CITY OF ASPEN

2025 Annual Comprehensive Financial Report

For Year Ending December 31, 2025

Finance Department
427 Rio Grande Place
Aspen, CO 81611

City of Aspen, Colorado
Annual Comprehensive Financial Report
December 31, 2025

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INTRODUCTORY SECTION

CITY OF ASPEN
FINANCE DEPARTMENT
427 RIO GRANDE PLACE
ASPEN, COLORADO 81611

June 26, 2026

To the Honorable Mayor, Members of the City Council, City Manager and Citizens of the City of Aspen:

I am pleased to present the Annual Comprehensive Financial Reporting (ACFR) for the City of Aspen (the "City") for the year ended December 31, 2025. The City Charter, in conjunction with State law, requires a complete set of financial statements presented in conformity with generally accepted accounting principles (GAAP) to be published at the close of each fiscal year and audited in accordance with generally accepted auditing standards by a firm of certified public accountants. This Annual Comprehensive Financial Reporting is hereby issued and submitted to you in accordance with these requirements.

This report consists of management's representations concerning the finances of the City of Aspen. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management has established an internal control framework that is designed to both protect the assets of the City from loss, theft, or misuse and to allow for the compiling of sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's internal control procedures have been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement. To the best of management's knowledge and belief, this financial report is complete and reliable in all material respects.

McMahan and Associates, L.L.C., a firm of certified public accountants, performed the annually required independent audit of the City's annual financial report. This independent audit provides reasonable assurance that the financial statements of the City of Aspen for the fiscal year ended December 31, 2025, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Aspen's financial statements for the fiscal year ended December 31, 2025, are fairly presented in conformity with GAAP. The independent auditor's report is presented on page A1 – A3 in the financial section of this report.

Generally accepted accounting principles require that management provides a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). The City of Aspen's MD&A can be found immediately following the report of the independent auditors. This letter of transmittal and the MD&A are designed to complement each other and should be read in that context.

Profile of City of Aspen Government

The City of Aspen was incorporated in 1879 under provisions of the Constitution of Colorado. On January 1, 1972, the City became a Colorado home rule city. The City is located in central Colorado, situated within the Rocky Mountains, approximately 205 miles west of Denver, encompassing approximately four-square miles and is the county seat of Pitkin County. The estimated current population of the City is 6,489. Aspen is an international destination resort community and the local population increases significantly during peak ski and summer vacation seasons with both seasonal residents and visitors.

The City has all the powers granted to municipal corporations and to cities by the constitution and general laws of the State of Colorado, including the power to acquire property within or outside its corporate limits for any City purpose, to sell, lease, mortgage, hold, manage, and control such property as its interests may require, except as prohibited by the state constitution or the City Charter.

Policy-making and legislative authority are vested in a City Council consisting of five members one of which is a separately elected Mayor. The Council is responsible, among other things, for passing ordinances, adopting the budget, appointing boards and commissions, and hiring the City Manager, City Attorney, and Municipal Judge. The City Manager is responsible for carrying out the policies and ordinances of the Council, for overseeing the day-to-day operations of the City, and for appointing the heads of the various departments. The Council is elected on a non-partisan basis. Council members serve four-year staggered terms, with two council members elected every two years. The Mayor's term is two years. All Council positions are elected on a city-wide basis.

While the City Council exercises the legislative power of the City, other City officials oversee the daily operation of the City. Aspen is a Council-Manager form of City government and provides full-service municipal services. As noted above, the City Council appoints the City Manager and City Attorney, both of whom serve at the pleasure of the Council. The Council also ratifies the appointment of the Finance Director and City Clerk, as required by the City Charter.

The City has approximately 384 permanent full-time equivalent employees. General Government Services provided include police, parks and recreation, parking and transportation, environmental health and protection, community development and planning, financial management, information technology, street maintenance, capital project management, and engineering. In addition to general government services, the City operates the Wheeler Opera House, a historic opera house originally constructed in the 1890's, eventually purchased and refurbished by the City in the 1980's. The Wheeler today is host to musical and artistic presentations from local and internationally acclaimed actors and entertainers. The City provides deed restricted workforce housing for some of its employees as well as workers for other organizations within the Aspen area. The City also provides support, training, and funding to local childcare providers through its "Kids First" program, operates a municipal golf course, and provides water and electric utility services, generating 100% of its power from renewable energy. Fire protection, sanitary sewerage, public schools, and medical services are provided to City residents by a variety of external public and private entities depending on property location.

Financial Management and Factors Affecting Financial Condition

The City concluded fiscal year 2025 in a strong financial position, sustaining its longstanding commitment to fiscal responsibility and long-term stability. Total net position increased to $768.1 million as of December 31, 2025, compared to $684.4 million in 2024, an increase of $83.7 million or 12.2% year-over-year. Governmental activities accounted for $645.0 million, increasing $67.7 million or 11.7%, while business-type activities contributed $123.0 million, increasing $16.0 million. The City's net investment in capital assets totaled $290.1 million, representing 37.8% of total net position. Complete information regarding the City's overall financial condition and changes in net position can be found in the Management's Discussion and Analysis, found on page B1 of this report.

From a financial management standpoint, the City has implemented strong controls, both in the areas of internal controls and budgetary controls. The City's reliance on consumption-based tax revenues for ongoing operations requires recognition that contraction of the local retail or real estate economy will result in a decrease in revenues to support operations. These controls create an environment that permits the City to adapt to changes in revenue forecasts, modifying spending plans accordingly.

The Finance Director oversees a set of city-wide internal controls that provide reasonable assurances that financial activity transacted by and among City departments is managed in a way that results in complete, accurate, and timely accounting for all financial transactions. All bank statements and accounts are closed and reconciled, and the City's internal controls are demonstrated through the Finance Department's monthly presentation of its financial condition, which documents the condition of each fund of the City.

The objective of the City's budgetary controls is twofold: to ensure compliance with legal provisions embodied in the annually appropriated budget approved by the City Council and to provide funding allocations to City departments sufficient to permit them to effectively and efficiently deliver services to their customers, the citizens and Aspen visitors.

Activities of the General Fund, special revenue funds, debt service fund, capital project fund, business-type funds, and internal service funds are included in the annually appropriated budget resolution. Appropriations for all funds lapse at year end. The level of budgetary control (that is, the level at which expenditures cannot legally exceed the appropriated amount) is established at the individual fund level. Even though the budget enacted by the City Council is at the fund level, the City prepares a program-based budget by department for control at the departmental level, typically referred to as each department's "bottom line" operating budget. Department heads have the authority to reallocate the distribution of budget amounts within and among programs within their department as necessary to accomplish priority goals and achieve their departmental mission. The City also maintains an encumbrance accounting system as one technique of accomplishing budgetary control. Encumbered amounts are not an actual use of appropriations. Therefore, open encumbrances at year-end for which the expenditure has not yet occurred are canceled.

The City utilizes a fund balance policy as another form of budgetary control. This policy ensures sufficient cash is on hand (ranging from 12.5% to 50% annual appropriations, depending on the fund, with one outlier holding 100% of annual appropriations) to cover all current cash flow and budgetary requirements, and sets targets for fund balances sufficient to permit the City to absorb an economic downturn without having to significantly reduce services or ask Aspen's citizens for emergency funding to cover the cost of necessary operating costs.

As noted above, budget-to-actual comparisons are provided in this report for each major individual governmental fund for which an appropriated annual budget has been adopted.

Long-term Financial Planning

Financial plans for each major City fund assume conservative and reasonable growth rates for revenues, based upon historical experience and current economic conditions. Additionally, pragmatic expenditure estimates that account for increasing cost pressures to commodities and service sectors of the economy, and the reality of increasing health care and wage costs for City employees, are also projected to provide reasonable trend analysis on reserves into the seeable future. The projections are done for the next ten-year period for internal management review and are published for external consumption with the next five-year period shown.

Conservative budgets are in place to ensure sufficient reserves and in the case of another shift in the economy. Please see the Management Discussion and Analysis for more complete information regarding the City's multi-year financial planning process and the predicted future financial condition of all budgeted funds.

Compliance with the Taxpayer Bill of Rights

The Colorado Constitutional Amendment passed in November 1992 known as TABOR (Taxpayer Bill of Rights), restricts growth in governmental revenues and property tax revenues to amounts adjusted for inflation and a local growth factor. The City received voter approval for permanent exemption from TABOR revenue limits for all non-property tax revenue sources in 1993. The City has applied a mill levy credit for years where the increase in general purpose property tax revenue would have exceeded the TABOR limit.

Major Initiatives and Accomplishments

In 2025, the City of Aspen continued to make meaningful progress on major capital projects and strategic initiatives that align with City Council's goals around affordable housing, community infrastructure, utility resilience, and long-range mobility.

The City advanced Phase 0 of the Lumberyard Housing Development, one of Aspen's largest workforce housing initiatives. The project incurred $3.3 million in 2025, with total project-to-date spending of $5.8 million. Phase 0 includes demolition, environmental remediation, and installation of roads and utilities. The overall project is estimated to cost approximately $250 million and is expected to deliver an estimated 277 affordable rental units through a private partnership.

The City continued planning and design work for significant upgrades to the Water Treatment Facility. The project incurred $2.3 million in 2025, with total project-to-date spending of $3.6 million. The current preliminary cost estimate is approximately $100 million, and the City is evaluating funding options, including a potential ballot measure in November 2026. The planned improvements are intended to increase treatment capacity, enhance regulatory compliance, and ensure long-term system resilience.

The City also continued planning for the redevelopment of Armory Hall. The project remains an important community facility initiative, but estimated costs have increased from approximately $40 million to approximately $60.6 million due to scope changes and construction cost escalation. As a result, the City is evaluating alternative funding strategies, including a combination of General Fund resources, an interfund loan from the Arts and Culture Fund, and Asset Management Plan Fund resources.

In support of long-range transportation planning, the City continued work on the Entrance to Aspen corridor and the eventual replacement of the Castle Creek Bridge. The project incurred $1.2 million in 2025, with total project-to-date spending of $2.5 million and a remaining 2026 budget of $6.0 million. During the year, the City continued environmental review, engineering, and project development activities associated with reevaluating prior corridor alternatives and identifying a preferred long-term solution.

Additional 2025 capital investments included the Parks Office Remodel, which incurred $3.9 million during the year and is expected to be completed in 2026; the Old Powerhouse Renovation, which incurred $708,214 in 2025 to preserve and rehabilitate a historic City-owned building; and pavement preservation work totaling $980,089 to support citywide street maintenance.

Awards and Acknowledgements

The timely preparation of this report was accomplished through the efficient and dedicated services of the entire City of Aspen Finance Department staff. I would like to express my appreciation of all members of the Department who assisted and contributed to its preparation. It should be noted that staff from other departments provide great assistance in the preparation of the report and their work is also appreciated. On behalf of the administration, I would also like to thank the Mayor and City Council for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

The City's external auditors, McMahan and Associates, L.L.C., are also commended for their comprehensive and efficient examination of the various funds of the City for the fiscal year ended December 31, 2025.

Respectfully submitted,

Tyler Sexton

Tyler Sexton
Director of Finance

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Aspen
Colorado

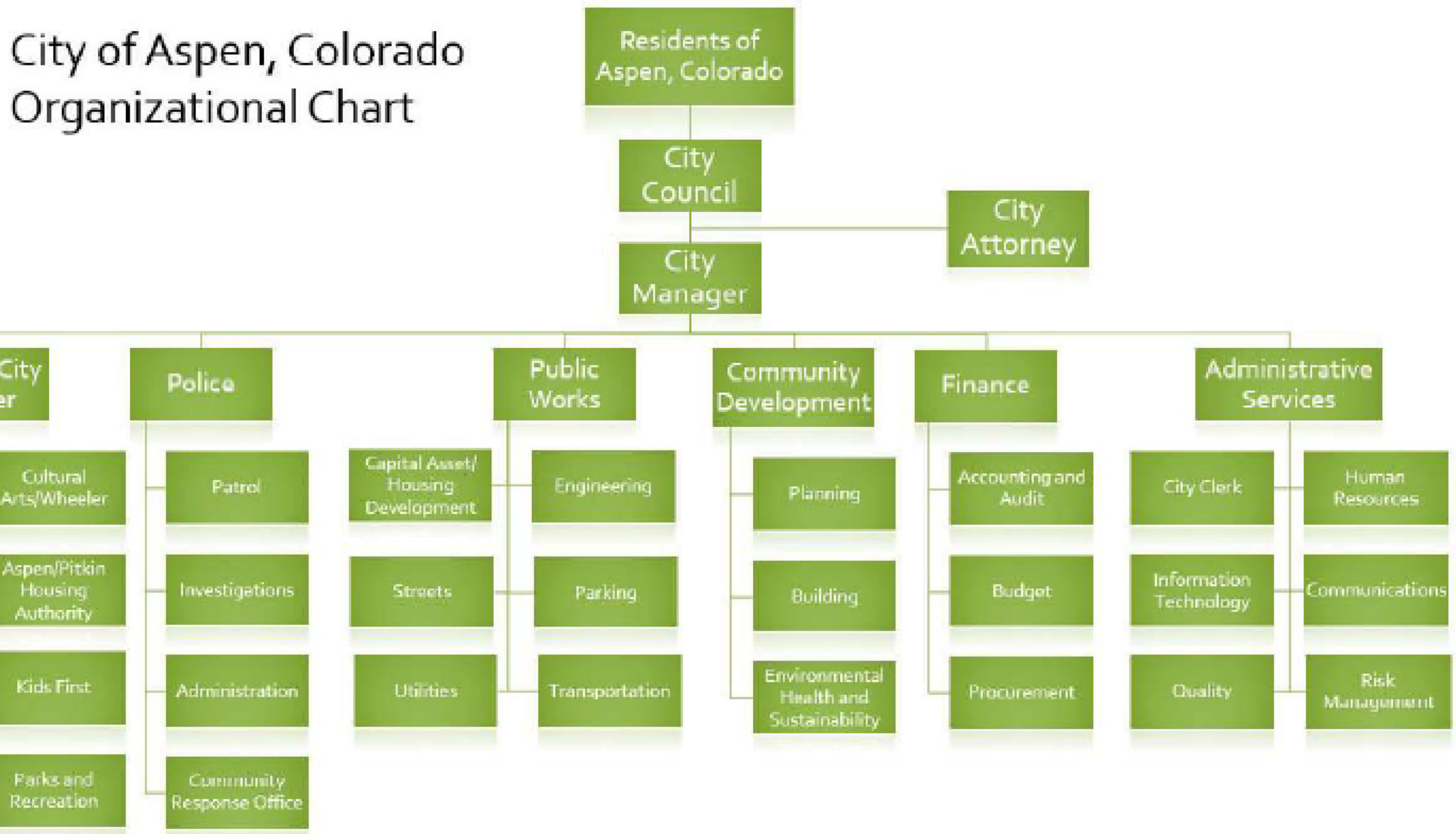
For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill

Executive Director/CEO

Organization Chart



Effective January 1, 2021

City of Aspen, Colorado

As of December 31, 2025

Members of the City Council

Rachael Richards, Mayor
Christine Benedetti
Bill Guth
John Doyle
Sam Rose

City Officials

Pete Strecker, City Manager
Diane Foster, Assistant City Manager
Tyler Christoff, Assistant City Manager
Alissa Farrell, Director of Administrative Services
Katharine Johnson, City Attorney
Ben Anderson, Community Development Director
Tyler Sexton, Interim Director of Finance
Kim Ferber, Police Chief

CITY OF ASPEN

FINANCIAL SECTION

INDEPENDENT AUDITOR'S REPORT

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and City Council
City of Aspen, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of Aspen, Colorado, Colorado (the "City"), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of City of Aspen, Colorado, Colorado as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund, the Arts and Culture Special Revenue Fund, the Affordable Housing Special Revenue Fund, the Parks and Open Space Special Revenue Fund and the Transportation Special Revenue Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the City 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 these financial statements in accordance with U.S. GAAP; this includes 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 City's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City'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 City's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

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

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining fund financial statements, individual fund budgetary information, and the Local Highway Finance Report listed in the accompanying table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining fund financial statements, individual fund budgetary information, and the Local Highway Finance Report listed in the accompanying table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, combining fund financial statements, individual fund budgetary information, and the Local Highway Finance Report listed in the accompanying table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section 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.

