur Gulch	$ 94,476	$ 95,000	$ 189,476
Capital Renewal and Replacement - PACE Parking Garage	12,784,383	1,023,904	13,808,287
Capital Renewal and Replacement - Town Hall Expansion	30,009,583	5,294,645	35,304,228
Highways and Streets - Becket Drive	100,487	915,377	1,015,864
Highways and Streets - Crowfoot/Bayou Gulch Improvements	253,594	10,000	263,594
Highways and Streets - Dransfeldt Ext-South of 20-Mile	25,385,886	850,000	26,235,886
Highways and Streets - Dransfeldt Widening Lincoln to Pony	-	200,000	200,000
Highways and Streets - French Creek Reconstruction	1,484,730	20,000	1,504,730
Highways and Streets - Hilltop/Parker Road Improvements	322,069	2,777,931	3,100,000
Highways and Streets - Jordan Rd-Newlin Gulch	3,318,231	3,781,769	7,100,000
Highways and Streets - Lincoln and Pine	254,009	245,991	500,000
Highways and Streets - Lincoln Widening - Keystone to Parker Road	20,544,658	12,505,341	33,049,999
Highways and Streets - Mainstreet/Chambers Improvements	298,809	10,000	308,809
Highways and Streets - North Parker Road Improvements	7,315,657	95,000	7,410,657
Highways and Streets - Parker Sidewalk - Valley Hi	294,758	205,241	499,999
Highways and Streets - Stroh Widening J Morgan to Motsenbocker	14,799,595	10,129,746	24,929,341
Misc. - Parker Rd Sidewalk - Pine Drive to Robinson Ranch	1,994,397	4,662,062	6,656,459
Misc. - Parker Road Sidewalk - Village Inn to Sulphur Gulch	3,990,419	50,000	4,040,419
Parks and Recreation - Newlin Gulch Regional Trail	184,766	1,305,877	1,490,643
Parks and Recreation - Salisbury Park North Construction	10,084,919	29,871,081	39,956,000
Parks and Recreation - Trail Corridor Latigo - Canterberry	816,924	135,562	952,486
Total	$ 134,332,350	$ 74,184,527	$ 208,516,877

Note 6 - Interfund Receivables, Payables, and Transfers

Interfund balances in the fund statements consist of advances from the General Fund to the Parker Authority for Reinvestment Fund for general expenses in the amount of $50,000.

Note 6 - Interfund Receivables, Payables, and Transfers (Continued)

Interfund transfers reported in the fund financial statements are composed of the following:

	Transfers Out				
Transfers In	General Fund	Parks and Recreation Fund	Public Improvements Fund	Nonmajor Funds	Total
Capital Renewal and Replacement Fund	$ 125,000	$ -	$ 800,000	$ -	$ 925,000
Parks and Recreation Fund	-	-	-	2,250,000	2,250,000
Cultural Fund	2,000,000	-	-	-	2,000,000
Public Improvements Fund	-	-	-	5,126,400	5,126,400
Nonmajor funds	-	1,101,718	-	-	1,101,718
Total	$ 2,125,000	$ 1,101,718	$ 800,000	$ 7,376,400	$ 11,403,118

Transfers are used to (1) move revenue from the fund that statute or budget requires to collect the revenue to the fund that statute or budget requires to expend the revenue, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund as debt service payments become due, and (3) use unrestricted revenue collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

The transfer from the General Fund to the Capital Renewal and Replacement Fund was to allocate funds to the purpose of future capital development.

Note 7 - Long-term Debt

Long-term debt activity for the year ended December 31, 2025 can be summarized as follows:

Governmental Activities

	Beginning Balance	Additions*	Reductions	Ending Balance	Due within One Year
Bonds and contracts payable:					
Installment purchase agreements	$ 172,485	$ -	$ (84,950)	$ 87,535	$ 87,535
Subscription liabilities	3,187,391	1,518,194	(709,034)	3,996,551	750,166
Revenue bonds - Sales and use tax, 2015	1,090,000	-	(1,090,000)	-	-
Revenue bonds - Tax Increment Revenue Loan, 2020 A-1	9,455,000	-	(885,000)	8,570,000	895,000
Revenue bonds - Tax Increment Revenue Loan, 2020 A-2	6,110,000	-	(515,000)	5,595,000	520,000
Certificates of participation - Series 2019	19,190,000	-	(1,380,000)	17,810,000	1,445,000
Unamortized premium	2,484,033	-	(384,130)	2,099,903	356,506
Total bonds and contracts payable	41,688,909	1,518,194	(5,048,114)	38,158,989	4,054,207
Compensated absences	5,246,168	-	455,511	5,701,679	1,610,795
Total governmental activities long-term debt	$ 46,935,077	$ 1,518,194	$ (4,592,603)	$ 43,860,668	$ 5,665,002

Note 7 - Long-term Debt (Continued)

*The change in compensated absences is shown net here, as prescribed by GASB 101.

Internal service funds predominantly serve the governmental funds. Accordingly, long-term liabilities for them are included as part of the above totals for governmental activities. At year end, $358,422 of internal service funds compensated absences is included in the above amounts.

The Stormwater Utility Fund, the Town's only business-type activity, had a compensated absence beginning of year liability of $129,974, a net change in compensated absence liability of $33,918, bringing the fund's total liability to $163,892.

Revenue Bonds

Revenue bonds involve a pledge of specific income derived from the acquired or constructed assets and to pay debt service.

Tax Increment Revenue Loan - Dated September 4, 2020

Revenue loan debt service requirements to maturity are as follows:

Years Ending	Principal	Interest	Total
2026	$ 1,415,000	$ 218,665	$ 1,633,665
2027	1,440,000	196,845	1,636,845
2028	1,465,000	174,639	1,639,639
2029	1,485,000	152,047	1,637,047
2030	1,505,000	129,148	1,634,148
2031-2035	6,855,000	280,879	7,135,879
Total	$ 14,165,000	$ 1,152,223	$ 15,317,223

In 2020, the Town received Direct Borrowing Tax Increment Revenue Loans, the proceeds of which were used to fund the Town's urban renewal plan for the Cottonwood Commercial Area Urban Renewal Plan and the Parker Central Area Reinvestment Plan, including street enhancements and beautification; park, landscape, and sidewalk improvements; and bridge widening. This issue consists of bank loans in the original amounts of $12,855,000 and $8,080,000, due annually on December 1 in various amounts through December 1, 2035. The note may be prepaid, in whole or in part, on December 1, 2025 or any interest payment date thereafter, at the prepayment price equal to outstanding principal plus accrued interest without any termination fee, premium, or penalty. Interest at 1.58 percent is payable biannually.

This note is payable from pledged revenue that consists of the Town's property tax revenue certified by the county assessor for assessment of all taxable property within the Urban Renewal Project Area totaling $6.5 million, of which 100 percent is pledged to cover the debt service requirements outlined above for the remainder of the bond term. The pledged revenue collected in the current fiscal year adequately covers the 2025 debt service requirements shown above in the amount of $1.63 million.

In the event of default on the loan, the lender shall be entitled to the pledged revenue described above or may take other legal action to obtain payment.

Note 7 - Long-term Debt (Continued)

Certificate of Participation

Certificate of participation debt service requirements are as follows:

	Governmental Activities		
	Direct Borrowings and Direct Placements		
Years Ending December 31	Principal	Interest	Total
2026	$ 1,445,000	$ 890,500	$ 2,335,500
2027	1,495,000	818,250	2,313,250
2028	1,555,000	743,500	2,298,500
2029	1,635,000	665,750	2,300,750
2030	1,715,000	584,000	2,299,000
2031-2035	9,965,000	1,543,250	11,508,250
Total	$ 17,810,000	$ 5,245,250	$ 23,055,250

Refunding Certificates of Participation Series 2019

In 2019, the Town issued $25,215,000 in certificates of participation to refund all of the certificates of participation, Series 2009A and pay the costs of issuing the 2019 certificates. Payments are due semiannually in varying amounts through October 15, 2035. The lease allows the Town the option to purchase the properties prior to the end of the lease term by paying the amount necessary to discharge the outstanding COPs. The COPs maturing before November 1, 2026 are not subject to redemption prior to maturity. The COPs maturing on and after November 1, 2027 are subject to redemption on or after November 1, 2027 at the option of the Town.

Interest rates on these COPs range from 2.0 percent to 5.0 percent. Neither the lease nor the COPs constitute a general obligation or other indebtedness of the Town, and the lease will terminate if the Town Council does not appropriate funds to make the payments in any fiscal year. Repayment of the COPs is secured only by moneys, if any, held by the trustee and the buildings and equipment therein.

The refunding transaction released the PACE Center from the initial collateral of the 2009 COPs. The police station remains collateral for the 2019 COPs.

Construction on the building and the COPs are reported in the government-wide statements. Annual debt service payments are included in the General Fund. The asset acquired with the 2009 COPs, refunded by the 2019 COPs, has a net book value of $8.0 million.

Installment Purchase Agreements

In 2022, the Town entered into agreements to finance the purchase of copiers. The total amount of financing is $409,158, and $87,535 was outstanding as of December 31, 2025. Financed purchase debt service requirements are as follows:

Year Ending	Principal	Interest
2026	$ 87,535	$ 1,429

Authorized General Obligation Debt

In the November 6, 2001 election, voters authorized the issuance of $12.5 million of general obligation debt for the acquisition and preservation of open space and park land. As of December 31, 2025, this debt had not been issued.

Note 8 - Pension Plan

Plan Description

The Town contributes to the Statewide Retirement Plan, a cost-sharing multiple-employer defined benefit pension plan administered by the Colorado Fire and Police Pension Association (FPPA). The Statewide Retirement Plan (SRP) provides retirement benefits for members and beneficiaries. Death and disability coverage is provided for members hired prior to January 1, 1997 through the Statewide Death and Disability Plan, which is also administered by the FPPA. This is a noncontributory plan. All full-time, paid police officers of the Town are members of the Statewide Defined Benefit Plan and the Statewide Death and Disability Plan. Local revenue sources are responsible for funding of the death and disability benefits for firefighters hired on or after January 1, 1997.

Prior to January 1, 2023, the Town participated in the Statewide Defined Benefit Plan. Per Colorado House Bill 22-1034, effective January 1, 2023, FPPA merged the assets and liabilities of the Statewide Defined Benefit Plan and the Statewide Hybrid Plan into a new plan, the Statewide Retirement Plan. The impact of this merger to the Town was not significant.

Colorado statutes assign the authority to establish benefit provisions to the state Legislature. The FPPA issues a publicly available annual financial report that includes financial statements and required supplementary information for both the Statewide Retirement Plan and the Statewide Death and Disability Plan. The FPPA issues a publicly available Annual Comprehensive Financial Report that can be obtained at http://www.fppaco.org.

Benefits Provided

A member is eligible for a normal retirement pension once the member has completed 25 years of credited service and has attained the age of 55. Effective January 1, 2021, 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.

The annual normal retirement benefit is 2 percent of the average of the member’s highest 3 years’ base salary for each year of credited service up to 10 years, plus 2.5 percent for each year of service thereafter. The benefit earned prior to January 1, 2007 for members of affiliated Social Security employers will be reduced by the amount of Social Security income payable to the member annually. Effective January 1, 2007, members currently covered under Social Security will receive half the benefit when compared to the Statewide Defined Benefit Plan. Benefits paid to retired members are evaluated and may be redetermined every October 1. The amount of any increase is based on the board’s discretion and can range from 0 to the higher of 3 percent or the Consumer Price Index for Urban Wage Earners and Clerical Workers.

A member is eligible for an early retirement at age 50 with at least 5 years of credited service or after 30 years of service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, an employee may elect to have member contributions, along with 5 percent as interest, returned as a lump-sum distribution. Alternatively, a member with at least 5 years of accredited service may leave contributions with the plan and remain eligible for a retirement pension at age 55 equal to 2 percent of the member’s average highest 3 years’ base salary for each year of credited service up to 10 years, plus 2.5 percent for each year of service thereafter.

Note 8 - Pension Plan (Continued)

Contributions

The plan sets contribution rates at a level that enables all benefits to be fully funded at the retirement date of all members. Contribution rates for the SRP plan are set by state statute. Employer contribution rates can only be amended by state statute. Member contribution rates can be amended by state statute or election of the membership. Members of the SRP plan and their employers are contributing at the rate of 12 percent and 10.5 percent, respectively, of base salary for a total contribution rate of 22.5 percent in 2025. Employer contributions will increase 0.5 percent annually through 2030 to a total of 13.0 percent of pensionable earnings, resulting in a 25 percent contribution rate in 2030. Contributions to the plan from the Town were $961,201 for the year ended December 31, 2025.

Net Pension Liability

At December 31, 2025, the Town reported a 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 total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Town's proportion of the net pension liability was based on the Town's actuarially required contribution for the year ended December 31, 2024 relative to all other contributing employers. At December 31, 2025 (using the December 31, 2024 measurement date information), the Town’s proportion was 0.8023806 percent, which was a decrease of 0.0509923 percent from its proportion measured as of December 31, 2024 (using the December 31, 2023 measurement date information).

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2025, the Town recognized pension expense of $1,534,251.

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	$ 1,928,110	$ (60,310)
Changes in assumptions	690,053	-
Net difference between projected and actual earnings on pension plan investments	273,906	-
Changes in proportionate share, or difference between amount contributed and proportionate share of contributions	322,847	(205,209)
Employer contributions to the plan subsequent to the measurement date	961,201	-
Total	$ 4,176,117	$ (265,519)

Note 8 - Pension Plan (Continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows (note that employer contributions subsequent to the measurement date will reduce the net pension liability and, therefore, will not be included in future pension expense):

Years Ending December 31	Amount
2026	$ 839,243
2027	1,214,599
2028	120,249
2029	139,105
2030	264,457
Thereafter	371,744
Total	$ 2,949,397

Actuarial Assumptions

The total pension liability in the December 31, 2024 actuarial valuation was determined using an inflation assumption of 2.5 percent, assumed salary increases (including inflation) of 4.25 - 11.75 percent, and an investment rate of return (net of investment expenses) of 7.0 percent. The postretirement mortality tables for nondisabled retirees use 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 preretirement 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 preretirement nonduty mortality tables are adjusted to 60 percent multiplier. The on-duty mortality rate is 0.00015. These assumptions were applied to all periods included in the measurement.