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

McMahan and Associates, L.L.C.

McMahan and Associates, L.L.C.
Avon, Colorado
June 26, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

City of Aspen, Colorado

Management's Discussion and Analysis

December 31, 2025

As management of the City of Aspen (the “City”), we offer readers of the City’s financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2025.

Overview of the Financial Statements: This discussion and analysis is intended to serve as an introduction to the City’s Annual Comprehensive Financial Report (ACFR). The discussion and analysis is comprised of six components:

1) Government-wide Financial Statements,
2) Fund Financial Statements,
3) Notes to the Financial Statements,
4) Statistical Section,
5) Government-wide Financial Analysis,
6) Fund Financial Analysis

This report also provides an analysis of the City’s financial condition, how that condition has changed over the past 12 months, and how that condition is forecasted to change in coming years.

1. Government-wide Financial Statements: Found on pages C1 and C2 of this report, the government-wide financial statements are designed to provide readers with an executive summary level overview of the City’s finances. These statements divide the City’s financial activity into two broad categories; governmental and business-type or “enterprise” activities.

Governmental Activities: These are functions of the City that are principally supported by taxes and intergovernmental revenues. These activities are divided into five broad categories of service provision. The following chart provides a listing of City departments that comprise each of these broad categories of service delivery:

Category	Departments
General government:	City Council, City Manager, Human Resources (including Risk Management), City Clerk, City Attorney, Finance, Asset Management, Community Development & Building Inspection, Information Technology, Geographic Information Services, and Transportation
Public health and welfare:	Affordable Housing Departments, Kids First and Childcare, and Environmental Health
Public safety:	Police Department, Public Safety Records Department, and Public Safety Communications Department
Public works:	Engineering Department, Streets Department, and Stormwater Department
Culture and Recreation services:	Parks Department, Special Events and Marketing, Recreation Department, Aspen Recreation Center, Ice Garden Operations, and Arts and Culture Operations

Business-type Activities: The business-type activities of the City include water and electric utility operations (including hydroelectric power generation), parking operations and services, municipal golf operations, ditch water and certain affordable housing operations and services. Business-type activities are reported on page C2 by these service categories.

The City's expense budget is organized using this same structure.

Burlingame Housing, Inc. is presented in the Government-wide Financial Statements as a discretely presented component unit of the City.

The ***Government-wide Statement of Net Position*** (page C1) presents information on all of the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference reported as net position. The first and second columns of this statement provide separate reporting of governmental and business type assets, deferred outflows of resources, liabilities and deferred inflows of resources and calculate an ending net position by activity type. The third column provides a combined total of both governmental and business type categories. Over time, increases or decreases in net position may serve as a useful indicator of the City's changing financial condition.

The ***Government-wide Statement of Activities*** (page C2) presents information showing how the City of Aspen's governmental and business type net position changed, both by category of service and in total, during 2025. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected taxes).

2. Fund Financial Statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental Funds: The City's governmental funds account on a fund by fund basis for the same functions reported collectively as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, which evaluate the overall net position of the City's governmental activities, the governmental fund financial statements disclose annual changes in the net position of individual funds. This disclosure may be useful in evaluating the fiscal condition of individual funds, and the government's near-term financing requirements based upon this disclosure of individual fund financial condition.

These funds are divided into two categories, "major" and "nonmajor," based upon total asset size, among other factors.

The City's major governmental funds and the location of their individual Statement of Revenues, Expenditures, and Changes in Fund Balances are as follows:

Fund Name:	Page Location in ACFR
General Fund……………………………………………………………………………..…..	Page C7
Arts and Culture Fund……………………………………………………..…….………….	Page C8
Affordable Housing Fund……………………………………………………..………..…..	Page C9
Parks and Open Space Fund…………………..………………………...…………………	Page C10
Transportation Fund………………………..……………………………...………………	Page C11
Asset Management Plan Fund……………………………………………..……..……….	Page E12

The City also reports the following nonmajor governmental funds, found on the following pages:

Combining statements of revenues, expenditures, and changes in fund balance, which summarize individual fund activity and provide an annual total for each of these funds types, can be found on pages C5 for all governmental funds and E4 for nonmajor governmental funds.

A balance sheet for all major and nonmajor governmental funds is provided on page C3. Page E3 provides a combining balance sheet for nonmajor governmental funds only. The balance sheet provides additional information regarding the financial condition of each individual fund and the City's government-wide financial condition by providing a summary accounting of assets and liabilities by the fund, and by providing a detail of restricted and unrestricted fund balances. The balance sheet and the statement of revenues, expenditures, and changes in fund balances are reconciled to each other to facilitate the readers' comparison of the fiscal condition for individual governmental funds and the City's overall fiscal condition.

Compliance with Budget adoption requirements: The City adopts an annual budget for all governmental funds, and amends that budget from time to time throughout the fiscal year. Each individual fund statement of revenues, expenditures, and changes in fund balance includes an "original" and "final" budgetary comparison column. These columns reconcile to the City Council's adopted budget resolutions for the fiscal year and demonstrate compliance with City Charter budgeting requirements and Colorado state budget statutes.

The basic major governmental fund financial statements, which provide a summary accounting of all of the City's governmental funds, can be found on pages C3 through C6.

"Business-type" Funds: The City maintains business-type funds commonly known as enterprise funds or proprietary funds. The City maintains three internal service funds, which are individually treated as business-type funds. The proprietary fund statements are used to report the same functions presented as business-type activities in the government-wide financial statements, excluding the internal service funds. The City uses proprietary funds to account for its water, electric, parking, golf, water rights and affordable workforce housing operations.

Business-type fund financial statements provide the same type of information as the government-wide financial statements, only in more detail. While the government wide financial statements provide summary information for all governmental services combined, the proprietary fund financial statements provide separate information for each of the business-type services provided by the City.

The City's proprietary funds include:

The internal service funds are eliminated at the government-wide level, with their assets and liabilities consolidated into governmental activities, where the majority of their services are provided.

The proprietary fund Combining Balance Sheet and Combining Statement of Revenues, Expenses, and Changes in Fund Balance, and Statement of Cash Flows are found on pages C12 through C14 of this report.

Fiduciary Funds: Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the City's own programs. As such, these funds have no operations and no adopted budget. The accounting used for fiduciary funds is much like that used for proprietary funds. The fiduciary funds used by the City are the Police Seizure Fund, the Deposits Agency Fund and the Aspen Pitkin County Housing Authority Funds.

The basic fiduciary fund financial statements can be found on pages C15 and C16 of this report.

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

4. Statistical Section: This section of the report provides a historical analysis of key financial and demographic statistics regarding the City of Aspen's operations as well as the community in general. This information helps to place the annual financial disclosure and reporting into context with the community's population and economic makeup by providing information regarding overlapping taxing jurisdictions, major employers, and broad economic and financial trends.

5. Government-wide Financial Analysis: This section provides an analysis of the City's current financial condition, how that condition changed over the 2025 fiscal year, and how it is projected to change in coming years.

The following chart (on the next page) provides a comparison of government and business-type assets, liabilities, and net position for December 31, 2025 and 2024.

City of Aspen's Net Position

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Assets:						
Current and other assets	$ 451,848,065	$ 403,635,017	$ 67,248,845	$ 55,218,618	$ 519,096,910	$ 458,853,635
Capital assets, net	279,959,677	265,075,233	67,494,741	64,471,393	347,454,418	329,546,626
Total Assets	731,807,742	668,710,250	134,743,586	119,690,011	866,551,328	788,400,261
Deferred Outflows of Resources:						
Deferred loss on refunding	-	99,999	21,645	25,252	21,645	125,251
Total Deferred Outflows	-	99,999	21,645	25,252	21,645	125,251
Liabilities:						
Current liabilities	18,991,800	19,372,248	3,910,785	4,133,236	22,902,585	23,505,484
Noncurrent liabilities	53,657,066	57,535,573	3,586,938	3,834,677	57,244,004	61,370,250
Total Liabilities	72,648,866	76,907,821	7,497,723	7,967,913	80,146,589	84,875,734
Deferred Inflows of Resources:						
Defered revenue	13,835,514	14,272,801	-	-	13,835,514	14,272,801
Defered gain on refunding	-	-	4,498,422	4,978,661	4,498,422	4,978,661
Total Deferred Inflows	13,835,514	14,272,801	4,498,422	4,978,661	18,333,936	19,251,462
Net Position:						
Net investment in capital assets	231,450,097	212,690,538	58,654,477	55,407,600	290,104,574	268,098,138
Restricted	252,524,078	222,396,353	-	-	252,524,078	222,396,353
Unrestricted	161,349,187	142,542,736	64,114,609	51,361,089	225,463,796	193,903,825
Total Net Position	$ 645,323,362	$ 577,629,627	$ 122,769,086	$ 106,768,689	$ 768,092,448	$ 684,398,316

At the end of the 2025 fiscal year, the City reported an increase in total net position from the prior year. Overall, change in net position can be summarized by the following chart:

City of Aspen - Change in Net Position

Asset Type	2025	2024	Change	Change %
Governmental	$645,323,362	$577,629,627	$ 67,693,735	11.7%
Business-type	122,769,086	106,768,689	16,000,397	15.0%
Total	**$768,092,448**	**$684,398,316**	**$ 83,694,132**	**12.2%**

The City's government-wide net position increased by $83,694,132 or 12.2% between January 1, 2025 and December 31, 2025. Within that annual total, governmental net position increased by $67,693,735 or 11.7%. A number of factors contributed to the change in governmental net position as discussed further in the Financial Analysis of the City's Funds section of this report.

Traditionally, the largest portion of any municipality's investments is in its capital assets. Land, buildings, infrastructure, equipment, machinery, and specialized tools are necessary in order to deliver and/or provide services to the City's residents and visitors. The City's net investment in capital assets account for 37.8% or $290,104,574,104,574 of its total net position of $768,092,448 as of December 31, 2025; these assets are not liquid and are not available for general spending.

Of the City's $768,092,448 net position, $4,722,000 is restricted for TABOR Emergency, $302,765 is restricted for community enhancement, $737,378 is restricted for health and human services, $1,305,657 is restricted for environmental initiatives, $48,890,398 is restricted for visual and performing arts, $139,800,906 is restricted for affordable housing, $10,020,673 is restricted for culture and recreation, $28,123,354 is restricted for transportation, $333,106 is restricted for destination marketing, $2,198 is restricted for education, $13,680,119 is restricted for childcare, and $4,605,524 is restricted for public works.

The following chart provides an analysis of changes in net position from the end of fiscal year 2024 to the end of fiscal year 2025. Revenues and expenses across all governmental and business type activities are disclosed in summary format, providing a general evaluation of revenue and expense activity resulting in a 12.2% increase in net position over the 12 months comprising fiscal year 2025. These activities are analyzed here by activity type:

CITY OF ASPEN, COLORADO
SUMMARY OF ACTIVITIES

	Governmental Activities		Business-type Activities		Total	
	2025	2024	2025	2024	2025	2024
Revenues						
Program revenues:						
Charges for services	$ 25,296,014	$ 22,906,377	$ 44,604,549	$ 40,546,911	$ 69,900,563	$ 63,453,288
Operating grants and contributions	11,502,686	13,343,968	11,367	-	11,514,053	13,343,968
Capital grants and contributions	172,624	1,171,525	2,112,733	2,428,893	2,285,357	3,600,418
General revenues:						
Sales and use taxes	58,187,327	52,895,807	-	-	58,187,327	52,895,807
Property taxes	12,001,722	11,728,291	-	-	12,001,722	11,728,291
Other taxes	42,574,813	39,622,670	-	-	42,574,813	39,622,670
Interest and other revenue	19,901,481	12,265,307	3,296,468	1,867,296	23,197,949	14,132,603
Total Revenues	169,636,667	153,933,945	50,025,117	44,843,100	219,661,784	198,777,045
Expenses						
General government	38,998,567	35,947,079	-	-	38,998,567	35,947,079
Public safety	9,132,586	9,495,025	-	-	9,132,586	9,495,025
Public works	9,519,600	9,524,501	-	-	9,519,600	9,524,501
Public health and welfare	16,793,896	11,479,709	-	-	16,793,896	11,479,709
Culture and recreation	29,122,419	25,456,279	-	-	29,122,419	25,456,279
Interest on long-term debt	1,773,314	1,878,692	-	-	1,773,314	1,878,692
Water system	-	-	9,641,808	9,278,655	9,641,808	9,278,655
Electric system	-	-	11,045,566	10,255,574	11,045,566	10,255,574
Affordable housing	-	-	3,668,217	3,383,294	3,668,217	3,383,294
Parking	-	-	3,244,989	3,385,765	3,244,989	3,385,765
Golf	-	-	3,026,690	3,020,912	3,026,690	3,020,912
Total Expenses	105,340,382	93,781,285	30,627,270	29,324,200	135,967,652	123,105,485
Change in Net Position						
Before Transfers and Special Item	64,296,285	60,152,660	19,397,847	15,518,900	83,694,132	75,671,560
Special Item	-	(18,215,354)	-	-	-	(18,215,354)
Transfers	3,397,450	2,896,970	(3,397,450)	(2,896,970)	-	-
Change in Net Position	67,693,735	44,834,276	16,000,397	12,621,930	83,694,132	57,456,206
Net Position - Beginning	577,629,627	532,795,351	106,768,689	94,146,759	684,398,316	626,942,110
Net Position - Ending	$ 645,323,362	$ 577,629,627	$ 122,769,086	$ 106,768,689	$ 768,092,448	$ 684,398,316

Governmental Activities Revenues and Expenditures: Overall, governmental activities reported increased net position of $67,693,735. This increase was driven by continued strength across several revenue categories, coupled with disciplined expense management throughout the year.

Total revenues from governmental activities increased by $15,702,722, or 10.2%, compared to the prior year. The most significant increase was in interest and other revenue, which increased by $7,636,174, or 62.3%, from 2024. While the City's average monthly investment yield decreased from 3.85% in 2024 to 3.51% in 2025, the governmental share of the City's cash and investment portfolio increased from approximately $327.7 million to $379.2 million. The larger investment balance more than offset the lower yield environment and resulted in higher interest earnings during 2025.

Sales and use tax revenues increased by $5,291,520, or 10.0%, compared to 2024, supported by taxable sales totaling $1.44 billion in 2025. The City's transition to State-administered sales tax collections improved reporting compliance and expanded reporting within certain industries. Construction activity was the largest contributor to growth, with taxable sales increasing 127.0% year-over-year, reflecting both significant project activity and enhanced reporting under the State collection system. Core tourism-related sectors also remained strong, with accommodations up 10.0%, restaurants up 5.0%, and fashion clothing up 11.0%, demonstrating continued strength in Aspen's visitor-based economy.

Other taxes increased by $2,952,143, or 7.5%, compared to 2024, driven primarily by lodging tax and real estate transfer tax revenues. Lodging tax collections increased by $257,717, or 4.4%, reflecting continued strength in visitor activity and overnight accommodations. Real estate transfer tax collections increased by $2,698,163, or 11.3%, generating $26.6 million in revenue during 2025. This increase reflected strong real estate market activity, including 660 transactions totaling approximately $1.79 billion, with an average transaction value of $2.7 million. The 2025 collections represented the third-highest real estate transfer tax revenue year in the City's history.

Total expenses for governmental activities increased by $11,559,097, or 12.3%, from $93,781,285 in 2024 to $105,340,382 in 2025. This increase reflects both normal operating cost growth and specific investments in community priorities.

General government expenditures increased by $3,051,488, primarily due to higher salaries, benefits, and administrative support costs needed to maintain City operations.

Public health and welfare expenses increased by $5,314,187, driven in part by one-time and strategic contributions to preserve affordable housing. These housing-related contributions included a $1.0 million contribution to the West Mountain Regional Housing Coalition to support deed-restricted housing and a $3.0 million contribution to support the Aspen-Basalt Mobile Home Park resident ownership initiative.

Culture and recreation expenses increased by $3,666,140, including higher performer and artist fees at the Wheeler Opera House, consistent with City Council's direction to expand programming and bring more cultural offerings to the community.

Business Type Activities Revenues and Expenses: The City's business-type activities reported increased net position of $16,000,397 in 2025. Revenues were higher than 2024 levels by $5,182,017, or 11.6%. Expenses for business-type activities were higher than 2024 levels by $1,303,070, or 4.4%.

The increase in revenue was primarily driven by charges for services and interest and other revenue. Charges for services increased by $4,057,638, or 10.0%, reflecting planned rate and fee adjustments across the City's business-type activities, along with continued demand for utility, parking, and recreation services. Interest and other revenue increased by $1,429,172, or 76.5%, as the business-type share of the City's cash and investment portfolio grew from approximately $57.8 million in 2024 to $66.9 million in 2025. Although the City's average monthly investment yield decreased from 3.85% to 3.51%, the larger investment base helped offset the lower yield and contributed to higher overall revenue.

The expense increase was relatively modest and was primarily attributable to higher wages, benefits, purchased power, and normal inflationary increases in operating costs across the City's business-type activities.

The City's business-type activity funds are charged their share of overall general governmental costs. The reimbursement of these costs from business-type activities to the General Fund provides for the appropriate allocation of the cost of administrative and other support services among all City of Aspen operating units. A detailed listing of 2025 interfund transfers can be found in Note III, F of this report.

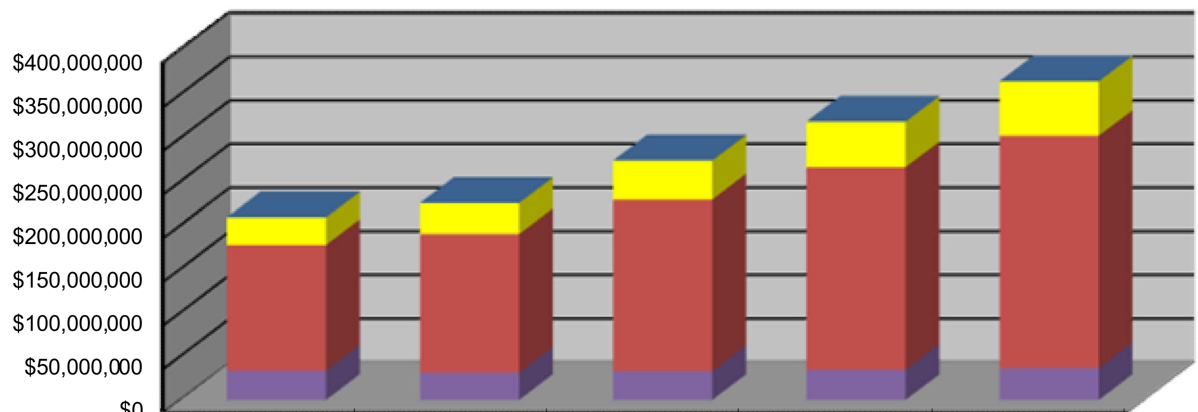
Financial Analysis of the City's Funds

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

Governmental Funds: The Focus of the City's governmental fund statements is to provide information on near-term inflows, outflows, and balances of expendable resources. Such information is useful in assessing the City's financing requirements. In particular, unrestricted fund balances may serve as a useful measure of a government's net resources available for spending at the end of their fiscal year.

At the end of 2025, the City's governmental funds reported combined ending fund balances of $365,320,290, an increase of 14.5% from the year-end 2024 combined fund balances. The chart below provides a view of the City's ending governmental fund balances by fund type.

Schedule of Ending Fund Balances - Governmental Funds 2021-2025



	2021	2022	2023	2024	2025
Debt Service Funds	374,530	305,865	309,560	308,618	315,603
General Fund	31,434,679	35,426,977	44,508,528	52,033,718	62,352,371
Special Revenue Funds	143,875,778	158,749,482	196,695,629	231,933,718	265,863,741
Capital Project Funds	33,857,982	31,488,596	33,065,144	34,725,181	36,788,575

The General Fund ended 2025 with a fund balance of $62,352,371, an increase of $10,318,653 from the 2024 ending fund balance. This growth was primarily driven by revenues exceeding the final budget by $8,647,509, alongside underspending across several expenditure categories. The key factors in the increase are:

- Building permit review fees increased by $2,063,471 compared to 2024, due to increased construction activity and the advancement of previously pending permit applications
- Interest income increased by $1,306,167 compared to 2024, supported by a larger General Fund investment balance during the year.

- County sales tax increased by $1,222,858 compared to 2024, driven by higher taxable sales across the county.
- Property tax increased by $1,150,860 compared to 2024, reflecting higher assessed valuations and a change in the revenue allocation from 40% to 50% to the General Fund in 2025.

Collectively, these items accounted for approximately $4.6 million of the total revenue variance, with the remaining variance attributable to smaller favorable variances across other General Fund revenue categories.

On the expenditure side, General Fund spending increased by $4,435,003, or 10.8% when compared to 2024. The variance was primarily attributable to vacancy savings, lower purchased services, and unspent departmental savings carryforward amounts.

The City's governmental special revenue funds include four major funds: Arts and Culture, Affordable Housing, Parks and Open Space, and Transportation. Non-major special revenue includes Tourism/Regional Transportation, Aspen Public Education, Renewable Energy Mitigation Program, Kids First/Daycare, and Stormwater. Combined, these governmental special revenue funds ended 2025 with a total fund balance of $266,179,344, an increase of 14.5% from the prior year.

The Arts and Culture fund ended 2025 with a fund balance of $58,596,955, an increase of $4,969,501 from the prior year. Revenues totaled $14,702,202, an increase of $3,237,702, or 28.2% compared to 2024. The key factors to this increase are:

- Ticket sales increased by $1,077,404 compared to 2024, driven by expanded programming and the addition of higher-profile performances.
- Interest income increased by $1,035,558 compared to 2024, supported by a larger Arts and Culture Fund investment balance during the year.
- Real estate transfer tax exceeded 2024 collections by $900,573, which represented the third highest collections in the City's history.

Collectively, these items accounted for approximately $3.0 million of the increase in Arts and Culture Fund revenues, with the remaining increase attributable to smaller favorable changes across other revenue categories.

Expenditures totaled $9,408,291, a decrease of $2,039,589 compared to 2024, primarily due to lower capital project spending than in the prior year.

The Affordable Housing Fund ended 2025 with a fund balance of $139,800,906, an increase of $23,929,936 from the prior year. Total revenues were $34,481,767, an increase of $4,610,110 compared to 2024. The key factors to this increase are:

- Real estate transfer tax exceeded 2024 collections by $1,797,590, which represented the third highest collections in the City's history.
- Interest income increased by $3,213,583 compared to 2024, supported by a larger Affordable Housing Fund investment balance during the year.

Expenditures totaled $11,475,141, a decrease of $21,776,292, or 17.8% compared to 2024. The decrease was primarily due to lower capital outlay, as 2024 included significant spending related to completion of the Burlingame Phase III affordable housing project, which added 79 new affordable housing units to the community. Although 2025 spending was more reflective of normal ongoing operations, the fund still included significant housing-related contributions, including $1.0 million to the West Mountain Regional Housing Coalition and $3.0 million to support the Aspen-Basalt Mobile Home Park resident ownership initiative.

The Parks and Open Space Fund ended 2025 with a fund balance of $12,927,576, a decrease of $638,740 from the prior year. Total revenues were $24,271,287, an increase of $2,227,000, or 10.4% compared to 2024. This increase was primarily due to stronger sales tax collections, supported by a 10.0% increase in taxable sales over 2024, along with higher investment earnings.

Expenditures totaled $20,825,281, a decrease of $5,725,985, or 21.6% compared to 2024. While operating costs remained relatively consistent with the prior year, the decrease was primarily due to lower capital project spending. The fund incurred $8,856,712 in capital project costs during 2025, compared to $15,124,928 in 2024, reflecting the timing of planned parks, recreation, and open space investments. Major 2025 capital projects included:

- Parks office space remodel, totaling $3,992,958
- Wagner Playground improvements, totaling $674,770
- Parks and Recreation facilities parking lot overlay, totaling $653,421

The decrease in fund balance reflects the planned use of accumulated resources for capital investments in parks, recreation facilities, and open space infrastructure.

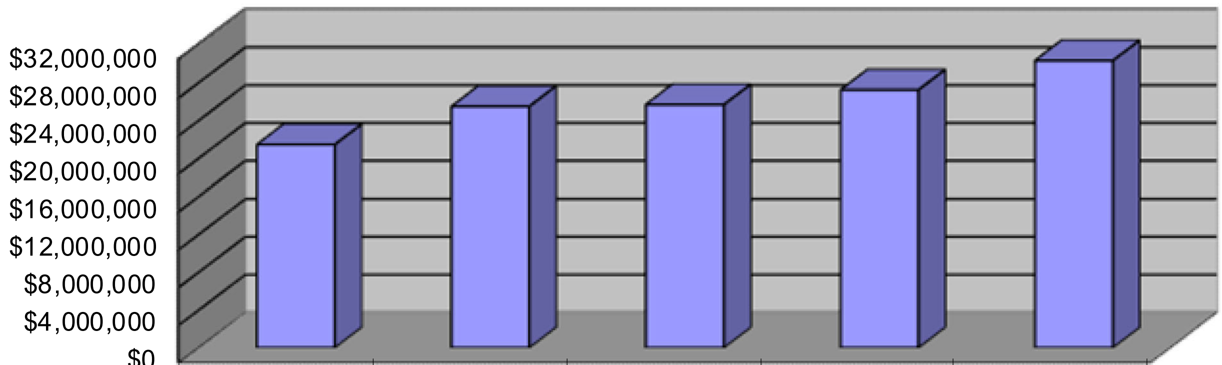
The Transportation Fund ended 2025 with a fund balance of $29,647,656, an increase of $1,563,374 from the prior year. Total revenues were $8,231,385, an increase of $1,228,568, or 17.5% compared to 2024. This increase was primarily due to investment income increasing by $768,336 over 2024 levels, followed by use and lodging tax collections increasing by $354,357.

Expenditures totaled $4,745,921, an increase of $499,459, or 11.8% compared to 2024. The increase was primarily attributable to higher personnel costs and general operating cost increases.

The Asset Management Plan Fund ended 2025 with a fund balance of $36,788,575, an increase of $2,063,394 from the prior year. Revenues totaled $9,635,332, while expenditures were $11,150,036. The fund serves as the City's primary capital improvement fund for addressing deferred maintenance, extending the useful life of public assets, and reinvesting in general government infrastructure. The increase in fund balance reflects transfers and other funding sources available for future capital needs, even as the City continued to invest in planned infrastructure projects during the year. These investments reflect the City's commitment to proactive infrastructure management, sustainability, and the long-term preservation of public assets.

The City's primary funding source for non-General Fund governmental activities is its 2.1% local sales tax. The chart below represents total City sales tax collections over the last five years.