For determining the actuarial determined contributions, the postretirement mortality tables for nondisabled retirees use the Pub-2010 mortality tables with the ultimate values of the MP-2020 projection scales.

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

As of the measurement period ended December 31, 2023, the cost of living adjustments (COLA) assumption, which was previously 0.00 percent, was revised to reflect the true nature of the FPPA board's benefits policy, which includes a variable COLA and supplemental payments. Consistent with the FPPA board's policy, the new COLA assumption will fluctuate from year to year depending on plan experience and is the long-term COLA assumption, which results in no net pension asset. If current assets do not support total pension liabilities using a COLA assumption of greater than 0.00 percent, then a COLA assumption of 0.00 percent will be used and a net pension liability will be reported.

Discount Rate

The discount rate used to measure the total pension liability was 7.0 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 FPPA board's funding policy, which establishes the contractually required rates under Colorado statutes.

Note 8 - Pension Plan (Continued)

Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. 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.

Investment Rate of Return

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. Best estimates of arithmetic real rates of return as of the December 31, 2024 measurement date for each major asset class included in the pension plan's target asset allocation, as disclosed in the investment note, are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
Global equity	33.00 %	4.50 %
Equity long/short	6.00	3.70
Private markets	34.00	6.00
Fixed income - Rates	7.00	2.50
Fixed income - Credit	7.00	4.00
Absolute return	9.00	3.20
Cash or cash equivalents	4.00	1.70

Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the Town, calculated using the discount rate of 7.0 percent, as well as what the Town's net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1 Percentage Point Decrease (6.0%)	Current Discount Rate (7.0%)	1 Percentage Point Increase (8.0%)
Net pension liability of the Statewide Defined Benefit Plan	$ 3,915,545	$ -	$ -

The net pension liability of $0 reflects a reserve for cost of living adjustments and to manage adverse experience of $1,153,483 at a 7.00 percent discount rate and $5,351,110 at an 8.00 percent discount rate.

Pension Plan Fiduciary Net Position

Detailed information about the plan's fiduciary net position is available in the separately issued financial report, which can be obtained at http://www.fppaco.org.

Assumption Changes

Changes in assumptions are recorded as deferred outflows or deferred inflows in the year enacted and amortized over the average remaining expected service life in place during the initial year of the assumption change. Changes in assumptions were last made as disclosed above.

Note 9 - Retirement Plans

Defined Contribution Retirement Plan

The Town of Parker, Colorado also contributes to the Parker defined contribution pension plan (401a) for full-time employees not covered under the FPPA. The plan is maintained and administered by Empower Retirement Company.

Under this plan, plan members contribute 8 percent of their compensation with a varied town contribution, which vests according to the table below. Town contributions for plan members who leave employment before they are fully vested can be used to reduce the Town's current period contribution requirement. There is no liability for benefits under the plan beyond the Town's matching payments. Plan provisions and contribution requirements are established and may be amended by the Town Council. The General Fund is used to liquidate pension liabilities.

	Active Members at December 31, 2025	Town Match	Vesting Rate per Year of Service
Town employee	293	10.5%	20%
Department head	12	12.5%	50%
Town manager	1	15.5%	Immediate
Town attorney	1	20.5%	Immediate

In 2025, the Town utilized $144,449 of forfeiture funds to reduce the $3,933,510 town contribution. Contributions by plan members and the Town for the past three years were as follows:

	Member Contributions	Town Contributions (Pension Expense)	Total
2025	$ 2,059,222	$ 3,789,061	$ 5,848,283
2024	1,950,178	2,373,394	4,323,572
2023	1,780,414	2,178,677	3,959,091

Deferred Compensation Plan

The Town's deferred compensation plan was created in accordance with Internal Revenue Code Section 457b. This plan allows employees at their option to defer a portion of their salary until future years. Compensation deferred is not available to the employee until termination, retirement, death, or permanent disability. All amounts deferred are held in trust for the exclusive benefit of participating employees. This plan is administered by Empower Retirement Company.

The Town contributes 9.5 percent of the town manager's compensation to her 457b account.

The Town contributes 4.5 percent of the town attorney's compensation to her 457b account.

Note 10 - Fund Balance Constraints

The detail of the various components of fund balance is as follows:

Article X, Section 20 of the Constitution of the State of Colorado requires the Town to establish emergency reserves. The amount required to be reserved at December 31, 2025 totaled $4,451,961 and is included in the General Fund fund balance in the restricted category.

Pursuant to agreements with developers, the Town has collected funds to be used for specific future capital projects. For this purpose, fund balance in the amount of $2,056,017 is restricted for parks, recreation, and open space, and $23,085,322 is restricted for highways and streets.

Note 10 - Fund Balance Constraints (Continued)

Transfers from the Parker Authority for Reinvestment Fund for capital improvements related to Parker Central and Cottonwood area projects are restricted for highways and streets. Fund balance is restricted in the amount of $670,607 for these purposes.

Revenue generated by the Police Explorers program has a restricted fund balance of $5,251 to be used for the program.

Revenue generated by the Recreation scholarships program has a restricted fund balance of $15,239 to be used for the program.

Revenue generated from the vehicle surcharges and late vehicle registration fees is distributed to the Town from the Highway Users Tax Fund. The revenue is restricted for road safety enhancements. The fund balance for December 31, 2025 of $2,721,087 is restricted for highways and streets.

Certificates of participation were issued in 2014 and 2019. As of December 31, 2025, Computershare Corporate Trust held $3,790 in reserve funds for these balances. These funds are restricted for debt service.

In 1990, town citizens voted on a 0.50 percent sales tax increase that is earmarked for parks and recreation improvements. For this purpose, fund balance in the amount of $42,348,285 is restricted.

Excise tax is paid by builders at the time a building permit is issued for a new residence or commercial structure. The fees are used to pay for capital projects, such as street improvements or parks that are needed for the new residents moving into the Town. The fees are only used for capital items and not to fund regular operations. The fund balance at December 31, 2025 totaled $16,589,872 for this purpose.

The Town receives money from the State of Colorado lottery based upon a formula relative to the population of the Town. The funds, plus interest earned thereon, are restricted under the State Conservation Trust Fund. State statutes require these funds to be used for the acquisition, development, and maintenance of parks and recreation facilities. In 2019, the Town began collecting impact fees on building permits filed within the Town. The impact fees collected in the Parks and Rec Impact Fee Fund are also restricted for this purpose. Fund balance is restricted in the amount of $278,552 for parks, recreation, and open space for this purpose.

Additional impact fees funds were created in 2019 for town facility and street expansions. The restricted fund balances as of December 31, 2025 are as follows:

Public works facility	$ 8,052
General government facility	11,951
Police facility	12,205
Court facility	1,136

Property tax revenue generated by P3 is restricted for economic development purposes within the defined areas of P3. The fund balance was $2,112,561 at December 31, 2025.

The Trails at Crowfoot Metro District Nos. 1-3 and the Town entered into Amended and Restated Intergovernmental Agreements (IGAs) in June 2019, as required by the districts' Amended and Restated Service Plans, approved by the Town in June 2019. The districts agreed to impose a property tax of 5 mills and remit the revenue to the Town. The Town is authorized to use the revenue from the mill levy for the planning, design, financing, acquisition, construction, operation, and maintenance of town infrastructure specified in Exhibit B of the IGAs. There is a restricted balance in the amount of $990,126 in this fund as of December 31, 2025.

Note 10 - Fund Balance Constraints (Continued)

Meadowlark Metropolitan District (Meadowlark) and the Town entered an intergovernmental agreement in June 2020. Meadowlark agreed to impose a property tax and remit the revenue to the Town. The Town is authorized to use the revenue for the planning, design, and construction and/or maintenance of the town infrastructure specified in Exhibit B of the agreement. There is a restricted balance in the amount of $145,523 in this fund as of December 31, 2025.

Cherry Creek South Metropolitan District Nos. 4-11 (the "Cherry Creek Districts") and the Town entered into an intergovernmental agreement in June 2020. The Cherry Creek Districts agreed to impose a property tax and remit the revenue to the Town. The Town is authorized to use the revenue from the mill levy for the planning, engineering, surveying, construction management, labor materials, operations, and administrative costs related to construction of regional infrastructure or town infrastructure, as specified in Exhibits A and B of the agreements. There is a restricted balance in the amount of $21,524 in this fund as of December 31, 2025.

Note 11 - Risk Management

The Town is exposed to various risks of loss related to property loss, torts, errors and omissions, and employee injuries (workers' compensation), as well as medical benefits provided to employees. The Town maintains commercial insurance coverage for all risks of loss. Settled claims relating to the commercial insurance have not exceeded the amount of insurance coverage in any of the past three fiscal years.

Note 12 - Commitments and Contingent Liabilities

Sales Tax Sharing Agreements

From time to time, the Town enters into incentive agreements to share sales tax revenue with qualified sales tax generating businesses, employers, and shopping centers within the Town to the extent authorized by the Tax and Fee Assistance Program and the Shopping Center Assistance Program (collectively, the “Programs”). Under the Programs, the Town may share sales tax generated by a qualified business/employer/shopping center according to the terms specified in a separate agreement with the Town (the “Program Agreements”). The Program Agreements are not a debt or obligation of the Town, and payments are pursuant to annual one-year terms and annual appropriation of funds by the Town Council.

The Town is currently a party to eight active Program Agreements. The shareback rates range from 50 percent to 85 percent of sales tax in excess of a defined annual base. The active Program Agreements have a maximum amount payable of $8,735,000 and a potential remaining commitment of approximately $6,627,912. The Program Agreements expire between 2026 and 2031 or when the maximum shareback is reached, whichever comes first. Tax reimbursements in 2025 were $352,819.

The Parker Authority for Reinvestment enters into tax increment financing (TIF) agreements to facilitate private investment that will prevent and eliminate blight in the three urban renewal areas within the Town of Parker, Colorado. P3 utilizes TIF to stimulate quality revitalization, redevelopment, and infill development. All TIF agreements P3 enters into have determined that a financial gap exists in the project, and TIF is used for improvements that have a public benefit and that support the redevelopment effort, such as site clearance, streets, utilities, parks, the removal of hazardous materials or conditions, or site acquisition. There are four agreements under which P3 has future commitments. The payments are for 50 percent to 75 percent of property tax increments in excess of a defined base of the value of the property before it was developed. The agreements have terms of 13 to 17 years.

P3 reimbursed $68,721 in 2025. Future commitments under these agreements amount to approximately $551,279.

Note 12 - Commitments and Contingent Liabilities (Continued)

In December 2022, the Town and P3 entered into a Development and Financing Agreement with CD-Parker, LLC. This agreement includes a 100 percent share of sales tax, property tax increment, public improvement fees, add-on public improvement fees, and general improvement district mill levy revenue from the project property in the Parker Central Area. The aggregate pledged incremental revenue share is $57.3 million. The payment shall terminate upon the earlier to occur of (a) when the aggregate pledged revenue is reached or (b) 30 years after a certificate of occupancy, temporary or otherwise, is issued for the first improvements on the last parcel to be developed. There were $247,124 of payments made in 2025 for this agreement.

Tax, Spending, and Debt Limitations

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations applicable to the State of Colorado and all local governments, including revenue growth limitations, spending abilities, creation of multiple-fiscal-year debt or other financial obligations, tax rate increases, imposing new taxes, and other specific requirements.

The Town's financial activity provides the basis for calculation of limitations adjusted for allowable increases tied to inflation and local growth.

The amendment requires that emergency reserves be established. These reserves must be at least 3 percent of fiscal year spending (excluding bonded debt service). Emergency reserves as of December 31, 2025 totaling $4,451,961 have been presented as a restriction of fund balance in the General Fund. The Town is not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

In April 1996, voters in the Town approved an amendment to the Home Rule Charter, which authorizes the Town to collect, retain, and expend all revenue of the Town for 1996 and each subsequent fiscal year, notwithstanding any limitation contained in Article X, Section 20 of the State Constitution.

The amendment is complex and subject to judicial interpretation. The Town believes it is in compliance with the requirements of the amendment. However, the Town has made certain interpretations in the amendment's language in order to determine its compliance.

Litigation

As of December 31, 2025, there were several lawsuits pending in which the Town is involved. The Town is involved in various claims and legal proceedings arising in the normal course of operations. Prior to December 31, 2025, the Town became aware of litigation related to alleged police misconduct. On May 11, 2026, a jury verdict was entered against a former employee of the Town in the amount of $24 million. Colorado law requires the Town to indemnify this former employee of any amount in excess of insurance coverage. On May 14, 2026, counsel for the plaintiff filed a proposed judgment totaling approximately $33.7 million, inclusive of the verdict amount and prefiling and prejudgment interest. This amount excludes attorney fees and costs, as well as postjudgment interest that accrues if postverdict proceedings commence. Given the proposed judgment filed by plaintiff’s counsel and estimated attorney fees, the Town accrued approximately $35.2 million as of December 31, 2025. Based on information available as of year end, management recorded an accrual in the accompanying financial statements for the estimated liability associated with this matter. The ultimate resolution of this matter, including appeals or other postjudgment proceedings, may differ from the amount accrued.