City of Aspen
2.1% Sales Tax Revenues 2021-2025



	2021	2022	2023	2024	2025
Sales Tax Collections	$21,445,241	$25,479,861	$25,675,504	$27,223,180	$30,330,272

From 2024 to 2025, the City's sales tax collections increased an average of 14.1%.

The City's local sales tax rate of 2.1% provides for the following services (effective year) and activities:

Parks and Open Space Acquisition and Development (1970):	1.00%
Parks and Open Space Acquisition and Development (2001):	0.50%
Affordable Housing Development & Daycare (1990):	0.45%
Transportation City Route Operations, Capital Replacement, & Improvement (2009):	0.15%

Total City Sales Tax Rate:	2.10%

The City is also a conduit for collecting a 0.30% sales tax solely for educational purposes for the benefit of the Aspen School District No.1(RE). Education sales tax collections were $4,332,896 in 2025. Currently, this voter approved tax continues through December 31, 2031 and in the November 4, 2025 Coordinated Election, City voters approved an additional 0.30% sales tax solely for education purposes for the benefit of the Aspen School District No.1(RE), bringing the total sales tax amount to 0.60% beginning January 1, 2026.

Annual revenue from the City's local sales tax grew in 2025 in comparison to 2024. Additionally, the City receives a portion of a County-wide sales tax. This tax is collected by Pitkin County and is distributed to entities within the County on the basis of an intergovernmental agreement. Funds from this tax source are used to support General Fund operations of the City. In 2025, this revenue source generated $21,103,812, an increase of 5.9% over 2024 collections of $19,920,627 (see page C7).

Proprietary (Enterprise) Funds: The City's proprietary fund statements provide the same type of information found in the government-wide financial statements.

The City's proprietary funds ended 2025 with a net position of $123,177,208, an increase of $16,256,851 or 13.2% from the January 1, 2025 total. Please see the Statement of Revenues, Expenses, and Changes in Net Position on page C13 of this document.

The City's largest proprietary operation, the Water Fund, ended 2025 with a net position of $58,904,464, an increase of $9,184,150 or 18.5% from the prior year. Revenues were $17,374,846, an increase of $3,161,769 or 22.2%. Water charges for service increased by $2,301,982, or 17.1%, compared to 2024. This increase was driven by several factors, including a $968,328 increase in building permit fee revenue and an $877,134 increase in variable water service charges. Variable water service revenue increased due to both rate and usage changes. Water rates increased by 5.0% during the year, and the implementation of Stage 1 and Stage 2 water restrictions resulted in higher Tier 3 and Tier 4 rates for higher levels of water use. While total variable water sales increased from 820 million gallons in 2024 to 859 million gallons in 2025, the related revenue increase was proportionally larger because a greater share of usage was billed at higher-tier rates. Water expenses increased by $363,153 compared to 2024, primarily due to higher labor costs and normal inflationary increases in operating costs.

The Electric Fund ended 2025 with a net position of $24,908,883, an increase of $3,694,452 or 17.4% from the prior year. Revenues were $14,930,511, an increase of $937,428 or 6.7% from the prior year. Electric charges for service increased by $664,269, or 4.9%, compared to 2024. The increase was primarily due to electric rate adjustments implemented during the year, which varied by customer class and billing characteristics but generally averaged between 6% and 9%. Electric expenditures increased by $789,992, or 7.7%, compared to 2024, primarily due to a $620,568, or 12.4%, increase in purchased wholesale power costs. The remaining increase was attributable to higher labor costs and inflationary increases in services and other operating costs.

The Parking Fund ended 2025 with a net position of $15,668,899, an increase of $2,833,653 or 22.1% from the prior year. Revenues were $7,774,021, an increase of $869,289 or 12.6% from the prior year. Parking charges for service increased by $586,944, or 8.9%, compared to 2024. The increase was primarily attributable to parking rate and fee adjustments implemented during the year, along with continued demand for parking services. Parking expenditures decreased by $140,776, or 4.2%, compared to 2024, primarily due to temporary staffing vacancies and lower operating costs during the year.

The ACI Affordable 1 LLLP Fund ended 2025 with a net position of $1,633,969, a decrease of $444,216, or 21.4%, from the prior year. Revenues were $408,267, a decrease of $36,139, or 8.1%, compared to 2024. The revenue decrease was primarily due to elevated vacancy levels throughout the year, as several units remained offline or turned over during 2025. These vacancies reduced rental revenue and contributed to temporary operating cash flow pressure during the year. Expenses increased by $261,069, or 61.2%, compared to 2024, primarily due to a $122,761 increase in principal and interest expense, along with $97,132 in capital improvements during the year.

The Marolt Ranch Housing Enterprise Fund ended 2025 with a net position of $4,379,205, an increase of $107,921 or 2.5% from the prior year. Revenues were $1,972,335, an increase of $132,308 or 7.2% compared to 2024. This increase was primarily due to higher rental and lease revenue of $75,310 and investment income of $35,905. Expenses decreased by $11,038, or 0.9%, compared to 2024, primarily due to lower materials and supplies costs and reduced capital expense during the year.

Internal Service Funds: The City of Aspen operates three internal service funds: Health Insurance Fund, Employee Housing Fund, and Information Technology Fund.

The Health Insurance Fund accounts for the City's self-funded employee health benefits. At the end of 2025, the fund reported a net position of $1,131,980, a decrease of $893,375, or 44.1%, from the prior year. Revenues were $10,512,174, an increase of $1,997,210, or 23.5%, compared to 2024. The increase was primarily due to higher employee and employer premium contributions implemented for 2025, as well as a significant increase in stop-loss insurance reimbursements. Stop-loss reimbursements increased by $1,148,852, or 82.0%, compared to 2024, reflecting higher recoveries associated with large claims activity during the year.

Expenses totaled $11,405,549, an increase of $2,366,790, or 26.2%, compared to 2024. The increase was primarily driven by higher claims activity during the year, including a greater number of high-cost claims, which resulted in increased medical and benefit costs for the self-funded health insurance program.

The Employee Housing Fund ended 2025 with a net position of $21,030,514, an increase of $4,296,140, or 25.7%, from the prior year. The fund supports City-owned rental housing and the sale of deed-restricted units to employees, currently managing a portfolio of 77 units. Its primary revenue source is an internal charge of $10,500 per full-time equivalent, generating approximately $4.0 million annually, supplemented by rental income and proceeds from housing sales. Revenues were $1,485,249, a decrease of $875,111, or 37.2%, compared to 2024. The decrease was primarily due to fewer affordable housing unit sales during the year, partially offset by an increase in rental income.
Expenses totaled $1,667,504, a decrease of $3,759,937, or 69.3%, compared to 2024. The decrease was primarily due to lower cost of goods sold associated with fewer housing unit sales during the year. Other operating expenses were generally consistent with the prior year.

The Information Technology Fund accounts for the costs incurred by individual departments and funds as serviced by the City's IT Department. At the end of 2025, the fund reported a net position of $3,698,462, which decreased by $106,753 or 2.8% from the prior year. This change in net position is small in dollar value and reflective of ebbs and flows within normal operations.

General Fund Budgetary Highlights: During 2025, the City amended General Fund revenues and expenditures through the spring and fall supplemental budget processes. The revenue budget increased by $473,610, or 0.9%, from original budget to final budget. The expenditure budget increased by $4,167,868, or 9.0%, from original budget to final budget, resulting in total final budgeted expenditures of $50,268,591.

The expenditure budget increase was primarily related to departmental savings carryforward appropriations, technical adjustments, one-time carryforwards, grant-funded activities, and a limited number of new operating requests. Departmental savings carryforwards allow departments to retain a portion of prior-year operating savings for eligible one-time needs, providing an incentive for conservative budget management while reducing the need for new funding requests. Other amendments included previously approved or grant-supported activities, such as event support, public safety training and overtime reimbursements, grant writing services, planning and accessibility-related work, and targeted studies.

These amendments reflect the City's normal budget management process and did not materially change the overall financial position of the General Fund. A detailed schedule of the General Fund's revenues, expenditures, and changes in fund balances, as well as a comparison to final budget, can be found on page C7 of this report.

Capital Assets: In 2025, total capital outlay across both governmental and business-type activities amounted to $32,495,562. Governmental activities were $24,905,646 and business-type activities totaled $7,589,916.

Below is a breakout of major completed projects and other significant projects currently in progress.

Major Completed Capital Projects:

The Lumberyard Housing Development – Phase 0 incurred $3,258,591 in 2025, with total project-to-date spending of $5,806,439. Phase 0 is part of the site preparation work for one of the City's largest workforce housing initiatives and includes demolition, environmental remediation, and installation of roads and utilities. The overall project is estimated to cost approximately $250 million and is expected to deliver an estimated 277 affordable rental units. The City is now preparing for the start of vertical construction through a private partnership.

The Cozy Point Ranch Electrical and Drainage Improvements project incurred $241,293 in 2025, with total project-to-date spending of $3,266,107. The project included installation of electrical components, grading, and drainage improvements at Cozy Point Ranch. Work also included site preparation, roadwork, utility upgrades, and stormwater management.
The Pavement Preservation project incurred $980,089 in 2025, with total project spending of $1,068,983. This project supported citywide asphalt mill and overlay work to help maintain aging street infrastructure.

Capital Projects in Progress:

The Parks Office Remodel is a facility renovation project intended to modernize and improve the Parks Department's office space and operational support areas. The project incurred $3,939,951 in 2025, with total project-to-date spending of $4,338,698 and a remaining budget balance of $2,306,743. The project is expected to be completed in 2026.

Old Powerhouse Renovation – Renovation and rehabilitation of a historic City-owned building to preserve the asset, address deferred maintenance, improve building systems and code compliance, and prepare the facility for future City operational use. The project incurred $708,214 in 2025, with project-to-date spending of $1,223,522 and a remaining project cost of $3,523,677. The project is estimated to be completed in 2026.

The Water Treatment Facility Improvement project continued design and planning work in 2025 for a significant upgrade to the City's water treatment infrastructure. The project incurred $2,331,215 in 2025, with total project-to-date spending of $3,639,765. The total estimated project cost is approximately $100 million, and the City is evaluating funding options, including a potential ballot measure in November 2026. City Council has expressed preliminary support for continuing project planning, but no final funding decision has been made. Improvements are intended to increase treatment capacity, enhance regulatory compliance, and ensure long-term system resilience.

The Entrance to Aspen Planning project is a long-term transportation and infrastructure initiative focused on the State Highway 82 corridor and the eventual replacement of the Castle Creek Bridge. The project incurred $1,198,102 in 2025, with total project-to-date spending of $2,476,427 and a remaining 2026 budget of $6,023,572. During 2025, the City continued environmental review, engineering, and project development activities associated with reevaluating prior corridor alternatives and identifying a preferred long-term solution.

Additional information, as well as a detailed classification of the City's net capital assets, can be found in the Notes to the Financial Statements of this report (Note III, G).

Long-term Debt: As of December 31, 2025, the City's long-term liabilities totaled $57,244,004, a decrease of $4,126,246 from the prior year. The City retired debt as scheduled and did not add any significant new long-term liabilities.

Additional information, as well as a detailed classification of the City's total long-term liabilities, can be found in the Notes to the Financial Statements of this report (Note III, G – P).

Budgetary Fund Balance Condition and Forecast: The City uses a combination of internal and external financial and economic variables to forecast the future financial condition of all of its budgeted funds. These forecasts are tailored to the specific activities as well as the financial and economic drivers of each fund. Forecasts are based on their major revenue sources, the composition of expense types, and exposure to economic and financial trends. These trends are updated annually and evaluated as an important component of the City's annual budget development process. These long range financial plans are used to assist the City Council in making current year budgetary decisions in light of the long-term financial impact of those decisions on each fund's ability to sustain the required level of financial support for governmental and business-type services of the City of Aspen. Updated long range financial plans for all budgeted funds are published annually as part of the City's Adopted Operating and Capital Budget document.

Most of the City's budgeted funds are projected to remain stable over the coming budget planning horizon with sufficient reserves. The following paragraphs discuss the exceptions:

While the Asset Management Plan Fund is a capital fund and, pursuant to City financial policies, does not maintain a targeted reserve, its long-term health depends on strategically scheduling infrastructure projects to align with available resources. The redevelopment of Armory Hall was originally estimated at approximately $40 million; however, project scope changes and construction cost escalation have increased the estimated cost to approximately $60.6 million. As a result, the City is evaluating alternative funding strategies for the project. The current plan includes $19 million from the General Fund and a $25 million interfund loan from the Arts and Culture Fund, with the remaining balance funded from the Asset Management Plan Fund. Use of Asset Management Plan Fund resources for this project will significantly reduce available fund balance and will need to be considered alongside other future capital maintenance and infrastructure needs.

The Water Fund is planning for a major expansion of its Water Treatment Facility, with the current preliminary cost estimate increasing to approximately $100 million. Design and planning efforts continued into 2026, and the project is expected to require voter approval of a revenue bond measure before construction can proceed. No formal funding decision has been made. The Water Fund does not currently have the capacity to fully cash fund the project at its estimated scale, and doing so would significantly reduce reserves needed for system maintenance, capital renewal, and operational stability. Key risks include continued construction cost escalation, the need to balance future rate impacts with affordability, and uncertainty regarding voter approval of the financing required to move the project forward.

ACI Affordable 1 LLLP, in which the City serves as the general partner, continues to report annual decreases in net position. The partnership ended 2025 with net position of $1,633,969, a decrease of $444,216. The decline was driven primarily by depreciation and other noncash expenses, along with lower rental revenue from vacancies during the year. In 2025, the City provided a $125,000 operating loan to help support near-term cash flow needs, highlighting the continued financial pressure on the property. While ACI is reported as a blended component unit of the City, sustained operating losses, vacancy levels, and ongoing capital repair needs may require continued monitoring and could result in future consideration of additional support from the Affordable Housing Fund. Reducing vacancies and maintaining adequate reserves for long-term maintenance will be important to preserving the affordability and financial viability of the property.

A larger airport redevelopment, including runway realignment and a new terminal, is planned for 2027, likely requiring extended service limitations. While this is not a City asset, the Finance Department is coordinating with Pitkin County to track timelines, assess impacts, and ensure revenue forecasts reflect both near-term disruptions and long-term infrastructure changes.