Required Supplementary Information

Required Supplementary Information
Budgetary Comparison Schedule - General Fund

Year Ended December 31, 2025

	Original Budget	Amended Budget	Actual	Variance with Amended Budget
Revenue				
Taxes	$ 68,880,201	$ 68,880,201	$ 69,411,758	$ 531,557
Intergovernmental	3,616,400	3,616,400	3,074,301	(542,099)
Charges for services	3,884,718	3,884,718	5,268,115	1,383,397
Fines and forfeitures	140,920	140,920	648,529	507,609
Licenses and permits	5,368,688	5,368,688	5,864,489	495,801
Net investment earnings	1,250,000	1,250,000	2,164,945	914,945
Other revenue	55,640	126,850	195,957	69,107
Total revenue	83,196,567	83,267,777	86,628,094	3,360,317
Expenditures				
Current services:				
General government	14,667,662	15,236,856	12,624,033	2,612,823
Public safety	29,094,186	29,174,725	26,550,081	2,624,644
Public works	11,929,800	12,234,984	13,305,914	(1,070,930)
Economic development	1,121,923	1,172,438	964,347	208,091
Parks, recreation, and culture	5,562,280	5,547,042	5,218,631	328,411
Capital outlay	11,571,451	15,141,340	9,788,826	5,352,514
Debt service:				
Principal	1,380,000	1,380,000	1,380,000	-
Interest and fiscal charges	961,500	961,500	961,500	-
Total expenditures	76,288,802	80,848,885	70,793,332	10,055,553
Excess of Revenue Over Expenditures	6,907,765	2,418,892	15,834,762	13,415,870
Other Financing Sources (Uses)				
Transfers in	1,804,319	1,804,319	1,804,319	-
Transfers out	(2,125,000)	(2,125,000)	(2,125,000)	-
Sale of capital assets	-	-	14,583	14,583
Insurance recoveries	31,200	31,200	46,484	15,284
Total other financing uses	(289,481)	(289,481)	(259,614)	29,867
Net Change in Fund Balance	6,618,284	2,129,411	15,575,148	13,445,737
Fund Balance - Beginning of year	36,701,114	41,762,569	41,762,569	-
Fund Balance - End of year	**$ 43,319,398**	**$ 43,891,980**	**$ 57,337,717**	**$ 13,445,737**

See note to required supplementary information.

Required Supplementary Information
Budgetary Comparison Schedule - Major Special Revenue Funds
Cultural Fund

Year Ended December 31, 2025

	Original Budget	Amended Budget	Actual	Variance with Amended Budget
Revenue				
Intergovernmental	$ 660,000	$ 660,000	$ 683,811	$ 23,811
Charges for services	4,152,700	4,152,700	4,534,686	381,986
Net investment earnings	100,000	100,000	158,273	58,273
Other revenue	258,100	258,100	368,093	109,993
Total revenue	5,170,800	5,170,800	5,744,863	574,063
Expenditures				
Current services - Recreation and culture	7,538,962	7,718,962	7,621,403	97,559
Capital outlay	791,813	889,143	622,245	266,898
Total expenditures	8,330,775	8,608,105	8,243,648	364,457
Excess of Expenditures Over Revenue	(3,159,975)	(3,437,305)	(2,498,785)	938,520
Other Financing Sources - Transfers in	2,000,000	2,000,000	2,000,000	-
Net Change in Fund Balance	(1,159,975)	(1,437,305)	(498,785)	938,520
Fund Balance - Beginning of year	2,466,521	3,340,382	3,340,382	-
Fund Balance - End of year	**$ 1,306,546**	**$ 1,903,077**	**$ 2,841,597**	**$ 938,520**

See note to required supplementary information.

Required Supplementary Information
Budgetary Comparison Schedule - Major Special Revenue Funds (Continued)
Parker Authority for Reinvestment Fund

Year Ended December 31, 2025

	Original Budget	Amended Budget	Actual	Variance with Amended Budget
Revenue - Taxes - Sales and use taxes	$ 5,985,000	$ 5,985,000	$ 6,527,738	$ 542,738
Expenditures				
Current services - Economic development	4,882,420	4,882,420	4,595,809	286,611
Debt service	1,591,985	1,591,985	1,640,254	(48,269)
Total expenditures	6,474,405	6,474,405	6,236,063	238,342
Net Change in Fund Balance	(489,405)	(489,405)	291,675	781,080
Fund Balance - Beginning of year	1,414,514	1,820,886	1,820,886	-
Fund Balance - End of year	**$ 925,109**	**$ 1,331,481**	**$ 2,112,561**	**$ 781,080**

See note to required supplementary information.

Required Supplementary Information
Budgetary Comparison Schedule - Major Special Revenue Funds (Continued)
Parks and Recreation Fund

Year Ended December 31, 2025

	Original Budget	Amended Budget	Actual	Variance with Amended Budget
Revenue				
Taxes:				
Sales and use taxes	$ 7,178,950	$ 7,178,950	$ 7,848,157	$ 669,207
Excise tax - New development	5,804,319	5,804,319	5,804,319	-
Intergovernmental	-	-	336,472	336,472
Charges for services	-	-	222	222
Net investment earnings	500,000	500,000	1,809,492	1,309,492
Other revenue	140	140	501,390	501,250
Total revenue	13,483,409	13,483,409	16,300,052	2,816,643
Expenditures				
Current services	1,429,532	1,429,532	1,351,613	77,919
Capital outlay	36,602,000	41,117,592	8,976,818	32,140,774
Total expenditures	38,031,532	42,547,124	10,328,431	32,218,693
Excess of Revenue (Under) Over Expenditures	(24,548,123)	(29,063,715)	5,971,621	35,035,336
Other Financing Sources (Uses)				
Transfers in	2,250,000	2,250,000	2,250,000	-
Transfers out	(6,906,037)	(6,906,037)	(6,906,037)	-
Total other financing uses	(4,656,037)	(4,656,037)	(4,656,037)	-
Net Change in Fund Balance	(29,204,160)	(33,719,752)	1,315,584	35,035,336
Fund Balance - Beginning of year	33,393,452	38,872,165	38,872,165	-
Fund Balance - End of year	**$ 4,189,292**	**$ 5,152,413**	**$ 40,187,749**	**$ 35,035,336**

See note to required supplementary information.

Required Supplementary Information
Schedule of the Town's Proportionate Share of the Net Pension Liability
FPPA Pension Plan

Last Ten Plan Years

Plan Years Ended December 31

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Town's proportion of the net pension liability (asset)	0.80200 %	0.75100 %	0.79400 %	0.79000 %	0.79500 %	0.83100 %	0.91100 %	0.99800 %	1.05100 %	1.02600 %
Town's proportionate share of the net pension liability (asset)	$ -	$ -	$ 704,731	$ (4,281,066)	$ (1,725,057)	$ (469,901)	$ 1,151,209	$ (1,435,080)	$ 379,662	$ (18,087)
Town's covered payroll	$ 8,748,960	$ 7,381,958	$ 6,907,611	$ 6,359,363	$ 6,382,213	$ 6,136,375	$ 6,099,438	$ 5,834,975	$ 5,377,350	$ 4,984,838
Town's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	- %	- %	10.20 %	(67.32)%	(27.03)%	(7.66)%	18.87 %	(24.59)%	7.06 %	(0.36)%

See note to required supplementary information.

Required Supplementary Information
Schedule of Pension Contributions
FPPA Pension Plan

Last Ten Fiscal Years

Years Ended December 31

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Statutorily required contribution	$ 961,201	$ 874,896	$ 701,286	$ 621,685	$ 540,546	$ 510,577	$ 490,910	$ 487,955	$ 466,978	$ 430,188
Contributions in relation to the statutorily required contribution	961,201	874,896	701,286	621,685	540,546	510,577	490,910	487,955	466,978	430,188
Contribution Excess	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Town's Covered Payroll	$ 9,154,294	$ 8,748,960	$ 7,381,958	$ 6,907,611	$ 6,359,363	$ 6,382,213	$ 6,136,375	$ 6,099,438	$ 5,834,975	$ 5,377,350
Contributions as a Percentage of Covered Payroll	10.50 %	10.00 %	9.50 %	9.00 %	8.50 %	8.00 %	8.00 %	8.00 %	8.00 %	8.00 %

See note to required supplementary information.

Budgetary Information

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the General Fund and all special revenue funds, except that certain operating transfers have been included in the revenue and expenditures categories, rather than as other financing sources (uses), and the capital facility reserve is budgeted as a separate fund. All annual appropriations lapse at fiscal year end. In accordance with the Town Charter, a proposed budget is submitted to the Town Council on or before October 15. The Town Council holds public budget hearings each year on or before November 15 and must finalize and adopt the budget and appropriate the funds by ordinance on or before December 15.

The budget document presents information by fund, function, department, and line items. The legal level of budgetary control adopted by the governing body is the fund level (i.e., the level at which expenditures may not legally exceed appropriations). Department directors, with approval of the town manager and finance director, may reallocate the department budget between line items expenditures and/or approve transfers between departments within the same fund.

A reconciliation of the General Fund budgetary comparison schedule to the fund-based statement of revenue, expenditures, and changes in fund balances is as follows:

	Total Revenue	Total Expenditures	Other Financing (Uses) Sources	Change in Fund Balance
Amounts per operating statement	$ 88,432,413	$ (70,793,332)	$ (2,063,933)	$ 15,575,148
Sales taxes budgeted as transfers in	(1,804,319)	-	1,804,319	-
Amounts per budget statement	$ 86,628,094	$ (70,793,332)	$ (259,614)	$ 15,575,148

A reconciliation of the Parks and Recreation Fund budgetary comparison schedule to the fund-based statement of revenue, expenditures, and changes in fund balances is as follows:

	Total Revenue	Total Expenditures	Other Financing Sources (Uses)	Change in Fund Balance
Amounts per operating statement	$ 10,495,733	$ (10,328,431)	$ 1,148,282	$ 1,315,584
Operating transfers budgeted as revenue and transfers out	5,804,319	-	(5,804,319)	-
Amounts per budget statement	$ 16,300,052	$ (10,328,431)	$ (4,656,037)	$ 1,315,584

Supplementary Information

Supplementary Information
Budgetary Comparison Schedule - Major Governmental Funds
Capital Renewal and Replacement Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue - Net investment earnings	$ 1,000,000	$ 1,000,000	$ 2,043,992	$ 1,043,992
Expenditures				
Current services	-	-	119,274	(119,274)
Capital outlay	475,000	37,300,257	30,846,019	6,454,238
Total expenditures	475,000	37,300,257	30,965,293	6,334,964
Excess of Revenue Over (Under) Expenditures	525,000	(36,300,257)	(28,921,301)	7,378,956
Other Financing Sources - Transfers in	125,000	925,000	925,000	-
Net Change in Fund Balance	650,000	(35,375,257)	(27,996,301)	7,378,956
Fund Balance - Beginning of year	23,399,217	60,750,032	60,750,032	-
Fund Balance - End of year	**$ 24,049,217**	**$ 25,374,775**	**$ 32,753,731**	**$ 7,378,956**

Supplementary Information
Budgetary Comparison Schedule - Major Governmental Funds (Continued)
Public Improvements Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue				
Taxes:				
Sales and use taxes	$ 4,388,800	$ 4,388,800	$ 6,788,297	$ 2,399,497
Excise taxes	520,000	520,000	579,814	59,814
Intergovernmental	9,004,800	9,004,800	6,389,302	(2,615,498)
Net investment earnings	2,000,000	2,000,000	3,927,481	1,927,481
Other revenue	10,959,152	11,704,152	12,456,119	751,967
Total revenue	26,872,752	27,617,752	30,141,013	2,523,261
Expenditures				
Current services - Public works	500,000	226,600	498,053	(271,453)
Capital outlay	28,736,000	89,290,342	42,694,107	46,596,235
Debt service	-	273,900	273,900	-
Total expenditures	29,236,000	89,790,842	43,466,060	46,324,782
Excess of Expenditures Over Revenue	(2,363,248)	(62,173,090)	(13,325,047)	48,848,043
Other Financing Sources - Transfers in	5,126,400	4,326,400	4,326,400	-
Net Change in Fund Balance	2,763,152	(57,846,690)	(8,998,647)	48,848,043
Fund Balance - Beginning of year	5,941,501	70,293,352	70,293,352	-
Fund Balance - End of year	**$ 8,704,653**	**$ 12,446,662**	**$ 61,294,705**	**$ 48,848,043**

Special Revenue Funds

Special revenue funds are used to account for the proceeds of specific revenue sources (other than major capital projects) that are restricted to expenditures for specific purposes.

Conservation Trust Fund

This fund accounts for lottery proceeds from the State of Colorado and the subsequent transfer of those moneys for expenditure.

Greater Parker Foundation Fund

This fund accounts for the activities of the Greater Parker Foundation, a component unit engaged in fundraising activities that benefit the Town of Parker, Colorado.

Recreation Fund

This fund accounts for the operations of the Parker Recreation Center, fieldhouse, H2O'Brien outdoor pool, and town recreational programs.

Debt Service Funds

Debt service funds are used to account for the accumulation of resources for and the payment of long-term debt principal, interest, and related costs.

Recreation Debt Fund

This fund accounts for payments of principal and interest on the 2006 sales and use tax revenue bonds issued to construct the fieldhouse.

Capital Project Funds

Capital projects funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities other than those financed by proprietary funds and trust funds.

Excise Tax Fund

This fund accounts for the collection of excise tax on new development for the purpose of building streets, parks and recreation facilities, and police and municipal facilities. The fees are transferred to funds based on the fund's purpose.

Hess Ranch Metropolitan District Fund

This fund accounts for property tax mill levies to be utilized for the planning, design, construction, and maintenance of town infrastructure within the Hess Ranch Metropolitan District.

Cherry Creek South Metropolitan District Fund

This fund accounts for property tax mill levies to be utilized for the planning, design, construction, and maintenance of town infrastructure within the Cherry Creek South Metropolitan District.

Meadowlark Metropolitan District Fund

This fund accounts for property tax mill levies to be utilized for the planning, design, construction, and maintenance of town infrastructure within the Meadowlark Metropolitan District.

Public Works Facility Impact Fee Fund

This fund accounts for impact fees collected on building permits that are restricted to be used to fund improvements and construction on the public works facility.

General Government Facility Impact Fee Fund

This fund accounts for impact fees collected on building permits that are restricted to be used to fund improvements and construction on the Town's general government facility.

Police Facility Impact Fee Fund

This fund accounts for impact fees collected on building permits that are restricted to be used to fund improvements and construction on the Town's police facilities.