The City's 2026 adopted budget anticipates total revenues of $230,382,150. Roughly 50% of this total is expected from the City's various sources of taxation approved by voters, the remainder is largely from elective licenses and fees for services rendered. The City's 2026 adopted budget anticipates total expenditures of $296,266,415 which includes $121.4 million for operations, $171.2 million for capital, and $3.7 million for annual debt payments.

More information on the projected future financial health of all budgeted funds can be found within the City of Aspen 2026 Adopted Operating and Capital budget document.

Requests for Information: This financial report is designed to provide a general overview of the City's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of Aspen, Finance, 427 Rio Grande Place, Aspen, CO 81611, or email finance@aspen.gov.

BASIC FINANCIAL STATEMENTS

City of Aspen, Colorado
Statement of Net Position
December 31, 2025

	Primary Government			Component Unit
	Governmental Activities	Business-type Activities	Total	Burlingame Housing, Inc. September 30, 2025
Assets:				
Cash and investments	$ 380,371,848	$ 66,565,180	$ 446,937,028	$ 53,520
Restricted cash	-	356,035	356,035	5,664,105
Receivables (net of allowance for uncollectibles)	49,220,901	3,379,631	52,600,532	52,980
Lease receivables	1,140,654	4,498,422	5,639,076	-
Internal balances	7,855,320	(7,855,320)	-	-
Prepaid expenses	4,788,724	-	4,788,724	-
Inventories	8,470,618	304,897	8,775,515	-
Capital assets not being depreciated	122,847,120	11,733,725	134,580,845	615,000
Capital assets net of accumulated depreciation/amortization	157,112,557	55,761,016	212,873,573	3,509,054
Total Assets	731,807,742	134,743,586	866,551,328	9,894,659
Deferred Outflows of Resources:				
Deferred loss on refunding	-	21,645	21,645	-
Total Deferred Outflows of Resources	-	21,645	21,645	-
Liabilities:				
Accounts payable	7,010,698	1,767,840	8,778,538	146,133
Accrued liabilities	1,985,622	627,970	2,613,592	-
Accrued interest	180,616	13,353	193,969	34,927
Unearned revenue	9,679,390	89,947	9,769,337	999
Deposits	135,474	1,411,675	1,547,149	246,560
Noncurrent liabilities:				
Due within one year	3,957,685	515,591	4,473,276	445,000
Due in more than one year	49,699,381	3,071,347	52,770,728	5,279,926
Total Liabilities	72,648,866	7,497,723	80,146,589	6,153,545
Deferred Inflows of Resources:				
Property taxes assessed but not collectible until 2026	12,171,772	-	12,171,772	-
Lease revenue	1,141,125	4,498,422	5,639,547	-
Deferred inflows of resources - OPEB	522,617	-	522,617	-
Total Deferred Inflows of Resources	13,835,514	4,498,422	18,333,936	-
Net Position:				
Net investment in capital assets	231,450,097	58,654,477	290,104,574	-
Restricted for:				
Constitutionally required emergency reserve	4,722,000	-	4,722,000	-
Visual and performing arts	48,890,398	-	48,890,398	-
Affordable housing	139,800,906	-	139,800,906	-
Culture and recreation	10,020,673	-	10,020,673	-
Transportation	28,123,354	-	28,123,354	-
Other programs (see note I.E.13)	20,966,747	-	20,966,747	-
Unrestricted	161,349,187	64,114,609	225,463,796	3,741,114
Total Net Position	$ 645,323,362	$ 122,769,086	$ 768,092,448	$ 3,741,114

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

City of Aspen, Colorado
Statement of Activities
For the Year Ended December 31, 2025

			Program Revenues			Changes in Net Position			
						Primary Government			Component Unit
Functions/Programs:	Expenses	Indirect Expenses Allocation	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total	Burlingame Housing, Inc. September 30, 2025
Governmental Activities:									
General government	$ 38,998,567	$ (4,662,100)	$ 11,642,246	$ 9,835,497	$ 10,466	$ (12,848,258)	$ -	$ (12,848,258)	
Public safety	9,132,586	-	259,156	147,422	-	(8,726,008)	-	(8,726,008)	
Public works	9,519,600	261,100	3,124,776	158,462	17,000	(6,480,462)	-	(6,480,462)	
Public health and welfare	16,793,896	1,729,500	4,076,729	505,248	27,055	(13,914,364)	-	(13,914,364)	
Culture and recreation	29,122,419	2,671,500	6,193,107	856,057	118,103	(24,626,652)	-	(24,626,652)	
Interest on long-term debt	1,773,314	-	-	-	-	(1,773,314)	-	(1,773,314)	
Total Governmental Activities	105,340,382	-	25,296,014	11,502,686	172,624	(68,369,058)	-	(68,369,058)	
Business-type activities:									
Water	9,641,808		15,798,261	11,367	1,998,899	-	8,166,719	8,166,719	
Electric	11,045,566		14,296,399	-	32,077	-	3,282,910	3,282,910	
Parking	3,244,989		7,167,325	-	-	-	3,922,336	3,922,336	
Golf	3,026,690		3,526,969	-	-	-	500,279	500,279	
Affordable housing	3,668,217		3,815,595	-	81,757	-	229,135	229,135	
Total Business-type Activities	30,627,270		44,604,549	11,367	2,112,733	-	16,101,379	16,101,379	
Total	$ 135,967,652		$ 69,900,563	$ 11,514,053	$ 2,285,357	(68,369,058)	16,101,379	(52,267,679)	
Component Unit:									
Burlingame Housing, Inc.	$ 1,484,071		$ 1,785,279						$ 301,208
General Revenues:									
Taxes:									
Property taxes						12,001,722	-	12,001,722	-
Specific ownership taxes						341,721	-	341,721	-
Sales and use taxes						58,187,327	-	58,187,327	-
Franchise and business taxes						2,532,326	-	2,532,326	-
Real estate transfer tax						26,582,454	-	26,582,454	-
Lodging tax						13,118,312	-	13,118,312	-
Unrestricted investment earnings						19,788,480	3,296,468	23,084,948	191,178
Gain on disposition of assets						113,001	-	113,001	-
Transfers						3,397,450	(3,397,450)	-	-
Total General Revenues and Transfers						136,062,793	(100,982)	135,961,811	191,178
Change in Net Position						67,693,735	16,000,397	83,694,132	492,386
Net Position - Beginning						577,629,627	106,768,689	684,398,316	3,248,728
Net Position - Ending						$ 645,323,362	$ 122,769,086	$ 768,092,448	$ 3,741,114

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

City of Aspen, Colorado
Balance Sheet
Governmental Funds
December 31, 2025

		Special Revenue				Capital Projects		
	General Fund	Arts and Culture Fund	Affordable Housing Fund	Parks and Open Space Fund	Transportation Fund	Asset Management Plan Fund	Nonmajor Governmental Funds	Total Governmental Funds
Assets:								
Cash and investments	$ 60,634,090	$ 59,083,403	$ 138,829,061	$ 11,979,892	$ 37,502,755	$ 32,549,595	$ 25,401,214	$ 365,980,010
Property tax receivable	5,163,782	-	-	-	-	5,163,782	1,844,208	12,171,772
Notes and accounts receivable, net of allowance for uncollectibles	4,455,248	39,332	931,203	3,162,600	825,514	751,122	1,898,194	12,063,213
Leases receivable	240,234	892,078	-	-	-	-	8,342	1,140,654
Due from other funds	-	-	125,000	-	-	-	-	125,000
Prepaid items	92,286	334,668	-	-	1,770	4,360,000	-	4,788,724
Inventories	39,238	-	-	8,348	-	-	-	47,586
Total Assets	$ 70,624,878	$ 60,349,481	$ 139,885,264	$ 15,150,840	$ 38,330,039	$ 42,824,499	$ 29,151,958	$ 396,316,959
Liabilities, Deferred Inflows of Resources and Fund Balance:								
Liabilities:								
Accounts payable	$ 783,516	$ 234,688	$ 71,160	$ 1,621,013	$ 718,101	$ 705,141	$ 1,986,671	$ 6,120,290
Accrued liabilities	949,303	113,181	11,170	434,632	20,681	167,001	101,566	1,797,534
Unearned revenue	1,105,438	462,732	-	167,619	7,943,601	-	-	9,679,390
Deposits	30,234	49,847	2,028	-	-	-	4,449	86,558
Total Liabilities	2,868,491	860,448	84,358	2,223,264	8,682,383	872,142	2,092,686	17,683,772
Deferred Inflows of Resources:								
Property taxes assessed but not collectible until 2026	5,163,782	-	-	-	-	5,163,782	1,844,208	12,171,772
Lease revenue	240,234	892,078	-	-	-	-	8,813	1,141,125
Total Deferred Inflows of Resources	5,404,016	892,078	-	-	-	5,163,782	1,853,021	13,312,897
Fund Balance:								
Nonspendable	131,524	334,668	-	8,348	1,770	4,360,000	-	4,836,310
Restricted	7,067,800	48,890,398	139,800,906	10,020,673	28,123,354	-	18,620,947	252,524,078
Committed	14,913,072	9,371,889	-	2,898,555	1,522,532	-	6,269,701	34,975,749
Assigned	-	-	-	-	-	32,428,575	315,603	32,744,178
Unassigned	40,239,975	-	-	-	-	-	-	40,239,975
Total Fund Balance	62,352,371	58,596,955	139,800,906	12,927,576	29,647,656	36,788,575	25,206,251	365,320,290
Total Liabilities, Deferred Inflows of Resources and Fund Balance	$ 70,624,878	$ 60,349,481	$ 139,885,264	$ 15,150,840	$ 38,330,039	$ 42,824,499	$ 29,151,958	$ 396,316,959

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

City of Aspen, Colorado
Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position
December 31, 2025

Governmental Funds Total Fund Balance	$	365,320,290
Add:		
Capital assets, net of depreciation, are used in governmental activities and are not financial resources and, therefore, are not reported in the governmental funds.		279,959,677
Internal service funds are used by the City to charge the costs of the IT Department and the costs of employees' health insurance to the individual funds and to account for City owned housing sales and costs for sale or rent to City employees. The assets and liabilities of the internal service funds are included with governmental activities except for the cross over adjustment required for the consolidation of the health insurance ISF and employee housing ISF.		21,912,272
Long-term receivables are not available for current year expenditures and, therefore, are not reported in the funds. These are amounts that the City is owed but will not collect soon enough to pay for current year expenditures.		32,206,320
Less:		
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds. This is the amount of bonded debt payable, certificates of participation and SBITA liabilities.		(43,030,304)
Deferred amounts on refundings and bond premiums or discounts are reflected as current charges in the governmental fund financial statements. On the Statement of Activities and the Statement of Net Position, these costs are capitalized and amortized over the life of the bond issues. These amounts consist of unamortized bond premiums of $5,479,276.		(5,479,276)
Deferred amounts on OPEB liabilities are reflected as current charges in the governmental fund financial statements. On the Statement of Activities and the Statement of Net Position, these costs are deferred and amortized over time. These amounts consist of unamortized deferred OPEB outflows of $0 less deferred OPEB inflows of $522,617.		(522,617)
Long-term liabilities, including compensated absences and retirement, are not due and payable in the current period and, therefore, are not reported in the funds. This is the amount of compensated absences and retirement not currently payable.		(4,862,384)
Interest payable on debt is not recorded on the fund statements but rather recognized as an expenditure when due. This is the accrued interest on bonded debt that has been incurred but not yet due.		(180,616)
Governmental Activities Net Position	$	645,323,362

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

City of Aspen, Colorado
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2025

		Special Revenue				Capital Projects		
	General Fund	Arts and Culture Fund	Affordable Housing Fund	Parks and Open Space Fund	Transportation Fund	Asset Management Plan Fund	Nonmajor Governmental Funds	Total Governmental Funds
Revenues:								
Taxes	$ 29,552,851	$ 8,985,226	$ 24,162,235	$ 21,733,452	$ 5,377,528	$ 7,305,241	$ 15,647,331	$ 112,763,864
Licenses and permits	9,435,114	-	-	51,558	-	-	2,813,069	12,299,741
Intergovernmental	383,950	-	-	197,692	-	17,000	27,055	625,697
Rents and royalties	1,431,619	414,968	38,664	69,197	-	-	13,140	1,967,588
Lease revenue	80,145	159,464	-	-	-	-	954	240,563
Donations and contributions	15,466	21,966	-	150,000	-	-	700	188,132
Charges for services	5,987,253	1,728,537	1,669,128	745,053	45,213	-	-	10,175,184
Fines	65,168	-	-	-	-	-	-	65,168
Refund of expenditures	8,652,629	181,405	1,498,403	502,687	720,042	378,673	66,564	12,000,403
Investment earnings	3,169,168	3,153,798	7,113,220	812,315	2,088,314	1,776,317	1,261,678	19,374,810
Miscellaneous	260,214	56,838	117	9,333	288	158,101	839	485,730
Total Revenues	59,033,577	14,702,202	34,481,767	24,271,287	8,231,385	9,635,332	19,831,330	170,186,880
Expenditures:								
General government	22,129,665	-	-	-	4,745,921	101,465	4,497,395	31,474,446
Public safety	9,021,386	-	-	-	-	-	-	9,021,386
Public works	5,714,032	-	-	-	-	-	1,312,221	7,026,253
Public health and welfare	1,285,710	-	8,088,031	-	-	-	8,501,218	17,874,959
Culture and recreation	6,930,032	9,078,093	-	11,933,060	-	6,406	-	27,947,591
Debt service:								
Interest	-	-	-	-	-	-	2,169,635	2,169,635
Principal retirement	-	-	-	35,509	-	-	3,875,000	3,910,509
Capital Outlay	567,855	330,198	3,387,110	8,856,712	-	11,042,165	900,563	25,084,603
Total Expenditures	45,648,680	9,408,291	11,475,141	20,825,281	4,745,921	11,150,036	21,256,032	124,509,382
Excess (Deficiency) of Revenues Over Expenditures	13,384,897	5,293,911	23,006,626	3,446,006	3,485,464	(1,514,704)	(1,424,702)	45,677,498
Other Financing Sources (Uses):								
SBITA proceeds	567,855	-	-	176,304	-	-	-	744,159
Proceeds from sale of assets	-	-	-	-	-	116,048	-	116,048
Transfers in	1,050,041	-	950,000	195,700	1,500,000	3,462,050	6,055,620	13,213,411
Transfers (out)	(4,684,140)	(324,410)	(26,690)	(4,456,750)	(3,422,090)	-	(577,981)	(13,492,061)
Total Other Financing Sources (Uses)	(3,066,244)	(324,410)	923,310	(4,084,746)	(1,922,090)	3,578,098	5,477,639	581,557
Net Change in Fund Balances	10,318,653	4,969,501	23,929,936	(638,740)	1,563,374	2,063,394	4,052,937	46,259,055
Fund Balances - Beginning	52,033,718	53,627,454	115,870,970	13,566,316	28,084,282	34,725,181	21,153,314	319,061,235
Fund Balances - Ending	$ 62,352,371	$ 58,596,955	$ 139,800,906	$ 12,927,576	$ 29,647,656	$ 36,788,575	$ 25,206,251	$ 365,320,290

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

City of Aspen, Colorado
Reconciliation of the Statement of Revenues, Expenditures, and Change in Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended December 31, 2025

Net Change in Fund Balances - Governmental Funds	$	46,259,055
Add:		
Long-term assets, including accrued interest, are not receivable in the current period and therefore are not reported in the funds. This is the change in the amount of long-term interest receivable not currently due.		413,670
The repayment of debt is a use of current available resources but has no effect on net position because although the City has less current available resources it also has less debt. This is the amount of principal payments on long-term debt during the year.		4,244,634
Interest payable on debt is not recorded in the fund statements but rather recognized as an expenditure when due. This is the change in accrued interest on long-term debt that has been incurred but not yet due.		398,197
Internal service costs are used by the City to charge employee health insurance and information technology services to the individual funds, and to account for City owned housing sales and costs for sale or rent to City employees. This is the increase in the Internal Service Funds' net position which is charged back to governmental activities on the Statement of Activities.		3,552,464
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeds capital outlays in the current period.		14,741,841
Less:		
Notes receivable revenue reported in governmental activities, which is not a current financial resource, and therefore, not reported in the funds. This is receipt of long-term note receivable during the year.		(1,076,884)
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, 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. This amount is the net effect of these differences in the treatment of long-term debt and related items.		(744,159)
Long-term capital assets which are not fully depreciated are routinely retired. Because no sale transaction has occurred, no current resources are recorded which offset the book value of the assets retired. This is the total book value of capital assets retired during the year that were not fully depreciated.		(376,164)
Long-term liabilities, including compensated absences and retirement, are not due and payable in the current period and therefore are not reported in the funds. This is the change in the amount of compensated absences and retirement benefits not currently payable.		281,081
Change in Net Position of Governmental Activities	$	67,693,735

City of Aspen, Colorado
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget (GAAP Basis) and Actual
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Taxes:					
General property tax	$ 4,930,500	$ 4,930,500	$ 5,045,687	$ 115,187	$ 3,902,591
Specific ownership tax	328,000	328,000	341,721	13,721	333,383
Sales and use tax	20,325,000	20,325,000	21,103,813	778,813	19,920,627
Franchise and business tax	1,047,000	1,047,000	992,041	(54,959)	1,033,299
Other taxes	1,516,000	1,516,000	1,540,285	24,285	1,610,693
Lodging tax	530,020	530,020	529,304	(716)	521,835
Licenses and permits	6,003,962	6,003,962	9,435,114	3,431,152	8,030,898
Intergovernmental:					
Federal	-	-	4,421	4,421	-
State	200,040	455,040	379,529	(75,511)	159,256
Local	-	30,121	-	(30,121)	-
Charges for services	4,069,071	4,069,071	5,987,253	1,918,182	5,219,536
Fines:					
Court fines	26,120	26,120	36,964	10,844	32,548
Other fines	22,000	22,000	28,204	6,204	28,896
Refund of expenditures	8,640,700	8,754,189	8,652,629	(101,560)	8,496,684
Investment earnings	1,246,700	1,246,700	3,169,168	1,922,468	1,856,608
Miscellaneous:					
Rents and royalties	898,479	898,479	1,431,619	533,140	887,107
Lease revenue	-	-	80,145	80,145	74,245
Contributions	13,000	13,000	15,466	2,466	11,556
Other	115,866	190,866	260,214	69,348	302,615
Total Revenues	49,912,458	50,386,068	59,033,577	8,647,509	52,422,377
Expenditures:					
Current:					
General government	22,523,266	25,436,254	22,129,665	3,306,589	19,637,552
Public safety	9,228,150	9,539,781	9,021,386	518,395	8,206,712
Public works	5,975,590	6,615,163	5,714,032	901,131	5,156,642
Public health and welfare	1,371,420	1,531,150	1,285,710	245,440	1,265,518
Culture and recreation	7,002,297	7,146,243	6,930,032	216,211	6,947,253
Capital outlay	-	-	567,855	(567,855)	-
Total Expenditures	46,100,723	50,268,591	45,648,680	4,619,911	41,213,677
Excess (Deficiency) of Revenues Over Expenditures	3,811,735	117,477	13,384,897	13,267,420	11,208,700
Other Financing Sources (Uses):					
Issuance of debt	-	-	567,855	567,855	-
Transfers in	2,012,890	2,231,741	1,050,041	(1,181,700)	928,320
Transfers (out)	(4,684,140)	(4,684,140)	(4,684,140)	-	(4,611,830)
Total Other Financing Sources (Uses)	(2,671,250)	(2,452,399)	(3,066,244)	(613,845)	(3,683,510)
Net Change in Fund Balance	$ 1,140,485	$ (2,334,922)	10,318,653	$ 12,653,575	7,525,190
Fund Balance - Beginning			52,033,718		44,508,528
Fund Balance - Ending			$ 62,352,371		$ 52,033,718

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

City of Aspen, Colorado
Arts and Culture Special Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget (GAAP Basis) and Actual
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Taxes:					
Real estate transfer tax	$ 7,100,000	$ 7,100,000	$ 8,985,226	$ 1,885,226	$ 8,084,653
Charges for services	712,118	1,253,178	1,728,537	475,359	548,010
Refund of expenditures	200,718	200,718	181,405	(19,313)	181,229
Investment earnings	1,461,300	1,461,300	3,153,798	1,692,498	2,118,239
Miscellaneous:					
Rents and royalties	496,824	496,824	414,968	(81,856)	339,221
Lease revenue	-	-	159,464	159,464	154,775
Contributions	-	-	21,966	21,966	21,623
Other	2,000	2,000	56,838	54,838	16,750
Total Revenues	9,972,960	10,514,020	14,702,202	4,188,182	11,464,500
Expenditures:					
Current:					
Culture and recreation	8,233,130	10,101,420	9,078,093	1,023,327	6,280,325
Capital outlay	614,500	2,029,228	330,198	1,699,030	5,167,555
Total Expenditures	8,847,630	12,130,648	9,408,291	2,722,357	11,447,880
Excess (Deficiency) of Revenues Over Expenditures	1,125,330	(1,616,628)	5,293,911	6,910,539	16,620
Other Financing Sources (Uses):					
Transfers (out)	(298,500)	(324,410)	(324,410)	-	(270,710)
Total Other Financing Sources (Uses)	(298,500)	(324,410)	(324,410)	-	(270,710)
Net Change in Fund Balance	$ 826,830	$ (1,941,038)	4,969,501	$ 6,910,539	(254,090)
Fund Balance - Beginning			53,627,454		53,881,544
Fund Balance - Ending			$ 58,596,955		$ 53,627,454

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

City of Aspen, Colorado
Affordable Housing Special Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Taxes:					
Sales and use tax	$ 1,445,200	$ 1,445,200	$ 1,624,836	$ 179,636	$ 1,471,002
Real estate transfer tax	14,000,000	14,000,000	17,597,228	3,597,228	15,799,638
Lodging tax	4,946,790	4,946,790	4,940,171	(6,619)	4,870,457
Intergovernmental:					
State	2,000,000	2,000,000	-	(2,000,000)	9,000
Charges for services	300,000	300,000	1,669,128	1,369,128	1,872,915
Fines:					
Refund of expenditures	1,070,949	1,070,949	1,498,403	427,454	1,325,739
Investment earnings	2,756,400	2,756,400	7,113,220	4,356,820	3,899,637
Miscellaneous:					
Rents and royalties	-	-	38,664	38,664	118,455
Lease revenue	-	-	-	-	504,743
Other	-	-	117	117	71
Total Revenues	26,519,339	26,519,339	34,481,767	7,962,428	29,871,657
Expenditures:					
Current:					
Public health and welfare	4,053,660	8,634,880	8,088,031	546,849	3,006,631
Capital outlay	20,100,000	36,091,694	3,387,110	32,704,584	3,163,810
Total Expenditures	24,153,660	44,726,574	11,475,141	33,251,433	6,170,441
Excess (Deficiency) of Revenues Over Expenditures	2,365,679	(18,207,235)	23,006,626	41,213,861	23,701,216
Other Financing Sources (Uses):					
Proceeds from sale of assets	-	-	-	-	12,766,484
Transfers in	950,000	950,000	950,000	-	1,000,000
Transfers (out)	(26,690)	(26,690)	(26,690)	-	(25,850)
Total Other Financing Sources (Uses)	923,310	923,310	923,310	-	13,740,634
Net Change in Fund Balance	$ 3,288,989	$ (17,283,925)	23,929,936	41,213,861	37,441,850
Fund Balance - Beginning			115,870,970		78,429,120
Fund Balance - Ending			$ 139,800,906		$ 115,870,970

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

City of Aspen, Colorado
Parks and Open Space Special Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Taxes:					
Sales and use tax	$ 19,275,600	$ 19,275,600	$ 21,733,452	$ 2,457,852	$ 19,613,361
Licenses and permits	65,600	65,600	51,558	(14,042)	42,908
Intergovernmental:					
State	218,103	218,103	197,692	(20,411)	82,537
Charges for services	715,323	715,323	745,053	29,730	555,285
Fines:					
Refund of expenditures	359,200	359,200	502,687	143,487	726,123
Investment earnings	187,200	187,200	812,315	625,115	781,075
Miscellaneous:					
Rents and royalties	69,000	69,000	69,197	197	86,430
Contributions	-	150,000	150,000	-	100,000
Other	2,800	2,800	9,333	6,533	6,568
Total Revenues	20,892,826	21,042,826	24,271,287	3,228,461	21,994,287
Expenditures:					
Current:					
Culture and recreation	12,652,184	12,845,556	11,933,060	912,496	11,426,338
Debt service:					
Principal retirement	-	-	35,509	(35,509)	-
Capital outlay	4,514,000	14,295,909	8,856,712	5,439,197	15,124,928
Total Expenditures	17,166,184	27,141,465	20,825,281	6,316,184	26,551,266
Excess (Deficiency) of Revenues Over Expenditures	3,726,642	(6,098,639)	3,446,006	9,544,645	(4,556,979)
Other Financing Sources (Uses):					
Lease proceeds	-	-	176,304	176,304	-
Transfers in	195,700	195,700	195,700	-	506,900
Transfers (out)	(4,236,500)	(4,456,750)	(4,456,750)	-	(4,176,120)
Total Other Financing Sources	(4,040,800)	(4,261,050)	(4,084,746)	176,304	(3,669,220)
Net Change in Fund Balance			(638,740)		(8,226,199)
Fund Balances - Beginning			13,566,316		21,792,515
Fund Balances - Ending			$ 12,927,576		$ 13,566,316

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

City of Aspen, Colorado
Transportation Special Revenue Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances
Budget (GAAP Basis) and Actual
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Taxes:					
Sales and use tax	$ 2,927,600	$ 2,927,600	$ 3,845,929	$ 918,329	$ 3,555,139
Lodging tax	1,493,250	1,493,250	1,531,599	38,349	1,468,032
Intergovernmental:					
State	125,000	444,720	-	(444,720)	61,695
Charges for services	57,000	57,000	45,213	(11,787)	50,455
Fines:					
Refund of expenditures	288,660	288,660	720,042	431,382	287,710
Investment earnings	739,400	739,400	2,088,314	1,348,914	1,319,978
Miscellaneous:					
Contributions	10,000	10,000	-	(10,000)	259,591
Other	-	-	288	288	217
Total Revenues	5,640,910	5,960,630	8,231,385	2,270,755	7,002,817
Expenditures:					
Current:					
General government	6,195,423	6,620,982	4,745,921	1,875,061	4,178,946
Capital outlay	1,296,000	2,167,720	-	2,167,720	67,516
Total Expenditures	7,491,423	8,788,702	4,745,921	4,042,781	4,246,462
Excess (Deficiency) of Revenues Over Expenditures	(1,850,513)	(2,828,072)	3,485,464	6,313,536	2,756,355
Other Financing Sources (Uses):					
Transfers in	1,500,000	1,500,000	1,500,000	-	1,000,000
Transfers (out)	(3,497,330)	(3,502,090)	(3,422,090)	80,000	(1,166,540)
Total Other Financing Sources	(1,997,330)	(2,002,090)	(1,922,090)	80,000	(166,540)
Net Change in Fund Balance	$ (3,847,843)	$ (4,830,162)	1,563,374	$ 6,393,536	2,589,815
Fund Balances - Beginning			28,084,282		25,494,467
Fund Balances - Ending			$ 29,647,656		$ 28,084,282