Court Facility Impact Fee Fund

This fund accounts for impact fees collected on building permits that are restricted to be used to fund improvements and construction on the Town's court facility.

	Special Revenue Funds				Debt Service Funds	
	Conservation Trust Fund	Greater Parker Foundation Fund	Recreation Fund	Total Special Revenue Funds	Recreation Debt Fund	Total Debt Service Funds
Assets						
Equity in pooled cash and investments	$ -	$ -	$ 4,687,856	$ 4,687,856	$ -	$ -
Cash and investments	278,552	52,395	5,450	336,397	-	-
Receivables - Accrued interest receivable:						
Property taxes receivable	-	-	-	-	-	-
Customer receivables	-	-	190,665	190,665	-	-
Accrued interest receivable	-	-	16,796	16,796	-	-
Accounts receivable	-	1,098	-	1,098	-	-
Prepaid items	-	-	41,075	41,075	-	-
Total assets	**$ 278,552**	**$ 53,493**	**$ 4,941,842**	**$ 5,273,887**	**$ -**	**$ -**
Liabilities						
Accounts payable	$ -	$ 48,714	$ 266,398	$ 315,112	$ -	$ -
Due to other governmental units	-	-	1,408	1,408	-	-
Accrued liabilities and other	-	-	157,967	157,967	-	-
Unearned revenue	-	-	853,556	853,556	-	-
Total liabilities	-	48,714	1,279,329	1,328,043	-	-
Deferred Inflows of Resources - Property taxes levied for the following year	-	-	-	-	-	-
Total liabilities and deferred inflows of resources	-	48,714	1,279,329	1,328,043	-	-
Fund Balances						
Nonspendable - Prepaid items	-	-	41,075	41,075	-	-
Restricted:						
Streets, parks, recreation, and facilities	-	-	-	-	-	-
Highways and streets	-	-	-	-	-	-
Town facilities and equipment	-	-	-	-	-	-
Parks, recreation, and open space	278,552	-	3,621,438	3,899,990	-	-
Assigned - Fundraising	-	4,779	-	4,779	-	-
Total fund balances	278,552	4,779	3,662,513	3,945,844	-	-
Total liabilities, deferred inflows of resources, and fund balances	**$ 278,552**	**$ 53,493**	**$ 4,941,842**	**$ 5,273,887**	**$ -**	**$ -**

Supplementary Information
Combining Balance Sheet
Nonmajor Governmental Funds

December 31, 2025

Capital Project Funds									
Excise Tax Fund	Hess Ranch Metropolitan District Fund	Cherry Creek South Metropolitan District Fund	Meadowlark Metropolitan District Fund	Public Works Facility Impact Fee Fund	General Government Facility Impact Fee Fund	Police Facility Impact Fee Fund	Court Facility Impact Fee Fund	Total Capital Project Funds	Total
$ 17,147,736	$ 985,988	$ 21,518	$ 145,523	$ 8,025	$ 11,951	$ 12,164	$ 1,136	$ 18,334,041	$ 23,021,897
-	-	-	-	-	-	-	-	-	336,397
-	769,866	130,543	132,310	-	-	-	-	1,032,719	1,032,719
-	-	-	-	-	-	-	-	-	190,665
40,582	2,739	6	-	27	-	41	-	43,395	60,191
-	1,399	-	-	-	-	-	-	1,399	2,497
-	-	-	-	-	-	-	-	-	41,075
$ 17,188,318	**$ 1,759,992**	**$ 152,067**	**$ 277,833**	**$ 8,052**	**$ 11,951**	**$ 12,205**	**$ 1,136**	**$ 19,411,554**	**$ 24,685,441**
$ 598,446	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 598,446	$ 913,558
-	-	-	-	-	-	-	-	-	1,408
-	-	-	-	-	-	-	-	-	157,967
-	-	-	-	-	-	-	-	-	853,556
598,446	-	-	-	-	-	-	-	598,446	1,926,489
-	769,866	130,543	132,310	-	-	-	-	1,032,719	1,032,719
598,446	769,866	130,543	132,310	-	-	-	-	1,631,165	2,959,208
-	-	-	-	-	-	-	-	-	41,075
16,589,872	-	-	-	-	-	-	-	16,589,872	16,589,872
-	990,126	21,524	145,523	-	-	-	-	1,157,173	1,157,173
-	-	-	-	8,052	11,951	12,205	1,136	33,344	33,344
-	-	-	-	-	-	-	-	-	3,899,990
-	-	-	-	-	-	-	-	-	4,779
16,589,872	990,126	21,524	145,523	8,052	11,951	12,205	1,136	17,780,389	21,726,233
$ 17,188,318	**$ 1,759,992**	**$ 152,067**	**$ 277,833**	**$ 8,052**	**$ 11,951**	**$ 12,205**	**$ 1,136**	**$ 19,411,554**	**$ 24,685,441**

	Special Revenue Funds				Debt Service Funds		Capital Project Funds	
	Conservation Trust Fund	Greater Parker Foundation Fund	Recreation Fund	Total Special Revenue Funds	Recreation Debt Fund	Total Debt Service Funds	Excise Tax Fund	Hess Ranch Metropolitan District Fund
Revenue								
Taxes - Excise tax - New development	$ -	$ -	$ 4,000,000	$ 4,000,000	$ -	$ -	$ 12,117,102	$ -
Intergovernmental	666,670	-	63,274	729,944	-	-	-	233,422
Charges for services	-	-	7,379,650	7,379,650	-	-	-	-
Net investment earnings	3,559	-	210,616	214,175	-	-	483,379	35,078
Other revenue:								
Contributions	-	33,785	7,525	41,310	-	-	-	-
Miscellaneous	-	-	22,908	22,908	-	-	-	-
Total revenue	670,229	33,785	11,683,973	12,387,987	-	-	12,600,481	268,500
Expenditures								
Current services - Parks, recreation, and culture	-	35,957	11,204,336	11,240,293	-	-	462,520	-
Capital outlay	-	-	595,478	595,478	-	-	-	-
Debt service:								
Principal	-	-	-	-	1,090,000	1,090,000	-	-
Interest and fiscal charges	-	-	-	-	11,718	11,718	-	-
Total expenditures	-	35,957	11,799,814	11,835,771	1,101,718	1,101,718	462,520	-
Excess of Revenue Over (Under) Expenditures	670,229	(2,172)	(115,841)	552,216	(1,101,718)	(1,101,718)	12,137,961	268,500
Other Financing Sources (Uses)								
Transfers in	-	-	-	-	1,101,718	1,101,718	-	-
Transfers out	(750,000)	-	-	(750,000)	-	-	(6,626,400)	-
Total other financing (uses) sources	(750,000)	-	-	(750,000)	1,101,718	1,101,718	(6,626,400)	-
Net Change in Fund Balances	(79,771)	(2,172)	(115,841)	(197,784)	-	-	5,511,561	268,500
Fund Balances - Beginning of year, as previously reported	358,323	6,951	-	365,274	-	-	11,078,311	721,626
Change within Financial Reporting Entity	-	-	3,778,354	3,778,354	-	-	-	-
Fund Balances - Beginning of year, as adjusted or restated	358,323	6,951	3,778,354	4,143,628	-	-	11,078,311	721,626
Fund Balances - End of year	**$ 278,552**	**$ 4,779**	**$ 3,662,513**	**$ 3,945,844**	**$ -**	**$ -**	**$ 16,589,872**	**$ 990,126**

Year Ended December 31, 2025

Capital Project Funds							
Cherry Creek South Metropolitan District Fund	Meadowlark Metropolitan District Fund	Public Works Facility Impact Fee Fund	General Government Facility Impact Fee Fund	Police Facility Impact Fee Fund	Court Facility Impact Fee Fund	Total Capital Project Funds	Total
$ -	$ -	$ -	$ -	$ -	$ -	$ 12,117,102	$ 16,117,102
20,908	76,298	-	-	-	-	330,628	1,060,572
-	-	-	-	-	-	-	7,379,650
73	4,731	337	448	513	42	524,601	738,776
-	-	-	-	-	-	-	41,310
-	-	-	-	-	-	-	22,908
20,981	81,029	337	448	513	42	12,972,331	25,360,318
-	-	-	-	-	-	462,520	11,702,813
-	-	-	-	-	-	-	595,478
-	-	-	-	-	-	-	1,090,000
-	-	-	-	-	-	-	11,718
-	-	-	-	-	-	462,520	13,400,009
20,981	81,029	337	448	513	42	12,509,811	11,960,309
-	-	-	-	-	-	-	1,101,718
-	-	-	-	-	-	(6,626,400)	(7,376,400)
-	-	-	-	-	-	(6,626,400)	(6,274,682)
20,981	81,029	337	448	513	42	5,883,411	5,685,627
543	64,494	7,715	11,503	11,692	1,094	11,896,978	12,262,252
-	-	-	-	-	-	-	3,778,354
543	64,494	7,715	11,503	11,692	1,094	11,896,978	16,040,606
$ 21,524	**$ 145,523**	**$ 8,052**	**$ 11,951**	**$ 12,205**	**$ 1,136**	**$ 17,780,389**	**$ 21,726,233**

Supplementary Information
Budgetary Comparison Schedule - Nonmajor Governmental Funds
Conservation Trust Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue				
Intergovernmental	$ 754,000	$ 754,000	$ 666,670	$ (87,330)
Net investment earnings	4,590	4,590	3,559	(1,031)
Total revenue	758,590	758,590	670,229	(88,361)
Expenditures	-	-	-	-
Excess of Revenue Over Expenditures	758,590	758,590	670,229	(88,361)
Other Financing Uses - Transfers out	(750,000)	(750,000)	(750,000)	-
Net Change in Fund Balance	8,590	8,590	(79,771)	(88,361)
Fund Balance - Beginning of year	418,473	358,323	358,323	-
Fund Balance - End of year	**$ 427,063**	**$ 366,913**	**$ 278,552**	**$ (88,361)**

Supplementary Information
Budgetary Comparison Schedule - Nonmajor Governmental Funds (Continued)
Greater Parker Foundation Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue - Other revenue	$ 13,000	$ 13,000	$ 33,785	$ 20,785
Expenditures - Current services - Recreation and culture	16,050	16,050	35,957	(19,907)
Net Change in Fund Balance	(3,050)	(3,050)	(2,172)	878
Fund Balance - Beginning of year	6,951	6,951	6,951	-
Fund Balance - End of year	**$ 3,901**	**$ 3,901**	**$ 4,779**	**$ 878**

Supplementary Information
Budgetary Comparison Schedule - Nonmajor Governmental Funds (Continued)
Recreation Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue				
Taxes	$ 4,000,000	$ 4,000,000	$ 4,000,000	$ -
Intergovernmental	30,000	30,000	63,274	33,274
Charges for services	7,476,760	7,476,760	7,379,650	(97,110)
Net investment earnings	100,000	100,000	210,616	110,616
Other revenue	9,026	12,026	30,433	18,407
Total revenue	11,615,786	11,618,786	11,683,973	65,187
Expenditures				
Current services - Parks, recreation, and culture	11,379,208	11,355,208	11,204,336	150,872
Capital outlay	1,190,000	1,382,000	595,478	786,522
Total expenditures	12,569,208	12,737,208	11,799,814	937,394
Net Change in Fund Balance	(953,422)	(1,118,422)	(115,841)	1,002,581
Fund Balance - Beginning of year	3,281,813	3,778,354	3,778,354	-
Fund Balance - End of year	**$ 2,328,391**	**$ 2,659,932**	**$ 3,662,513**	**$ 1,002,581**

Supplementary Information
Budgetary Comparison Schedule - Nonmajor Governmental Funds (Continued)
Recreation Debt Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue	$ -	$ -	$ -	$ -
Expenditures - Debt service	1,103,718	1,103,718	1,101,718	2,000
Excess of Expenditures Over Revenue	(1,103,718)	(1,103,718)	(1,101,718)	2,000
Other Financing Sources - Transfers in	1,103,718	1,103,718	1,101,718	(2,000)
Net Change in Fund Balance	-	-	-	-
Fund Balance - Beginning of year	-	-	-	-
Fund Balance - End of year	**$ -**	**$ -**	**$ -**	**$ -**

Supplementary Information
Budgetary Comparison Schedule - Nonmajor Governmental Funds (Continued)
Excise Tax Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue				
Taxes - Excise tax - New development	$ 6,090,000	$ 6,090,000	$ 12,117,102	$ 6,027,102
Net investment earnings	500,000	500,000	483,379	(16,621)
Total revenue	6,590,000	6,590,000	12,600,481	6,010,481
Expenditures	-	731,934	462,520	269,414
Excess of Revenue Over Expenditures	6,590,000	5,858,066	12,137,961	6,279,895
Other Financing Uses - Transfers out	(6,626,400)	(6,626,400)	(6,626,400)	-
Net Change in Fund Balance	(36,400)	(768,334)	5,511,561	6,279,895
Fund Balance - Beginning of year	11,326,740	11,078,311	11,078,311	-
Fund Balance - End of year	**$ 11,290,340**	**$ 10,309,977**	**$ 16,589,872**	**$ 6,279,895**

Supplementary Information
Budgetary Comparison Schedule - Nonmajor Governmental Funds (Continued)
Hess Ranch Metropolitan District Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue				
Intergovernmental	$ 125,000	$ 125,000	$ 233,422	$ 108,422
Net investment earnings	5,100	5,100	35,078	29,978
Total revenue	130,100	130,100	268,500	138,400
Expenditures	-	-	-	-
Net Change in Fund Balance	130,100	130,100	268,500	138,400
Fund Balance - Beginning of year	406,642	721,626	721,626	-
Fund Balance - End of year	**$ 536,742**	**$ 851,726**	**$ 990,126**	**$ 138,400**

Supplementary Information
Budgetary Comparison Schedule - Nonmajor Governmental Funds (Continued)
Cherry Creek South Metropolitan District Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue				
Intergovernmental	$ -	$ -	$ 20,908	$ 20,908
Net investment earnings	-	-	73	73
Total revenue	-	-	20,981	20,981
Expenditures	-	-	-	-
Net Change in Fund Balance	-	-	20,981	20,981
Fund Balance - Beginning of year	227	543	543	-
Fund Balance - End of year	**$ 227**	**$ 543**	**$ 21,524**	**$ 20,981**

Supplementary Information
Budgetary Comparison Schedule - Nonmajor Governmental Funds (Continued)
Meadowlark Metropolitan District Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue - Intergovernmental	$ -	$ -	$ 81,029	$ 81,029
Expenditures	-	-	-	-
Net Change in Fund Balance	-	-	81,029	81,029
Fund Balance - Beginning of year	-	64,494	64,494	-
Fund Balance - End of year	**$ -**	**$ 64,494**	**$ 145,523**	**$ 81,029**

Supplementary Information
Budgetary Comparison Schedule - Nonmajor Governmental Funds (Continued)
Public Works Facility Impact Fee Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue - Net investment earnings	$ -	$ -	$ 337	$ 337
Expenditures	-	-	-	-
Net Change in Fund Balance	-	-	337	337
Fund Balance - Beginning of year	7,715	7,715	7,715	-
Fund Balance - End of year	**$ 7,715**	**$ 7,715**	**$ 8,052**	**$ 337**

Supplementary Information
Budgetary Comparison Schedule - Nonmajor Governmental Funds (Continued)
General Government Facility Impact Fee Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue - Net investment earnings	$ -	$ -	$ 448	$ 448
Expenditures	-	-	-	-
Net Change in Fund Balance	-	-	448	448
Fund Balance - Beginning of year	11,503	11,503	11,503	-
Fund Balance - End of year	**$ 11,503**	**$ 11,503**	**$ 11,951**	**$ 448**

Supplementary Information
Budgetary Comparison Schedule - Nonmajor Governmental Funds (Continued)
Police Facility Impact Fee Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue - Net investment earnings	$ -	$ -	$ 513	$ 513
Expenditures	-	-	-	-
Net Change in Fund Balance	-	-	513	513
Fund Balance - Beginning of year	-	11,692	11,692	-
Fund Balance - End of year	**$ -**	**$ 11,692**	**$ 12,205**	**$ 513**

Supplementary Information
Budgetary Comparison Schedule - Nonmajor Governmental Funds (Continued)
Court Facility Impact Fee Fund

Year Ended December 31, 2025

	Original Budget (Unaudited)	Amended Budget (Unaudited)	Actual	Variance with Amended Budget (Unaudited)
Revenue - Net investment earnings	$ -	$ -	$ 42	$ 42
Expenditures	-	-	-	-
Net Change in Fund Balance	-	-	42	42
Fund Balance - Beginning of year	-	1,094	1,094	-
Fund Balance - End of year	**$ -**	**$ 1,094**	**$ 1,136**	**$ 42**

Supplementary Information
Internal Service Funds
Fund Descriptions

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the government and to other governmental units, on a cost-reimbursement basis.

Fleet Services Fund

This fund accounts for the repairs and preventive maintenance of all town vehicles and equipment. Revenue is derived from participating departments based upon services rendered.

Technology Management Fund

This fund accounts for the purchasing of computer equipment, software, and computer repair and maintenance for all departments of the Town. Revenue is derived from all departments based on their estimated share of these costs.

Facility Services Fund

This fund accounts for the maintenance of town facilities. Funding is established through base rates charged to applicable departments and funds based on the square footage and amount of usage of each building.

Medical Benefits Fund

This fund accounts for the health care costs for the Town’s health care. Funding is established through rates charged to applicable departments and employees' payroll deductions.

Supplementary Information
Combining Statement of Net Position
Internal Service Funds

December 31, 2025

	Fleet Services Fund	Technology Management Fund	Facility Services Fund	Medical Benefits Fund	Total Internal Service Funds
Assets					
Current assets:					
Equity in pooled cash and investments	$ 6,309,390	$ 110,707	$ 711,700	$ 3,751,544	$ 10,883,341
Receivables:					
Accrued interest receivable	20,324	2,914	2,147	13,193	38,578
Accounts receivable	14,340	3,251	1,830	4,125	23,546
Due from other governments	16,089	-	-	-	16,089
Inventory	97,861	-	-	-	97,861
Prepaid expenses	5,473	1,116,600	14,334	-	1,136,407
Total current assets	6,463,477	1,233,472	730,011	3,768,862	12,195,822
Noncurrent assets - Capital assets - Net	7,837,439	4,761,452	-	-	12,598,891
Total assets	14,300,916	5,994,924	730,011	3,768,862	24,794,713
Liabilities					
Current liabilities:					
Accounts payable	68,069	110,821	26,488	38,359	243,737
Accrued liabilities and other	16,063	57,328	29,945	600,969	704,305
Compensated absences	5,974	62,430	7,136	-	75,540
Current portion of long-term debt	-	837,701	-	-	837,701
Total current liabilities	90,106	1,068,280	63,569	639,328	1,861,283
Noncurrent liabilities:					
Compensated absences	17,533	212,074	53,275	-	282,882
Long-term debt - Net of current portion	-	3,246,385	-	-	3,246,385
Total liabilities	107,639	4,526,739	116,844	639,328	5,390,550
Net Position					
Net investment in capital assets	7,753,538	677,366	-	-	8,430,904
Unrestricted	6,439,739	790,819	613,167	3,129,534	10,973,259
Total net position	**$ 14,193,277**	**$ 1,468,185**	**$ 613,167**	**$ 3,129,534**	**$ 19,404,163**

Supplementary Information
Combining Statement of Revenue, Expenses, and Changes in Net Position
Internal Service Funds

Year Ended December 31, 2025

	Fleet Services Fund	Technology Management Fund	Facility Services Fund	Medical Benefits Fund	Total Internal Service Funds
Operating Revenue					
Charges to other funds	$ 3,436,878	$ 5,674,409	$ 1,624,327	$ 5,066,559	$ 15,802,173
Miscellaneous revenue	11,586	28,947	6,593	14,842	61,968
Total operating revenue	3,448,464	5,703,356	1,630,920	5,081,401	15,864,141
Operating Expenses					
Cost of sales and service	1,099,741	4,509,596	1,479,375	5,157,202	12,245,914
Depreciation	1,762,479	930,016	-	-	2,692,495
Total operating expenses	2,862,220	5,439,612	1,479,375	5,157,202	14,938,409
Operating Income (Loss)	586,244	263,744	151,545	(75,801)	925,732
Nonoperating Revenue					
Investment income	255,027	36,002	27,146	164,864	483,039
Gain on sale of assets	133,265	-	-	-	133,265
Total nonoperating revenue	388,292	36,002	27,146	164,864	616,304
Capital Contributions - Other capital contributions	1,380,856	-	-	-	1,380,856
Change in Net Position	2,355,392	299,746	178,691	89,063	2,922,892
Net Position - Beginning of year	11,837,885	1,168,439	434,476	3,040,471	16,481,271
Net Position - End of year	**$ 14,193,277**	**$ 1,468,185**	**$ 613,167**	**$ 3,129,534**	**$ 19,404,163**

Supplementary Information
Combining Statement of Cash Flows
Internal Service Funds

Year Ended December 31, 2025

	Fleet Services Fund	Technology Management Fund	Facility Services Fund	Medical Benefits Fund	Total Internal Service Funds
Cash Flows from Operating Activities					
Receipts from interfund services and reimbursements	$ 3,436,878	$ 5,674,409	$ 1,624,327	$ 5,066,559	$ 15,802,173
Payments to suppliers	(582,204)	(3,160,660)	(506,420)	(238,131)	(4,487,415)
Payments to employees and fringes	(548,198)	(2,106,680)	(998,171)	(4,944,536)	(8,597,585)
Other (payments) receipts	(7,334)	30,850	6,026	13,013	42,555
Net cash and cash equivalents provided by (used in) operating activities	2,299,142	437,919	125,762	(103,095)	2,759,728
Cash Flows from Capital and Related Financing Activities					
Proceeds from sale of capital assets	275,268	-	-	-	275,268
Purchase of capital assets	(2,205,628)	(420,645)	-	-	(2,626,273)
Lease payments	-	(699,221)	-	-	(699,221)
Net cash and cash equivalents used in capital and related financing activities	(1,930,360)	(1,119,866)	-	-	(3,050,226)
Cash Flows Provided by Investing Activities - Proceeds from investments - Interest received on investments	245,560	35,208	25,939	159,402	466,109
Net Increase (Decrease) in Cash and Cash Equivalents	614,342	(646,739)	151,701	56,307	175,611
Cash and Cash Equivalents - Beginning of year	5,695,048	757,446	559,999	3,695,237	10,707,730
Cash and Cash Equivalents - End of year	**$ 6,309,390**	**$ 110,707**	**$ 711,700**	**$ 3,751,544**	**$ 10,883,341**
Classification of Cash and Cash Equivalents - Equity in pooled cash and investments	**$ 6,309,390**	**$ 110,707**	**$ 711,700**	**$ 3,751,544**	**$ 10,883,341**

Supplementary Information
Combining Statement of Cash Flows (Continued)
Internal Service Funds

Year Ended December 31, 2025

	Fleet Services Fund	Technology Management Fund	Facility Services Fund	Medical Benefits Fund	Total Internal Service Funds
Reconciliation of Operating Income (Loss) to Net Cash and Cash Equivalents from Operating Activities					
Operating income (loss)	$ 586,244	$ 263,744	$ 151,545	$ (75,801)	$ 925,732
Adjustments to reconcile operating income (loss) to net cash from operating activities:					
Depreciation	1,762,479	930,016	-	-	2,692,495
Changes in assets and liabilities:					
Receivables	(18,920)	1,903	(567)	(1,829)	(19,413)
Inventories	(35,276)	-	-	-	(35,276)
Prepaid and other assets	(5,473)	(669,903)	(14,334)	-	(689,710)
Accounts payable	6,490	(104,276)	748	(27,134)	(124,172)
Accrued and other liabilities	3,598	16,435	(11,630)	1,669	10,072
Total adjustments	1,712,898	174,175	(25,783)	(27,294)	1,833,996
Net cash and cash equivalents provided by (used in) operating activities	**$ 2,299,142**	**$ 437,919**	**$ 125,762**	**$ (103,095)**	**$ 2,759,728**
Significant Noncash Transactions					
Contributions of capital assets	$ 1,380,856	$ -	$ -	$ -	$ 1,380,856
Capital additions in payables	44,833	39,068	-	-	83,901

LOCAL HIGHWAY FINANCE REPORT			STATE: COLORADO	
THIS INFORMATION FROM THE RECORDS OF: Town of Parker	PREPARED BY: Rhonda Willey	rwilley@parkerco.gov	REPORT YEAR ENDING DATE(mm/yyyy): Dec-25	

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

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

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other Local Imposts:		**A.4. Miscellaneous Local Receipts:**	
a. Property Taxes and Assesments	2,581,921.00	a. Interest on investments	3,927,481.00
b. Non-property Taxes and Assessments Imposts	33,433,509.00	b. Other Misc. Local Receipts	1,536,823.00
c. Total (a + b)	**$ 36,015,430.00**	**c. Total (a + b)**	**$ 5,464,304.00**

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		**D. Receipts from Federal Government**	
1. Highway-user Taxes (from Item I.C.5.)	2,049,463.00	1. FHWA (from Item I.D.5.)	
2. State General Funds		2. Other Federal Agencies:	
3. Other State funds:			
a. State Bond Proceeds			
b. Non-State Bond Proceeds	949,864.00		
c. Total (a + b)	**$ 949,864.00**		
4. Total (1 + 2 + 3c)	**$ 2,999,327.00**	**3. Total (1 + 2)**	$ -

III. EXPENDITURES FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT
A.1. Capital outlay:	
a. Right-Of-Way Costs	666,316.00
b. Engineering Costs	6,405,477.00
c. Construction Costs	38,767,502.00
d. Total Capital Outlay (a+ b + c)	**$ 45,839,295.00**

Form FHWA-536 (Rev. 02-2025) Page1 *(Next Page)*

LOCAL HIGHWAY FINANCE REPORT	STATE: Colorado REPORT YEAR ENDING DATE(mm/yyyy): Dec-25

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

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

II. RECEIPTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Receipts from Local Sources:	
1. Local Highway-user Taxes	
a. Motor Fuel (from Item I.A.1)	
b. Motor Vehicle (from Item I.B.1)	
c. Total (a + b)	
2. General Fund Appropriations	
3. Other Local Imposts (from page 1, Item II.A3.c)	$ 36,015,430.00
4. Miscellaneous Local Receipts (from page 1, Item II.A4.c)	$ 5,464,304.00
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)	**$ 41,479,734.00**
B. Private Contributions	12,456,119.00
C. Receipts from State government (from page 1, Item II.C.4)	$ 2,999,327.00
D. Receipts from Federal government (from page 1, Item II.D.3)	$ -
E. Total receipts (A.7 + B + C + D)	**$ 56,935,180.00**

III. EXPENDITURES FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Local highway expenditures:	
1. Capital Outlay (from page 1, Item III.A1.d)	$ 45,839,295.00
2. Maintenance:	14,078,907.00
3. Road and Street Services:	
a. Snow and Ice Removal	682,127.00
b. Other & Traffic Control Operations	4,594,325.00
c. Total (a + b)	$ 5,276,452.00
4. General Administration & Miscellaneous	738,573.00
5. Highway Law Enforcement and Safety	
6. Total (1 through 5)	**$ 65,933,227.00**
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 (1c + 2c)	$ -
C. Payments to State for Highways	
D. Payments to Toll Facilities	
E. Total Expenditures (A6 + B3 + C + D)	**$ 65,933,227.00**

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

ITEM	OPENING DEBT	AMOUNT ISSUED	REDEMPTIONS	CLOSING DEBT
A. Bonds (Total)		$ -	$ -	$ -
1. Bonds (Refunding Portion)		$ -		
B. Notes (Total)		$ -	$ -	$ -

Form FHWA-536 (Rev. 02-2025) Page2

Description of Statistical Section

This part of the Town of Parker's Annual Comprehensive Financial Report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplemental information says about the government's overall financial health. Many of the schedules present data for the past fiscal years that will allow the reader to discern trends that cannot be seen in a single year's financial statements.