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

Statement of Net Position
Proprietary Funds
December 31, 2025

	Business-type Activities - Enterprise Funds							Governmental Activities
	Water Fund	Electric Fund	Parking Fund	ACI Affordable 1 LLLP	Marolt Housing Fund	Nonmajor Proprietary Funds	Total	Internal Service Funds
Assets:								
Current Assets:								
Cash and investments	$ 33,403,991	$ 11,033,007	$ 12,497,314	$ 55,852	$ 2,735,751	$ 6,839,265	$ 66,565,180	$ 14,391,838
Accounts receivable, net of allowance for uncollectibles	1,110,823	2,223,832	376	11,693	6,917	25,990	3,379,631	101,793
Lease receivable	-	-	-	-	4,351,875	146,547	4,498,422	-
Restricted cash	-	-	-	356,035	-	-	356,035	-
Inventories	199,859	68,225	-	-	-	36,813	304,897	8,423,032
Total Current Assets	34,714,673	13,325,064	12,497,690	423,580	7,094,543	7,048,615	75,104,165	22,916,663
Noncurrent Assets:								
Land and land rights	1,548,246	117,115	-	507,493	250,000	1,926,814	4,349,668	-
Construction in progress	4,181,378	3,165,904	-	-	-	36,775	7,384,057	791,629
Buildings	3,830,804	1,529,926	298,492	12,813,686	7,045,302	18,474,158	43,992,368	1,991,022
Infrastructure and improvements other than buildings	29,456,150	22,681,869	4,093,973	936,915	613,041	5,060,981	62,842,929	2,514,918
Machinery and equipment	6,939,095	2,966,174	1,586,330	275,557	141,797	2,022,999	13,931,952	1,422,346
SBITA assets	121,647	121,647	-	-	-	-	243,294	-
Less: accumulated depreciation/amortization	(19,833,980)	(17,329,964)	(2,549,464)	(3,443,181)	(6,060,503)	(16,032,435)	(65,249,527)	(2,363,110)
Net Property, Plant, and Equipment	26,243,340	13,252,671	3,429,331	11,090,470	1,989,637	11,489,292	67,494,741	4,356,805
Total Noncurrent Assets	26,243,340	13,252,671	3,429,331	11,090,470	1,989,637	11,489,292	67,494,741	4,356,805
Total Assets	60,958,013	26,577,735	15,927,021	11,514,050	9,084,180	18,537,907	142,598,906	27,273,468
Deferred Outflows of Resources:								
Deferred charges	-	-	-	21,645	-	-	21,645	-
Total Deferred Outflows of Resources	-	-	-	21,645	-	-	21,645	-
Liabilities:								
Current Liabilities:								
Accounts payable	800,961	742,864	60,720	2,202	25,932	135,161	1,767,840	890,408
Accrued liabilities	197,770	239,876	44,083	68,091	3,748	74,402	627,970	188,088
Accrued interest	3,188	1,408	-	892,828	-	-	897,424	-
Due to other funds	-	-	-	125,000	-	-	125,000	-
Customer deposits	510,386	305,085	-	72,436	282,440	241,328	1,411,675	48,916
Unearned revenue	-	-	-	2,742	22,426	64,779	89,947	-
Compensated absences - current	174,896	96,726	39,605	-	7,422	51,762	370,411	47,356
Total OPEB obligation - current	10,135	23,654	21,723	-	-	25,800	81,312	66,684
Notes payable - current	-	-	-	33,852	-	-	33,852	-
SBITA Liability - current	30,016	-	-	-	-	-	30,016	-
Total Current Liabilities	1,727,352	1,409,613	166,131	1,197,151	341,968	593,232	5,435,447	1,241,452
Noncurrent Liabilities:								
Compensated absences	262,344	145,090	59,407	-	11,132	77,641	555,614	71,034
Total OPEB obligation	15,202	35,482	32,584	-	-	38,699	121,967	100,026
Notes payable	-	-	-	8,704,575	-	-	8,704,575	-
SBITA Liability	48,651	78,667	-	-	-	-	127,318	-
Total Noncurrent Liabilities	326,197	259,239	91,991	8,704,575	11,132	116,340	9,509,474	171,060
Total Liabilities	2,053,549	1,668,852	258,122	9,901,726	353,100	709,572	14,944,921	1,412,512
Deferred Inflows of Resources:								
Lease revenue	-	-	-	-	4,351,875	146,547	4,498,422	-
Total Deferred Inflows of Resources	-	-	-	-	4,351,875	146,547	4,498,422	-
Net Position:								
Net investment in capital assets	26,164,673	13,174,004	3,429,331	2,407,540	1,989,637	11,489,292	58,654,477	4,356,805
Unrestricted	32,739,791	11,734,879	12,239,568	(773,571)	2,389,568	6,192,496	64,522,731	21,504,151
Total Net Position	$ 58,904,464	$ 24,908,883	$ 15,668,899	$ 1,633,969	$ 4,379,205	$ 17,681,788	123,177,208	$ 25,860,956
Adjustment to report the cumulative internal balance for the net effect of the activity between the internal service funds and the enterprise funds over time.							(408,122)	
Net Position of Business-Type Activities							$ 122,769,086	

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

City of Aspen, Colorado
Statement of Revenues, Expenses, and Changes in Fund Net Position
Proprietary Funds
For the Year Ended December 31, 2025

	Business-type Activities - Enterprise Funds							
	Water Fund	**Electric Fund**	**Parking Fund**	**ACI Affordable 1 LLLP**	**Marolt Housing Fund**	**Nonmajor Proprietary Funds**	**Total**	**Governmental Activities Internal Service Funds**
Operating Revenues:								
Charges for service								
Utility sales	$ 13,791,212	$ 13,743,357	$ -	$ -	$ 33,795	$ -	$ 27,568,364	$ -
Parking sales	-	-	6,410,434	-	-	-	6,410,434	-
Fines	-	-	755,403	-	500	5,750	761,653	-
Golf sales	-	-	-	-	-	3,313,215	3,313,215	-
Premium contributions	-	-	-	-	-	-	-	7,829,779
Sale of affordable housing units	-	-	-	-	-	-	-	309,035
Lease revenue	-	-	-	-	649,345	172,274	821,619	-
Ditch assessment	-	-	-	-	-	71,801	71,801	-
Service charges	-	-	-	-	-	-	-	285,184
Review fees	1,693,724	-	-	-	-	-	1,693,724	-
Operating grants	11,367	-	-	-	-	-	11,367	-
Other	-	-	-	-	-	13,462	13,462	2,770,512
Total charges for services	15,496,303	13,743,357	7,165,837	-	683,640	3,576,502	40,665,639	11,194,510
Miscellaneous:								
Rents and royalties	7,986	-	-	402,717	1,103,249	1,471,013	2,984,965	497,343
Refund of expenses	-	-	-	-	-	-	-	2,831,900
Other revenues	233,538	553,042	1,488	4,905	62,082	110,257	965,312	1,217
Total miscellaneous	241,524	553,042	1,488	407,622	1,165,331	1,581,270	3,950,277	3,330,460
Total Operating Revenues	15,737,827	14,296,399	7,167,325	407,622	1,848,971	5,157,772	44,615,916	14,524,970
Operating Expenses:								
Personnel services	3,786,046	2,219,211	1,316,866	67,965	137,172	1,599,621	9,126,881	1,457,127
General operations	3,838,216	7,448,596	1,347,048	163,384	555,836	1,423,504	14,776,584	1,955,613
Materials and supplies	386,695	75,136	310,599	91,539	251,098	606,374	1,721,441	348,461
Insurance claims	-		-	-	-	-	-	11,257,280
Cost of units sold	-	-	-	-	-	-	-	305,457
Asset management fees	-	-	-	4,021	-	-	4,021	-
Depreciation and amortization	1,556,787	1,029,780	278,756	394,815	230,022	909,263	4,399,423	287,278
Total Operating Expenses	9,567,744	10,772,723	3,253,269	721,724	1,174,128	4,538,762	30,028,350	15,611,216
Operating Income (Loss)	6,170,083	3,523,676	3,914,056	(314,102)	674,843	619,010	14,587,566	(1,086,246)
Non-Operating Revenues (Expenses):								
Investment earnings	1,621,694	602,035	598,396	645	123,364	350,980	3,297,114	760,935
Intergovernmental	-	-	-	-	-	-	-	9,767
Gain (loss) on disposition of assets	(48,983)	(7,659)	(2,499)	-	(25,086)	(36,599)	(120,826)	(64,544)
Interest expense	(2,203)	(7,567)	-	(212,516)	-	-	(222,286)	-
Total Non-Operating Revenues (Expenses)	1,570,508	586,809	595,897	(211,871)	98,278	314,381	2,954,002	706,158
Income (Loss) Before Contributions and Transfers	7,740,591	4,110,485	4,509,953	(525,973)	773,121	933,391	17,541,568	(380,088)
Capital contributions	1,997,174	-	-	81,757	-	-	2,078,931	-
Capital grants	1,725	32,077	-	-	-	-	33,802	-
Transfers in	-	-	-	-	-	349,500	349,500	3,878,000
Transfers (out)	(555,340)	(448,110)	(1,676,300)	-	(665,200)	(402,000)	(3,746,950)	(201,900)
Change in Net Position	9,184,150	3,694,452	2,833,653	(444,216)	107,921	880,891	16,256,851	3,296,012
Net Position - Beginning	49,720,314	21,214,431	12,835,246	2,078,185	4,271,284	16,800,897	106,920,357	22,564,944
Net Position - Ending	$ 58,904,464	$ 24,908,883	$ 15,668,899	$ 1,633,969	$ 4,379,205	$ 17,681,788	123,177,208	$ 25,860,956
Adjustment for the net effect of the current year activity between the internal service funds and the enterprise funds.							(256,454)	
Change In Net Position - Business-Type Activities							$ 16,000,397	

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

City of Aspen, Colorado
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2025

	Business-type Activities - Enterprise Funds							
	Water Fund	**Electric Fund**	**Parking Fund**	**ACI Affordable 1 LLLP**	**Marolt Housing Fund**	**Nonmajor Proprietary Funds**	**Total**	**Governmental Activities Internal Service Funds**
Cash Flows from Operating Activities:								
Cash received from customers and others	$ 15,942,834	$ 14,397,838	$ 7,166,948	$ 392,882	$ 1,866,697	$ 5,127,703	$ 44,894,902	$ 3,887,077
Receipts from interfund charges	-	-	-	-	-	-	-	10,661,679
Other operating cash receipts	11,367	-	-	4,905	-	-	16,272	-
Cash payments to vendors for goods and services	(3,902,360)	(8,178,044)	(1,773,355)	(279,789)	(812,277)	(1,968,194)	(16,914,019)	(14,263,143)
Cash payments to employees for services	(3,695,390)	(2,284,998)	(1,291,320)	(67,965)	(134,679)	(1,588,537)	(9,062,889)	(1,412,180)
Net Cash Provided by Operating Activities:	8,356,451	3,934,796	4,102,273	50,033	919,741	1,570,972	18,934,266	(1,126,567)
Cash Flows from Non-Capital Financing Activities:								
Transfers from other funds	-	-	-	125,000	-	349,500	474,500	3,878,000
Transfers (to other funds)	(555,340)	(448,110)	(1,676,300)	-	(665,200)	(402,000)	(3,746,950)	(201,900)
Net Cash Provided (Used) by Non-Capital and Related Financing Activities	(555,340)	(448,110)	(1,676,300)	125,000	(665,200)	(52,500)	(3,272,450)	3,676,100
Cash Flows from Capital and Related Financing Activities:								
Sale of assets	13,599	-	8,300	-	-	(31,316)	(9,417)	-
Capital contributed by customers (tap fees)	1,997,174	-	-	-	-	-	1,997,174	-
Capital grants and contributions	1,725	32,077	-	81,757	-	-	115,559	-
Acquisition of capital assets	(4,281,483)	(1,899,990)	(109,181)	(97,132)	(208,637)	(934,150)	(7,530,573)	(870,591)
Debt proceeds	-	-	-	125,000	-	-	125,000	-
Principal payments	(14,662)	(279,662)	-	(154,363)	-	-	(448,687)	-
Interest paid on debt	(2,203)	(9,965)	-	(108,902)	-	-	(121,070)	-
Net Cash Provided (Used) by Capital and Related Financing Activities	(2,285,850)	(2,157,540)	(100,881)	(153,640)	(208,637)	(965,466)	(5,872,014)	(870,591)
Cash Flows from Investing Activities:								
Interest received - Unrestricted	1,621,694	602,035	598,396	645	123,364	350,980	3,297,114	760,935
Net Cash Provided by Investing Activities	1,621,694	602,035	598,396	645	123,364	350,980	3,297,114	760,935
Net Increase (Decrease) in Cash	7,136,955	1,931,181	2,923,488	22,038	169,268	903,986	13,086,916	2,449,644
Cash - Beginning of Year	26,267,036	9,101,826	9,573,826	389,849	2,566,483	5,935,279	53,834,299	11,942,194
Cash - End of Year	$ 33,403,991	$ 11,033,007	$ 12,497,314	$ 411,887	$ 2,735,751	$ 6,839,265	$ 66,921,215	$ 14,391,838
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:								
Operating income (loss)	$ 6,170,083	$ 3,523,676	$ 3,914,056	$ (314,102)	$ 674,843	$ 619,010	$ 14,587,566	$ (1,086,246)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:								
Depreciation	1,556,787	1,029,780	278,756	394,815	230,022	909,263	4,399,423	287,278
Changes in Assets and Liabilities:								
(Increase) decrease in accounts receivable	19,440	90,863	(376)	(6,614)	5,778	(13,840)	95,251	13,372
(Increase) decrease in inventories	(1,452)	(18,375)	-	-	-	17,521	(2,306)	(570,749)
Increase (decrease) in accounts payable	324,000	(635,937)	(115,709)	(33,058)	(5,342)	44,184	(421,862)	174,418
Increase (decrease) in accrued liabilities	90,656	(65,787)	25,546	10,480	7,641	(22,086)	46,450	44,947
Increase (decrease) in customer deposits	196,937	10,576	-	(1,488)	6,799	16,920	229,744	10,413
Net Cash Provided by Operating Activities:	$ 8,356,451	$ 3,934,796	$ 4,102,273	$ 50,033	$ 919,741	$ 1,570,972	$ 18,934,266	$ (1,126,567)

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

City of Aspen, Colorado
Statement of Fiduciary Net Position
Fiduciary Funds
December 31, 2025

	Custodial Funds
Assets	
Cash and investments	$ 2,890,284
Total Assets	2,890,284
Liabilities	
Accounts payable and other liabilities	103
Total Liabilities	103
Net Position	
Restricted for:	
Individuals, organizations, and other governments	2,890,181
Net Position	$ 2,890,181

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

City of Aspen, Colorado
Statement of Changes in Fiduciary Net Position
Fiduciary Funds
For the Year Ended December 31, 2025

	Custodial Funds
Additions:	
Performance deposits/bonds	$ 196,299
Intergovernmental revenue	2,417,353
Charges for services	1,472,821
Investment income	131,190
Other income	1,761
Refund of expenditures	173,943
Total Additions	4,393,367
Deductions:	
Refund of fees and deposits/bonds	132,685
Housing operations	2,791,027
Housing sales	406,988
Housing qualification	583,136
Housing maintenance	276,778
Capital outlay	696,631
Total Deductions	4,887,245
Net Increase (Decrease) in Fiduciary Net Position	(493,878)
Net Position - Beginning of the Year	3,384,059
Net Position - End of the Year	$ 2,890,181

I. Summary of Significant Accounting Policies

The City of Aspen is a municipal corporation that was incorporated in 1879 under provisions of the Constitution of Colorado. On January 1, 1972, the City became a Colorado home rule city. The City operates under a council- manager form of government and is governed by a separately elected mayor and four-member council. The City provides the following services as authorized by its charter: public safety, public works, public health and welfare, culture and recreation, water and electric utilities, parking, golf, affordable housing, and general administrative services.