Contents

Financial Trend Information

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 Information

These schedules contain information to help the reader assess the Town's most significant local revenue sources.

Debt Capacity Information

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.

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.

	As of December 31,			
	2016	**2017**	**2018**	**2019**
Governmental Activities:				
Net investment in capital assets	$ 579,626,708	$ 584,843,863	$ 585,752,845	$ 590,547,940
Restricted	27,076,307	28,745,901	38,681,045	41,415,588
Unrestricted	24,139,524	26,257,137	33,622,168	45,309,493
Total governmental activities net position	630,842,539	639,846,901	658,056,058	677,273,021
Business Type Activities:				
Net investment in capital assets	9,287,251	9,775,870	11,022,110	13,644,603
Restricted	532,851	725,396	712,396	3,386,078
Unrestricted	3,176,980	3,813,303	4,129,496	2,204,809
Total business-type activities net position	12,997,082	14,314,569	15,864,002	19,235,490
Primary government in total:				
Net investment in capital assets	588,913,959	594,619,733	596,774,955	604,192,543
Restricted	27,609,158	29,471,297	39,393,441	44,801,666
Unrestricted	27,316,504	30,070,440	37,751,664	47,514,302
Total primary government net position	**$ 643,839,621**	**$ 654,161,470**	**$ 673,920,060**	**$ 696,508,511**

Net Position by Component

Last Ten Fiscal Years

December 31, 2025

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
$ 576,443,370	$ 373,436,679	$ 371,473,274	$ 387,669,749	$ 448,967,317	$ 544,640,719
72,675,375	65,017,612	77,038,962	97,223,569	77,434,800	94,898,568
62,205,067	88,229,542	116,456,180	149,472,740	171,251,280	98,797,568
711,323,812	526,683,833	564,968,416	634,366,058	697,653,397	738,336,855
15,708,215	27,248,832	30,404,724	38,725,783	40,918,830	40,444,288
2,136,983	-	-	-	-	
8,348,965	5,125,340	2,797,053	3,400,371	5,726,735	10,297,978
26,194,163	32,374,172	33,201,777	42,126,154	46,645,565	50,742,266
592,151,585	400,685,511	401,877,998	426,395,532	489,886,147	585,085,007
74,812,358	65,017,612	77,038,962	97,223,569	77,434,800	94,898,568
70,554,032	93,354,882	119,253,233	152,873,111	176,978,015	109,095,546
$ 737,517,975	**$ 559,058,005**	**$ 598,170,193**	**$ 676,492,212**	**$ 744,298,962**	**$ 789,079,121**

	As of December 31,			
	2016	2017	2018	2019
EXPENSES				
Governmental activities				
General government	$ 7,883,833	$ 8,048,173	$ 7,926,193	$ 8,432,893
Public Safety	17,299,104	18,288,040	16,844,948	17,976,017
Highways and streets	24,484,988	22,718,957	22,119,916	20,844,246
Economic development	2,710,275	2,736,806	3,012,606	3,109,442
Culture and recreation	18,146,809	20,304,997	20,922,780	21,205,803
Interest on long-term debt	3,280,077	3,170,295	3,124,394	3,517,598
Total governmental activities	73,805,086	75,267,268	73,950,837	75,085,999
Business-type activities				
Stormwater	1,272,332	1,343,807	1,354,836	1,529,804
Total business-type activities	1,272,332	1,343,807	1,354,836	1,529,804
Total primary government expenses	75,077,418	76,611,075	75,305,673	76,615,803
PROGRAM REVENUES				
Governmental activities				
Charges for services				
General government	2,035,526	2,460,930	2,677,116	3,768,340
Public Safety	2,585,946	3,163,844	3,449,530	3,490,506
Highways and streets	371,664	349,746	-	-
Economic development	-	-	-	-
Culture and recreation	7,752,464	8,487,493	8,800,811	9,164,455
Operating grants and contributions	1,346,955	1,635,599	2,026,371	5,013,073
Capital grants and contributions	32,430,951	7,515,745	9,657,288	3,852,936
Total governmental activities	46,523,506	23,613,357	26,611,116	25,289,310
Business-type activities				
Charges for services				
Stormwater utilities	2,051,464	2,153,532	2,315,726	2,546,330
Operating grants	-	25,000	-	-
Capital grants and contributions	308,151	635,992	729,118	2,674,272
Total business-type activities net position	2,359,615	2,814,524	3,044,844	5,220,602
Total primary government program revenues	**48,883,121**	**26,427,881**	**29,655,960**	**30,509,912**

Changes in Government-wide Net Position

Last Ten Fiscal Years

December 31, 2025

As of December 31,

	2020	2021	2022	2023	2024	2025
	$ 8,368,381	$ 9,802,563	$ 14,995,635	$ 8,210,114	$ 10,154,427	$ 46,939,728
	17,922,311	18,766,964	20,678,464	22,999,529	25,354,178	27,489,842
	21,062,557	21,265,789	26,192,360	26,078,465	31,528,410	30,405,845
	2,551,686	1,833,232	1,739,396	6,898,679	3,450,145	5,448,231
	16,739,075	18,133,134	23,953,561	25,922,505	27,829,153	30,856,418
	2,229,243	1,695,944	1,607,758	1,531,649	738,683	1,238,733
	68,873,253	71,497,626	89,167,174	91,640,941	99,054,996	142,378,797
	1,509,654	2,180,341	2,451,791	2,678,875	3,085,738	3,232,786
	1,509,654	2,180,341	2,451,791	2,678,875	3,085,738	3,232,786
	70,382,907	73,677,967	91,618,965	94,319,816	102,140,734	145,611,583
	3,634,870	3,917,756	3,782,937	2,088,455	2,046,318	3,888,295
	3,982,473	5,278,293	5,611,624	7,084,531	5,895,886	8,157,475
	-	-	-	-	-	
	29,758	21,322	45,583	59,455	-	
	3,476,993	7,047,558	9,805,158	10,950,656	11,743,620	11,916,243
	6,078,032	2,903,200	2,302,022	2,266,501	19,042,110	3,813,064
	10,985,118	4,772,704	7,685,246	21,870,761	10,990,329	27,153,621
	28,187,244	23,940,833	29,232,570	44,320,359	49,718,263	54,928,698
	2,677,509	2,933,754	3,035,026	3,636,031	3,735,090	3,871,903
	-	-	-	-	-	
	6,197,268	5,611,182	464,350	2,972,388	3,703,405	3,139,842
	8,874,777	8,544,936	3,499,376	6,608,419	7,438,495	7,011,745
	37,062,021	**32,485,769**	**32,731,946**	**50,928,778**	**57,156,758**	**61,940,443**

	As of December, 31			
	2016	2017	2018	2019
NET REVENUE (EXPENSE)				
Governmental activities	(27,281,580)	(51,653,911)	(47,339,721)	(49,796,689)
Business-type activities	1,087,283	1,470,717	1,690,008	3,690,798
Total primary government	(26,194,297)	(50,183,194)	(45,649,713)	(46,105,891)
GENERAL REVENUES				
Governmental activities				
Taxes				
Sales and use	42,280,470	45,358,682	47,684,424	50,111,702
Sales and use shareback	2,826,421	3,009,442	3,182,342	3,232,350
Property	2,304,313	2,753,090	3,998,245	4,717,538
Road and bridge property shareback	1,416,787	1,483,059	1,661,505	1,695,754
Excise - new development	2,798,039	3,321,992	3,735,299	2,531,440
Impact Fees	-	-	-	246,834
Franchise	958,966	1,005,952	1,012,200	1,042,282
Excise - electric	1,109,342	1,127,580	1,182,279	1,196,227
Highway users	1,410,917	1,437,765	1,517,429	1,475,292
Other	469,440	471,191	227,877	218,155
Unrestricted investment earnings	390,806	427,883	1,122,493	2,083,243
Gain on disposal of property	121,277	76,403	-	-
Transfers	185,520	185,234	224,785	462,835
Total governmental activities	56,272,298	60,658,273	65,548,878	69,013,652
Business-type activities				
Unrestricted investment earnings	24,378	32,004	84,210	143,525
Contributions	-	- -	-	-
Gain on disposal of property	-	-	-	-
Transfers	(185,520)	(185,234)	(224,785)	(462,835)
Total business-type activities	(161,142)	(153,230)	(140,575)	(319,310)
CHANGES IN NET POSITION				
Governmental activities	28,990,718	9,004,362	18,209,157	19,216,963
Business-type activities	926,141	1,317,487	1,549,433	3,371,488
Total primary government	**$ 29,916,859**	**$ 10,321,849**	**$ 19,758,590**	**$ 22,588,451**

Net Position by Component

Last Ten Fiscal Years

December 31, 2025

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
(40,686,009)	(47,556,793)	(59,934,604)	(47,320,582)	(49,336,733)	(87,450,099)
7,365,123	6,364,595	1,047,585	3,929,544	4,352,757	3,778,959
(33,320,886)	(41,192,198)	(58,887,019)	(43,391,038)	(44,983,976)	(83,671,140)
53,283,712	63,114,436	70,081,149	74,288,639	73,925,820	81,596,564
3,250,904	3,965,706	4,405,772	4,361,574	4,105,236	4,659,892
6,390,001	7,089,301	7,958,330	7,875,860	10,539,210	10,776,309
1,970,715	2,039,177	2,259,981	2,292,838	2,513,423	2,581,921
4,922,145	8,469,216	6,875,252	11,674,089	5,635,190	12,117,102
-	-	-	-	-	
1,002,133	1,101,070	1,342,311	1,357,242	1,153,526	1,153,331
1,143,598	1,484,309	1,508,946	1,545,360	1,663,220	1,739,442
1,075,771	1,329,308	1,371,938	1,366,769	1,506,897	1,579,298
178,891	1,433,742	1,406,555	965,849	1,977,521	1,086,739
1,047,897	(6,651)	767,062	10,804,712	11,352,141	10,842,959
-	-	-	-	5,500	-
471,033	185,244	241,891	185,292	-	-
74,736,800	90,204,858	98,219,187	116,718,224	114,377,684	128,133,557
64,583	658	21,911	180,125	207,761	317,742
-	-	-	-	-	-
-	-	-	-	-	-
(471,033)	(185,244)	(241,891)	(185,292)	-	-
(406,450)	(184,586)	(219,980)	(5,167)	207,761	317,742
34,050,791	42,648,065	38,284,583	69,397,642	65,040,951	40,683,458
6,958,673	6,180,009	827,605	3,924,377	4,560,518	4,096,701
$ 41,009,464	**$ 48,828,074**	**$ 39,112,188**	**$ 73,322,019**	**$ 69,601,469**	**$ 44,780,159**

	As of December 31,			
	2016	**2017**	**2018**	**2019**
GENERAL FUND				
Nonspendable	$ 76,740	$ 297,866	$ 254,507	$ 52,183
Restricted	5,817,069	5,974,487	6,253,523	2,476,688
Assigned	7,565,660	1,991,401	2,037,680	2,096,328
Unassigned	7,452,185	11,239,476	14,537,546	21,991,508
Total general fund	20,911,654	19,503,230	23,083,256	26,616,707
ALL OTHER GOVERNMENTAL FUNDS				
Nonspendable	147,447	218,433	103,647	188,628
Restricted	19,896,460	20,224,014	28,966,757	37,575,612
Assigned	9,362,147	11,592,378	15,565,011	16,480,824
Unassigned	-	-	-	-
Total all other governmental funds	29,406,054	32,034,825	44,635,415	54,245,064
Total governmental funds	**$ 50,317,708**	**$ 51,538,055**	**$ 67,718,671**	**$ 80,861,771**

Fund Balances, Governmental Funds

Last Ten Fiscal Years

December 31, 2025

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
$ 214,844	$ 267,117	$ 128,449	$ 467,673	$ 168,653	$ 630,787
3,701,864	3,803,334	3,686,005	4,632,853	4,644,812	5,081,221
10,573,610	2,852,703	-	-	-	35,176,820
25,833,874	21,311,169	24,283,201	36,929,653	36,949,104	16,448,889
40,324,192	28,234,323	28,097,655	42,030,179	41,762,569	57,337,717
225,393	273,841	170,960	335,910	375,646	381,665
67,122,560	72,068,203	78,807,657	96,775,679	73,846,810	90,446,638
22,101,149	58,617,144	86,272,746	100,574,049	116,894,967	70,088,273
-	-		-	-	-
89,449,102	130,959,188	165,251,363	197,685,638	191,117,423	160,916,576
$129,773,294	**$ 159,193,511**	**$ 193,349,018**	**$ 239,715,817**	**$ 232,879,992**	**$ 218,254,293**

	As of December 31,			
	2016	**2017**	**2018**	**2019**
REVENUES				
Taxes				
Sales and use	$ 42,280,470	$ 45,358,682	$ 47,684,424	$ 50,111,702
Excise - new development	2,798,039	3,321,992	3,735,299	2,531,440
Impact Fees	-	-	-	246,834
Other	4,538,420	5,053,636	6,364,054	7,143,401
License and permits	1,828,083	2,287,377	2,541,078	2,532,128
Intergovernmental	8,686,684	9,134,294	9,623,709	9,103,785
Charges for services	10,199,073	11,557,772	11,952,230	13,478,253
Fines and forfeitures	309,359	286,070	222,781	166,333
Contributions	4,678,150	2,613,170	4,860,566	4,972,233
Net investment earnings	380,684	409,681	1,075,836	2,001,507
Miscellaneous	362,843	268,203	212,123	146,220
Total revenues	76,061,805	80,290,877	88,272,100	92,433,836
EXPENDITURES				
Current				
General government	8,160,682	8,363,119	7,616,810	7,960,466
Public safety	16,329,288	17,330,466	17,041,533	17,462,868
Highways and streets	12,030,625	7,961,835	8,611,158	7,418,700
Economic development	2,710,275	2,736,806	3,012,606	3,109,442
Culture and recreation	15,433,724	17,169,626	17,493,698	17,650,339
Building	21,679	18,378	112,202	-
Debt Service				
Principal	2,935,000	3,020,000	3,105,000	35,940,000
Interest	3,331,938	3,221,901	3,121,894	3,275,171
Fiscal charges	2,500	2,500	2,500	242,427
Capital outlay	24,321,608	19,454,724	12,929,014	16,845,088
Total expenditures	85,277,319	79,279,355	73,046,415	109,904,501
Excess of revenues over (under) expenditures	(9,215,514)	1,011,522	15,225,685	(17,470,665)
OTHER FINANCING SOURCES (USES)				
Transfers in	9,432,793	14,319,311	10,698,637	10,580,955
Transfers out	(9,247,273)	(14,134,077)	(9,812,347)	(10,118,120)
Proceeds from sale of capital assets	4,960	-	12,094	36,898
Insurance recoveries	64,190	23,591	56,547	30,802
Payment to escrow agent	-	-	-	-
Bond issuance	-	-	-	30,083,230
Total other financing sources (uses)	254,670	208,825	954,931	30,613,765
NET CHANGE IN FUND BALANCE	**$ (8,960,844)**	**$ 1,220,347**	**$ 16,180,616**	**$ 13,143,100**
Debt service as a percentage of noncapital expenditures	10.3%	10.4%	10.4%	42.4%

Last Ten Fiscal Years

December 31, 2025

As of December 31,

2020	2021	2022	2023	2024	2025
$ 53,283,712	$ 63,114,441	$ 70,081,149	$ 74,228,639	$ 73,371,413	$ 81,017,212
4,922,145	8,440,405	6,843,073	10,893,087	5,635,190	12,117,102
-	-	-	-	-	-
8,663,142	11,394,785	12,557,646	12,680,776	15,317,900	15,942,871
2,846,442	4,002,622	4,264,753	5,541,701	4,038,948	5,864,489
33,379,015	8,533,818	9,719,453	14,427,065	33,113,102	11,544,458
8,722,606	11,732,559	14,357,603	14,588,086	15,652,707	17,182,673
170,217	109,960	113,881	108,368	221,174	648,529
3,918,728	3,365,523	1,699,253	12,537,240	3,339,996	13,426,079
1,010,191	(6,651)	767,062	10,804,712	11,352,141	10,842,959
200,900	139,815	178,509	212,854	500,089	159,698
117,117,098	110,827,277	120,582,382	156,022,528	162,542,660	168,746,070
7,780,855	8,878,507	9,285,559	10,034,224	11,491,114	12,742,107
17,229,436	17,954,864	19,446,236	22,177,766	24,323,120	26,550,081
7,472,484	7,289,267	12,192,251	11,787,071	15,682,619	13,803,967
23,301,686	1,833,232	1,975,556	7,039,712	9,560,793	6,022,676
13,064,529	15,434,880	19,938,450	21,148,897	23,336,761	25,433,140
-	-	-	-	-	-
2,905,000	4,270,000	4,395,000	4,525,000	16,110,000	3,870,000
2,045,568	2,228,693	2,111,199	1,976,893	1,455,768	1,487,372
183,675	2,000	2,000	-	-	-
14,680,257	23,628,072	17,440,662	31,183,101	67,549,986	93,523,493
88,663,490	81,519,515	86,786,913	109,872,664	169,510,161	183,432,836
28,453,608	29,307,762	33,795,469	46,149,864	(6,967,501)	(14,686,766)
10,518,650	38,115,956	32,559,112	14,981,619	44,505,637	11,403,118
(11,047,617)	(38,030,712)	(32,373,300)	(14,796,327)	(44,505,637)	(11,403,118)
400	24,090	166,682	3,597	5,500	14,583
51,482	3,121	7,554	28,046	126,176	46,484
-	-	-	-	-	-
20,935,000	-	-	-	-	-
20,457,915	112,455	360,048	216,935	131,676	61,067
$ 48,911,523	**$ 29,420,217**	**$ 34,155,517**	**$ 46,366,799**	**$ (6,835,825)**	**$ (14,625,699)**
6.9%	11.2%	9.4%	8.3%	17.2%	6.0%

Revenue Capacity

These schedules contain information to help the reader assess the Town's most significant local revenue sources.

Revenue Source	As of December 31, 2016	2017	2018	2019
Taxes				
Sales and use	$ 42,280,470	$ 45,358,682	$ 47,684,424	$ 50,111,702
Excise - new development	2,798,039	3,321,992	3,735,299	2,531,440
Impact Fee	-	-	-	246,834
Property	2,236,370	2,753,090	3,998,245	4,717,538
Other	2,302,050	2,300,546	2,365,809	2,425,863
Licenses and permits	1,828,083	2,287,377	2,541,078	2,532,128
Intergovernmental	8,754,627	9,134,294	9,623,709	9,103,785
Charges for services	10,199,073	11,557,772	11,952,230	13,478,253
Fines and forfeitures	309,359	286,070	222,781	166,333
Contributions	4,678,150	2,613,170	4,860,566	4,972,233
Investment earnings	380,684	409,681	1,075,836	2,001,507
Miscellaneous	362,843	268,203	212,123	146,220
Total revenues	**$ 76,061,805**	**$ 80,290,877**	**$ 88,272,100**	**$ 92,433,836**

Governmental Revenues by Source

Last Ten Fiscal Years

December 31, 2025

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
$ 53,283,712	$ 63,114,441	$ 70,081,149	$ 74,228,639	$ 73,371,413	$ 81,017,212
4,922,145	8,440,405	6,843,073	10,893,087	5,635,190	12,117,102
-	-	-	-	-	-
6,390,001	7,089,301	7,958,330	7,875,860	10,539,210	10,445,681
2,273,141	4,305,484	4,599,316	4,804,916	4,778,690	5,497,190
2,846,442	4,002,622	4,264,753	5,541,701	4,038,948	5,864,489
33,379,015	8,533,818	9,719,453	14,427,065	33,113,102	11,544,458
8,722,606	11,732,559	14,357,603	14,588,086	15,652,707	17,182,673
170,217	109,960	113,881	108,368	221,174	648,529
3,918,728	3,365,523	1,699,253	12,537,240	3,339,996	13,426,079
1,010,191	(6,651)	767,062	10,804,712	11,352,141	10,842,959
200,900	139,815	178,509	212,854	500,089	159,698
$ 117,117,098	**$ 110,827,277**	**$ 120,582,382**	**$ 156,022,528**	**$ 162,542,660**	**$ 168,746,070**

	As of December 31,			
	2016	**2017**	**2018**	**2019**
DIRECT RATE				
Town of Parker	3.0%	3.0%	3.0%	3.0%
OVERLAPPING RATES				
Douglas County	1.0%	1.0%	1.0%	1.0%
State of Colorado	2.9%	2.9%	2.9%	2.9%
Regional Transportation District (RTD)	1.0%	1.0%	1.0%	1.0%
Scientific and Cultural Facilities District (SCFD)	0.1%	0.1%	0.1%	0.1%
Total sales tax rate	**8.0%**	**8.0%**	**8.0%**	**8.0%**

Direct and Overlapping Sales Tax Rates

Last Ten Fiscal Years

December 31, 2025

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
8.0%	**8.0%**	**8.0%**	**8.0%**	**8.0%**	**8.0%**

TYPE OF INDUSTRY	As of December 31, 2016	2017	2018	2019
Auto Use Tax	$3,244,919	$3,318,230	$3,657,666	$3,885,904
General Merchandise	19,705,651	20,768,595	21,360,800	22,447,121
Grocery*	5,980,393	6,194,657	6,762,532	7,087,238
Professional Services and Entertainment	3,426,352	3,847,803	3,663,570	4,003,132
Restaurants	4,087,621	4,406,531	4,753,647	5,200,900
Utilities	1,395,223	1,446,326	1,520,283	1,584,235
Accomodations				
Business Services Support	81,265	142,294	89,729	95,217
Manufacturing and Production	216,111	266,927	225,913	257,418
Public Services	9,707	11,273	10,784	11,492
Other	625,177	805,595	859,352	1,393,091
Total sales taxes	38,772,420	41,208,232	42,904,276	45,965,748
Building use taxes	3,508,050	4,150,450	4,780,148	4,145,954
Total sales and use taxes	**$ 42,280,470**	**$ 45,358,682**	**$ 47,684,424**	**$ 50,111,702**

*2014 through 2020 Grocery category only includes stand alone grocery stores and not mixed retail establishments such as warehouse clubs. Categories are determined by the North American Industry Classification System (NAICS) codes. Individual taxpayers may update their NAICS code and prior years may change.

**Beginning in 2023, figures reflect grocery sales tax derived from both non-grocery NAICS businesses and non-grocery items sold by grocery-classified NAICS businesses.

Sales and Use Tax Revenue by Type of Industry

December 31, 2025

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
$3,754,438	$5,468,104	$5,509,605	$5,717,684	$5,325,144	$5,452,175
25,432,710	26,791,712	29,843,600	29,995,153	30,397,955	31,427,038
7,940,681	10,868,921	12,398,565	13,393,244	14,005,098	14,401,556
3,954,254	4,864,999	5,143,122	5,604,469	6,213,373	7,225,452
5,223,450	6,641,294	7,255,495	7,676,928	7,975,760	8,710,851
1,577,845	1,814,780	2,167,693	2,239,028	2,236,461	2,350,052
			359,383	344,365	283,374
181,612	337,683	508,200	644,742	766,722	1,222,030
276,269	510,785	624,941	549,771	777,299	856,989
4	2,166	10,718	17,100	20,271	19,397
766,844	1,050,735	1,293,966	1,975,345	1,340,014	746,449
49,108,107	58,351,179	64,755,905	68,172,848	69,402,463	72,695,364
4,175,605	4,763,262	5,325,244	6,712,241	3,968,950	8,321,848
$ 53,283,712	**$ 63,114,441**	**$ 70,081,149**	**$ 74,885,089**	**$ 73,371,413**	**$ 81,017,212**

TYPE OF INDUSTRY	As of December 31, 2016	2017	2018	2019
Aggregate top ten filers	$ 18,913,823	$ 19,710,475	$ 20,842,083	$ 21,791,261
Aggregate all other filers	19,858,597	21,497,757	22,062,193	24,174,487
Total sales taxes	**38,772,420**	**41,208,232**	**42,904,276**	**45,965,748**
Top ten filers as a percentage of total sales tax	48.78%	47.83%	48.58%	47.41%

2025Top ten filers in alphabetical order: Amazon.com Services LLC, CORE Electric Cooperative, Costco Wholesale #1022, Dillon Companies Inc 75, Dillon Companies Inc 88, Dillon Companies Inc 126, Douglas County Auto Use, Target Corporation, The Home Depot USA Inc, Walmart Stores Inc

Source: Town of Parker Finance department

December 31, 2025

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
$24,020,763	$27,263,681	$30,128,374	$33,155,575	$33,592,160	$34,424,986
25,087,344	31,087,498	34,627,531	35,017,273	35,810,303	38,270,378
49,108,107	**58,351,179**	**64,755,905**	**68,172,848**	**69,402,463**	**72,695,364**
48.91%	46.72%	46.53%	48.63%	48.40%	47.36%

Debt Capacity

These schedules contain 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.

	As of December 31,			
	2016	**2017**	**2018**	**2019**
GOVERNMENTAL ACTIVITIES				
Sales and use tax revenue bonds	$8,985,000	$8,070,000	$7,135,000	$6,180,000
Certificates of participation	54,980,000	52,875,000	50,705,000	40,935,000
Discount	-56,541	-53,279	-50,017	-
Premium	593,645	559,396	525,147	5,254,048
Tax increment revenue loans	-	-	-	-
Total governmental activities	64,502,104	61,451,117	58,315,130	52,369,048
Total primary government	$ 64,502,104	$ 61,451,117	$ 58,315,130	$ 52,369,048
Debt per capita	$1,247	$1,150	$1,040	$908
Debt as percentage of personal income	2.95%	1.03%	2.37%	2.07%

See Table 15 Demographic and Economic Information for population and total personal income.

Ratios of Outstanding Debt by Type

Current and Nine Years Ago

December 31, 2025

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
$5,205,000	$4,210,000	$3,195,000	$2,155,000	$1,090,000	$-
39,005,000	37,040,000	34,995,000	32,860,000	19,190,000	17,810,000
-	-	-	-	-	-
4,728,517	4,211,954	3,718,211	3,248,387	2,484,033	2,099,903
20,935,000	19,625,000	18,290,000	16,940,000	15,565,000	14,165,000
69,873,517	65,086,954	60,198,211	55,203,387	38,329,033	34,074,903
$ 69,873,517	$ 65,086,954	$ 60,198,211	$ 55,203,387	$ 38,329,033	$ 34,074,903
$1,191	$1,109	$978	$868	$569	$500
2.56%	2.39%	2.18%	1.79%	1.19%	1.02%

	As of December 31,			
	2016	2017	2018	2019
Pledged revenues				
Sales taxes (1)	$ 32,309,990	$ 34,340,193	$ 35,753,563	$ 37,986,431
Use taxes (2)	2,983,632	3,525,829	4,044,683	3,885,169
Total available revenues	35,293,622	37,866,022	39,798,246	41,871,600
Annual debt service				
Principal				
2006 Sales and use tax bonds (3)	-	-	-	-
2015 Sales and use tax bonds	895,000	915,000	935,000	955,000
Interest				
2006 Sales and use tax bonds	-	-	-	-
2015 Sales and use tax bonds	203,389	178,601	163,454	143,136
Total debt service	1,098,389	1,098,389	1,098,454	1,098,136
Excess revenue coverage	$ 34,195,233	$ 36,767,633	$ 38,699,792	$ 40,773,464
Annual debt service coverage	32.13	32.13	36.23	38.13
Maximum annual debt service				
2015 Sales and use tax bonds	1,093,601	1,098,454	1,098,136	1,098,454
Combined maximum annual debt service	$ 1,093,601	$ 1,098,454	$ 1,098,136	$ 1,098,454
Maximum debt service coverage	32.27	32.13	36.24	36.24

(1) Sales taxes pledged included only 2.5% of the Town's 3.0% sales tax rate. Pledged sales tax revenues are reported in the General Fund.

(2) Use taxes pledged are reported in the Public Improvement Fund.
(3) 2006 Sales and use tax bonds were defeased with proceeds from the 2015 refunding issue.

Pledged-Revenue Debt Service Coverage

Last Ten Fiscal Years
December 31, 2025

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
$ 40,923,357	$ 49,429,311	$ 54,917,287	$ 57,441,824	$ 59,549,224	$ 62,380,758
3,545,412	4,453,436	4,940,706	6,115,791	3,855,143	7,368,111
44,468,769	53,882,747	59,857,993	63,557,615	63,404,367	69,748,869
-	-	-	-	-	-
975,000	995,000	1,015,000	1,040,000	1,065,000	1,090,000
-	-	-	-	-	-
122,389	101,211	79,483	57,513	34,884	11,718
1,097,389	1,096,211	1,094,483	1,097,513	1,099,884	1,101,718
$ 43,371,380	$ 52,786,536	$ 58,763,510	$ 62,460,102	$ 62,304,483	$ 68,647,151
40.52	49.15	54.69	57.91	57.65	63.31
1,096,211	1,094,604	1,097,513	1,099,884	1,101,718	-
$ 1,096,211	$ 1,094,604	$ 1,097,513	$ 1,099,884	$ 1,101,718	$ -
40.57	49.23	54.54	57.79	57.55	-

	As of December 31,			
	2016	**2017**	**2018**	**2019**
Pledged revenues				
Property Tax (3)				
Total available revenues	-	-	-	-
Annual debt service				
Principal				
Tax Increment Revenue Loan 2020 A-1				
Tax Increment Revenue Loan 2020 A-2				
Interest				
Tax Increment Revenue Loan 2020 A-1				
Tax Increment Revenue Loan 2020 A-2				
Total debt service	-	-	-	-
Excess revenue coverage	$ -	$ -	$ -	$ -
Annual debt service coverage				
Maximum annual debt service				
Tax Increment Revenue Loan 2020 A-1				
Tax Increment Revenue Loan 2020 A-2				
Combined maximum annual debt service	$ -	$ -	$ -	$ -
Maximum debt service coverage				

(3) Pledged property tax revenues only include tax increment collected in the Parker Central and Cottonwood Areas

Last Ten Fiscal Years
December 31, 2025

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
$3,288,608	$3,878,625	$4,329,383	$4,205,711	$5,205,915	$5,495,865
3,288,608	3,878,625	4,329,383	4,205,711	5,205,915	5,495,865
-	830,000	845,000	855,000	870,000	885,000
-	480,000	490,000	495,000	505,000	515,000
47,221	195,396	182,780	169,936	156,940	143,716
30,852	127,664	120,080	112,338	104,517	96,538
78,073	1,633,060	1,637,860	1,632,274	1,636,457	1,640,254
$ 3,210,535	$ 2,245,565	$ 2,691,523	$ 2,573,437	$ 3,569,458	$ 3,855,611
	2.38	2.64	2.58	3.18	3.35
1,025,396	1,027,780	1,024,936	1,026,940	1,028,716	1,025,264
607,664	610,080	607,338	609,517	611,538	608,401
$ 1,633,060	$ 1,637,860	$ 1,632,274	$ 1,636,457	$ 1,640,254	$ 1,633,665
	2.37	2.65	2.57	3.17	3.36

Direct and Overlapping Governmental Activities Debt

December 31, 2025

GOVERNMENTAL ENTITY	Total Gross Bonded Debt Outstanding	Percentage Applicable to Town (a)	Amount Applicable to Town
Direct debt:			
Town of Parker	$ 35,845,000	100.00%	$ 35,845,000
Total direct debt	35,845,000		35,845,000
Overlapping debt:			
Antelope Heights Metro District	9,571,000	100.00%	9,571,000
Anthology West #2-6 Metro Districts	5,273,000	100.00%	5,273,000
Belford North Metro District	39,155,000	100.00%	39,155,000
Canterberry Crossing Metro District	6,665,000	100.00%	6,665,000
Canterberry Crossing II Metro District	7,205,000	100.00%	7,205,000
Carousel Farms Metro District	3,162,500	100.00%	3,162,500
Chambers Highpoint Metro District 2	11,300,000	100.00%	11,300,000
Cherry Creek South Metro District 5	68,549,000	100.00%	68,549,000
Compark Business Park Metro District	45,750,000	70.00%	32,025,000
Cottonwood Highlands Metro District 1	19,630,000	100.00%	19,630,000
Cottonwood Water and Sanitation District	1,592,000	92.00%	1,464,640
Douglas County School District	559,847,549	3.00%	16,795,426
Hess Ranch Metro District 6	88,848,628	100.00%	88,848,628
Horseshoe Ridge Metro Districts	3,733,000	100.00%	3,733,000
Jordan Crossing Metro District	1,305,000	100.00%	1,305,000
Lincoln Meadows Metro District	8,262,000	100.00%	8,262,000
Meadowlark Metro District	9,569,000	100.00%	9,569,000
Neu Towne Metro District	11,425,000	100.00%	11,425,000
Newlin Crossing Metro District	11,161,000	100.00%	11,161,000
Olde Town Metro District	8,425,000	100.00%	8,425,000
Overlook Metropolitan District	7,449,000	100.00%	7,449,000
Parker Automotive Metro District	13,759,416	100.00%	13,759,416
Parker Homestead Metro District	7,325,000	100.00%	7,325,000
Parker Water and Sanitation District	70,405,000	39.00%	27,457,950
Pine Bluffs Metro District	3,055,000	100.00%	3,055,000
Reata North Metro Districts	7,905,000	100.00%	7,905,000
Reata Ridge Village Metro District 2	5,634,000	100.00%	5,634,000
Regency Metro District	3,665,000	100.00%	3,665,000
Robinson Ranch MD	925,000	100.00%	925,000
Salisbury Heights Metro District	2,675,000	100.00%	2,675,000
Stonegate Village Metro District	3,270,052	15.00%	490,508
Stonegate Village North Metro District	27,915,000	16.00%	4,466,400
Trails at Crowfoot Metro District 3	58,318,000	100.00%	58,318,000
Village on the Green Metro District	1,290,000	100.00%	1,290,000
Westcreek Metro Districts	7,700,000	100.00%	7,700,000
Total overlapping debt	1,141,719,145		515,639,468
Grand total direct and overlapping debt	$ 1,177,564,145		$ 551,484,468

(a) percentage is the assessed valuation of the governmental entity in relation to the Town's assessed valuation

(b) In accordance with statistical reporting conventions under GASB 44, this schedule includes General Obligation bonded indebtedness, direct borrowings, and other long-term obligations related to governmental activities; enterprise-related debt and non-principal amounts are excluded.

Source: Survey of all special districts' most recent audited financial statements.

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.

	As of December 31,			
	2016	**2017**	**2018**	**2019**
General Government				
Town Clerk	3.0	3.0	3.0	3.0
Municipal Court	2.6	3.4	2.8	2.8
Town Management	4.0	4.0	3.8	6.8
Finance	12.3	12.3	11.8	11.8
Town Attorney	2.0	3.0	4.0	4.0
Human Resources	6.0	6.0	6.0	6.0
Risk Management	1.0	1.0	1.0	1.0
Community Development	23.8	24.8	24.3	24.8
P3 Support Services	0.0	0.0	2.8	2.8
Information Technology	11.0	12.0	12.0	12.5
Communications	3.0	4.0	4.0	4.0
Customer Service	2.6	2.6	2.6	2.6
Economic Development	4.0	4.0	3.0	2.0
Public Safety	118.1	121.5	121	122.4
Public Works	57.6	57.9	58.6	58.2
Parks, Recreation and Culture	156.6	172.6	177.3	169.8
	407.6	432.1	438.0	437.9

Source: Town of Parker Finance department

Full Time Equivalent Government Employees

Last Ten Fiscal Years

December 31, 2025

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
3.0	3.0	3.0	3.0	3.0	3.0
2.8	3.0	3.0	3.0	3.0	3.3
3.8	3.8	3.8	4.3	3.5	3.5
13.3	15.0	15.0	15.0	15.5	16.5
5.0	5.0	6.8	6.8	6.8	6.8
6.0	6.0	6.0	6.0	6.0	6.0
1.0	1.0	1.0	1.0	1.0	1.0
24.8	23.5	26.0	26.0	27.0	25.0
2.3	2.3	2.3	1.8	1.8	1.8
12.5	12.5	12.5	12.5	13.3	14.3
4.0	4.0	5.0	6.0	6.0	7.0
1.8	2.0	2.0	1.0	1.0	1.0
0.0	0.0	0.0	0.0	0.5	0.5
123.9	123.4	123.4	127.8	139.3	147.3
57.5	59.7	63.4	63.2	68.4	69.2
125.7	138	151.5	155.2	163.8	169
387.4	402.2	424.7	432.6	459.9	475.2

	As of December 31,			
	2016	**2017**	**2018**	**2019**
General government				
Town hall	1	1	1	1
Other office buildings	2	2	2	2
Public safety				
Police station	1	1	1	1
Public works				
Facilities	2	2	2	2
Miles of roadway	187	189	194	196
Parks, culture and recreation				
Ruth Chapel	1	1	1	1
Schoolhouse	1	1	1	1
PACE Center	1	1	1	1
Recreation Center with indoor pool	1	1	1	1
Fieldhouse	1	1	1	1
Outdoor pool	1	1	1	1
Parks				
Regional	2	2	2	2
Local	14	14	14	15

Source: Town of Parker

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
1	1	1	1	1	1
1	1	1	1	1	1
1	1	1	1	1	1
2	2	2	2	2	2
201	203	205	206	213	218
1	1	1	1	1	1
1	1	1	1	1	1
1	1	1	1	1	1
1	1	1	1	1	1
1	1	1	1	1	1
1	1	1	1	1	1
2	2	2	2	2	2
17	17	17	17	17	17

	As of December 31,			
	2016	**2017**	**2018**	**2019**
General Government				
Building Permits:				
Single-family residential	291	421	394	393
Valuation	$104,587,047	$154,363,845	$146,872,169	$142,960,689
Multi-family residential	39	19	44	31
Valuation	$46,291,379	$48,540,272	$61,744,162	$17,487,795
Total commercial new, remodel and other	779	1,024	952	904
Valuation	$74,862,413	$56,268,320	$86,277,189	$106,229,817
Tax and Licensing:				
Business licenses issued	482	519	552	926
Public Safety				
Police:				
Calls for service *	73,133	85,894	89,417	69,370
Building Inspection:				
Total building inspections	27,707	33,972	40,658	37,456
Highways and Streets				
Streets:				
New roadway additions (miles)	2	2	5	2
Parks and Recreation				
Recreation:				
Adult sports leagues	28	28	28	30
Youth sports leagues	30	34	34	31
Adult league participation	5,997	6,116	6,500	6,402
Youth league participation	10,442	10,474	10,500	7,473

*** Parker Police Department reports incidents based on the National Incident Based Reporting System. The totals shown are based on charges, not the number of incidents that occurred. It is possible, even likely, that an incident had more than one Colorado State Statute or Municipal charge associated with it. Crime Statistics are by nature dynamic, which allows for additions, deletions and modifications at any time.**

Source: Various Town of Parker departments.

As of December 31,					
2020	**2021**	**2022**	**2023**	**2024**	**2025**
390	639	743	625	317	286
$142,801,970	$243,978,942	$284,891,313	$268,627,385	$150,475,484	$140,786,387
26	21	3	31	68	18
$46,044,240	$67,538,218	$9,400,141	$53,486,177	$25,200,548	$168,786,343
751	842	807	794	841	878
$49,912,840	$48,634,056	$69,721,680	$61,702,156	$121,146,633	$316,557,721
644	648	715	826	545	642
63,603	66,491	59,668	62,702	59,541	61,003
31,497	40,066	54,399	50,585	42,196	33,034
5	2	2	1	0	5
10	24	26	27	28	28
13	23	30	32	32	28
2,640	3,600	6,000	6,250	7,980	4,747
4,570	4,073	8,100	8,259	7,935	8,375

Demographics 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.

	As of December 31,			
	2016	**2017**	**2018**	**2019**
Area in square miles	21.78	21.82	22.20	22.30
Housing units	19,011	19,810	19,949	21,654
Population	51,023	51,715	53,428	56,084
Average persons per household	2.68	2.61	2.68	2.59
Median age	34.60	34.62	35.00	34.94
High school graduates - persons age 25+	97.7%	97.8%	97.4%	98.0%
Bachelor's degree or higher - persons age 25+	52.6%	53.7%	54.0%	55.0%
Unemployment rate	2.1%	2.4%	2.3%	2.5%
Median household income	$ 101,969	$ 110,534	$ 111,749	$ 113,836
Total personal income (in thousands)	$ 1,938,533	$ 2,189,679	$ 5,970,526	$ 2,465,005

Source: Town of Parker, Douglas County, Colorado Department of Labor and Employment, Bureau of Economic Analysis.

	As of December 31,				
2020	**2021**	**2022**	**2023**	**2024**	**2025**
22.40	22.40	22.40	22.40	22.40	22.40
22,267	22,745	23,682	25,132	25,404	26,205
57,648	58,684	61,537	63,610	67,376	68,086
2.59	2.58	2.60	2.53	2.76	2.83
35.00	34.69	35.00	35.20	36.90	35.7
97.8%	97.7%	97.2%	96.7%	96.5%	96.60%
53.2%	54.7%	54.1%	57.3%	57.3%	58.00%
5.6%	3.8%	3.7%	2.3%	4.2%	3.40%
$ 113,836	$ 119,919	$ 116,631	$ 122,444	$ 131,505	$139,259
$ 2,534,786	$ 2,727,558	$ 2,762,055	$ 3,077,263	$ 3,213,404	$3,350,385