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

A. Reporting Entity

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

The accompanying financial statements present the primary government and its component units (entities for which the government is considered to be financially accountable).

1. Blended Component Units - ACI Affordable 1 LLLP and Si Johnson Ditch Company, Inc.

Based on the above criteria, the City is financially accountable for ACI Affordable 1 LLLP and Si Johnson Ditch Company, Inc., which have been included in the financial reporting entity as blended component units. ACI Affordable 1 LLLP and Si Johnson Ditch Company are entities legally separate from the City and are presented as if they were part of the City's operations. The City is the general managing partner of ACI Affordable 1 LLLP, its governing body is substantively the same as the governing body of the City and there is a financial benefit relationship between the City and ACI Affordable 1 LLLP. The City is the sole corporate member in Si Johnson Ditch Company, which is a nonprofit corporation. The audited financial statements of these entities are available at the City of Aspen Finance Department.

2. Discretely Presented Component Unit – Burlingame Housing, Inc.

Burlingame Housing, Inc. (the Corporation) is a non-profit corporation organized for the purpose of operation, maintenance, and development of affordable housing property within the City. The Corporation is governed by a Board of Directors consisting of five Directors. The City's Council elects four of the Directors and the Music Associates of Aspen elects one. The City is not accountable for the debt of the Corporation. However, upon the Corporation's repayment of all outstanding debt, title in the Burlingame Housing Project shall revert to the City, without demand of, further action by, or cost to the City. This will result in a financial benefit to the City. The Corporation's fiscal year is September 30. Complete financial statements for Burlingame Housing, Inc. may be obtained from the City of Aspen Finance Department.

I. Summary of Significant Accounting Policies (continued)

A. Reporting Entity (continued)

3. Jointly Governed Organizations - Aspen-Pitkin County Housing Authority

The Aspen-Pitkin County Housing Authority (the Housing Authority) was formed in 1982 to manage and construct projects that are deed restricted as to the amount rent charged or amount of appreciation on privately owned units. The Housing Authority is governed by a seven-member board of directors and one alternate director. The Aspen City Council and the Pitkin County Board of Commissioners each appoint three directors and two directors are appointed jointly (one a full voting member and one an alternate). The Housing Authority's board reports to the City and County boards, the City and County share operating costs equally, and the City and County significantly and equally influence the operations budget.

The City's proportionate share of net operating expenses (50%) is recorded in the City's financial statements in the Housing Department Fund and the County's share is reported in their financial statements.

The complete audited financial statements for the Aspen-Pitkin County Housing Authority may be obtained from the City's Finance Department.

B. Government-Wide and Fund Financial Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Government-wide financial statements report on information of all of the nonfiduciary activities of the City and its component units. Both the government- wide and fund financial statements categorize primary activities as either governmental or business-type. The City's general government, public safety, public works, public health and welfare, and culture and recreation are classified as governmental activities. Water, electric, parking, golf, and affordable housing are classified as business-type activities.

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

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

C. Fund Financial Statements

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

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

The City reports the following major governmental funds:

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

I. Summary of Significant Accounting Policies (continued)

C. Fund Financial Statements (continued)

The *Arts and Culture Fund* is used to account for the collection of a one-half percent (1/2%) tax on the value of all transfers of real property in the City. This tax was extended until 2039 in an election held in Nov 2016. Expenditures are restricted by ordinance to renovation, reconstruction, and maintenance of the Wheeler Opera House and for the support of the visual and performing arts.

The *Affordable Housing Fund* is used to account for revenues and expenditures related to the collection of a one percent (1%) tax on the value of all transfers of real property in the City, an affordable housing dedication fee, and a portion (45%) of a sales tax of .45%. In November 2008, the electorate approved an extension of both the 1% real estate transfer tax and the .45% sales tax through 2040. Expenditures are restricted to affordable housing purposes.

The *Parks and Open Space Fund* provides funding for the acquisition, development, and maintenance operations of the City’s parks and open space trails. It accounts for two of the City’s specifically authorized sales taxes.

The *Transportation Fund* accounts for the collection of a 2.1% construction use tax, a sales tax of .15%, and a lodging tax of two percent (2%). The 2% lodging tax is split between transportation (25%) and tourism (75%). Funds are used to develop and promote transportation alternatives, improve transit services in the City, and implement new City transit routes.

The *Asset Management Plan Fund* accounts for capital improvements made to the City's physical assets.

The City reports the following major proprietary or business-type funds:

The *Water Fund* accounts for the activities of the water utility owned by the City for the delivery of water service to the residents of Aspen. The major sources of revenue are from water user fees, which are used for operations, and from tap fees, which are used for capital improvements and are charged to new or enlarged water services in the City.

The *Electric Fund* accounts for the activities of the electric utility and hydroelectric plants operated by the City for the delivery of electric service to a portion of the citizens of Aspen. The major source of revenue is electric service revenue, while purchased power is the major expense.

The *Parking Fund* is used to account for all costs of in town and on street parking control and services and the operation and maintenance of the Rio Grande Parking Plaza.

The *ACI Affordable 1 LLLP Fund* accounts for the operations of Aspen Country Inn affordable rental housing. The complex provides housing for employees of Pitkin County businesses and retired Pitkin County residents.

The *Marolt Ranch Housing Fund* is used to account for another apartment complex owned by the City. This apartment complex is rented to seasonal workers during the winter and to Aspen Music School students during summer months.

The internal service funds account for health insurance, employee housing, and information technology services. The Health Insurance Fund accounts for health insurance contributions and claims paid to beneficiaries on a cost reimbursement basis. The Employee Housing Fund accounts for the current construction and maintenance of all rental and sale units for City Employees. The Information Technology Fund accounts for the implementation, management, and support of computer and telephone technology.

I. Summary of Significant Accounting Policies (continued)

C. Fund Financial Statements (continued)

During the course of operations, the government 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.

Additionally, the City reports the following fund types:

The custodial funds are used to account for assets held by the City as an agent for individuals, private organizations, and other governments. The Police Seizure Fund accounts for proceeds from police seizure activities. The Deposits Agency Fund accounts for deposits that will be remitted to other parties upon meeting payment criteria. The Aspen Pitkin County Housing Authority Fund accounts for funds held and used for Aspen Pitkin County Housing Authority activities.

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

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

1. Long-Term Economic Focus and Accrual Basis

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

2. Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. “Available” means collectible within the current period or soon enough thereafter (60 days) to be used to pay liabilities of the current period. Property taxes, sales taxes, intergovernmental revenues, other taxes, and investment income associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt are recorded only when payment is due.

Non-current portions of long-term receivables due to governmental funds are reported on their balance sheets, in spite of their spending measurement focus. Special reporting treatments are used to indicate, however, that they should not be considered “available spendable resources,” since they do not represent net current assets. Recognition of governmental fund type revenues represented by non-current receivables is deferred until they become current receivables.

I. Summary of Significant Accounting Policies (continued)

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

3. Financial Statement Presentation

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

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues 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 revenues of the City's enterprise funds and the internal service funds are charges to customers for sales and services. Operating expenses for the enterprise funds and the internal service funds include the cost of sales and services, operating expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

E. Financial Statement Accounts

1. Cash and Investments

Whenever possible, cash is pooled from the various City funds to enhance investment capabilities and maximize investment income. Investments are made taking into consideration cash flow needs, market conditions, and contingency plans. The City's investment policies prescribe eligible investments, investment diversification, and maturity and liquidity guidance. Investments are stated at fair value.

For purposes of the statement of cash flows, the enterprise funds and the internal service funds consider all liquid investments with original maturities of three months or less to be cash equivalents.

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

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

The City permits investments in the following type of obligations which corresponds with applicable state statutes:

- Legal investments for municipalities under state statutes
- Commercial paper
- Repurchase agreements
- Obligations of the United States or obligations unconditionally guaranteed by the United States or its agencies
- Obligations of the State of Colorado and most general obligations of units of local governments
- Federally insured mortgages and student loans
- Participation with other local governments in pooled investment funds (trusts). These trusts are supervised by participating governments and must comply with the same restrictions on cash deposits and investments.

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

2. Property Taxes

Property taxes are assessed in one year as a lien on the property, but are not collected by the governmental unit until the subsequent year. In accordance with GAAP, the assessed but uncollected property taxes have been recorded as a receivable and as a deferred inflow.

3. Accounts Receivable

The City uses the allowance method for recognizing the potential uncollectibility of delinquent accounts receivable. At December 31, 2025, there were allowances for $226,033 comprised of $29,428 for general fund, $87,200 for arts and culture fund, $7,479 for transportation, $18,376 for water, $27,793 for electric, $10,173 for Truscott Housing and $45,584 for Marolt Housing.

4. Interfund Receivables and Payables

Balances at year-end between funds are reported as “advances to other funds/advances from other funds” in the fund financial statements. Any residual balances not eliminated between the governmental and business-type activities are reported as “internal balances” in the government-wide financial statements. Advances between funds, as reported in the fund financial statements, are offset by a nonspendable fund balance account in the applicable governmental funds to indicate that they are not available for appropriation and are not expendable available financial resources.

5. Prepaid Items

Prepaid items of governmental funds are recorded when consumed rather than when purchased.

6. Inventory

Inventories are valued at cost using the first-in, first-out method. Inventory in the General Fund consists of expendable supplies held for consumption and merchandise held for resale. Inventories in the Affordable Housing Fund and Employee Housing Fund consist of affordable housing units held for sale. Inventory in the Parks and Open Space Fund consists of mall bricks held for consumption. Inventory in the Golf Fund consists of golf merchandise held for resale. Inventory in the Water and Electric Funds consists of water and electric parts and materials. The cost of these inventories is recorded as expenditures at the time the individual inventory items are used or sold.

7. Capital Assets

Capital assets, which include land, buildings, improvements, equipment, machinery, and infrastructure assets, are reported in the applicable governmental or business-type activity columns in the government-wide financial statements. Infrastructure assets consist of roads, bridges, curbs and gutters, streets and sidewalks, drainage systems, and lighting systems purchased or constructed since 1980. Capital assets are defined by the City as assets with an initial cost of $5,000 or more and an estimated useful life in excess of one year. Such assets are recorded at cost where historical records are available and at an estimated historical cost where no historical record exists. Donated capital assets, donated works of art and similar items, and capital assets received in a service concession arrangement are reported at acquisition value. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

7. Capital Assets (continued)

Capital outlay for projects is capitalized as projects are constructed. Depreciation begins when the completed asset is put into service. Capital assets (excluding land) are depreciated using the straight-line method over the following estimated useful lives:

Buildings	25 - 50 years
Infrastructure and improvements other than buildings	10 - 65 years
Machinery and equipment	3 - 40 years
Lease/SBITA assets	varies*

*The shorter of the lease/SBITA term or useful life of the underlying asset.

8. Leases

Lessor – The City is lessor for noncancellable leases of land and buildings. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines the following:

Discount Rate: The City uses the daily United States Treasury Yield Rate as the discount rate to discount the expected lease receipts to present value.
Lease Term: The lease term includes the noncancellable period of the lease and extended term(s) that the City is reasonably certain the lessee will exercise.
Lease Receipts: Lease receipts included in the measurement of the lease receivable are composed of fixed and increasing payments from the lessee.

The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

9. Subscriptions

The City is party to noncancellable agreements for subscription-based information technology software arrangements (“SBITAs”). The City recognizes right-to-use subscription assets (and corresponding subscription liabilities) with an initial, individual value of $100,000 or more. Right-to-use subscription assets and subscription liabilities are reported on the Statement of Net Position.

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

9. Subscriptions (continued)

At the commencement of a subscription, the City 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 certain initial direct costs. Subsequently, the subscription asset is amortized on a straight-line basis over the shorter of the subscription term or the useful life of the underlying asset.

Key estimates and judgments include how the City determines the following:

Discount Rate: The City uses the daily United States Treasury Yield Rate as the discount rate to discount the expected subscription payments to present value.
Subscription Term: The subscription term includes the noncancellable period of the subscription and extended term(s) that the City is reasonably certain to exercise.
Subscription Payments: Subscription payments included in the measurement of the subscription liability are composed of fixed payments. The subscription payments are subject to annual CPI adjustments, and such variable payments are recognized as an expense when the estimated CPI adjustment differs from fixed payments initially used to measure the liability.

The City 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.

10. Bond Premiums and Discounts

Bonds payable are reported net of the applicable bond premium or discount. No amortization was taken on these premiums and discounts in the first year. These premiums and discounts are amortized over the life of the applicable bonds using the bonds outstanding method.

11. Unearned Revenue

For governmental funds, unavailable revenues arise when potential revenue does not meet both the “measurable” and “available” criteria for recognition in the current period.

In subsequent periods, when revenue recognition criteria are met or when the City has legal claim to the resources, the liability for unavailable revenue is removed and revenue is recognized.

12. Deferred Outflows and Inflows of Resources

Deferred outflows of resources represent a consumption of net assets that applies to a future period and will not be recognized as an outflow of resources (expenses/expenditures) until then.

A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. The amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

Deferred inflows of resources represent an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time.

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

13. Compensated Absences

Accumulated paid time off and extended sick leave of governmental funds are reported in the governmental activities column in the government-wide financial statements when incurred. Accumulated paid time off and extended sick leave of the proprietary fund type is recorded as an expense and liability of that fund as the benefits accrue to employees.

14. Fund Balance Classifications

In the fund financial statements, governmental funds report fund balance classifications including nonspendable resources, restricted amounts, committed amounts, and assigned amounts. Only the General Fund reports unassigned amounts that have not been restricted, committed, or assigned to specific purposes within the General Fund. However, it may be necessary for other governmental funds to report negative fund balance as unassigned. The City Council must take formal action through ordinance to establish, modify, or rescind committed fund balance amounts. The City Manager has the authority to establish, modify, or rescind assigned fund balance to a specific department or project within a fund, as stated in the City's adopted financial policies.

Fund balance classifications with the highest level of constraint are spent first; such that restricted fund balance is spent before unrestricted fund balance when an expenditure is incurred for which both restricted and unrestricted balances are available. Likewise, committed and assigned fund balances are spent before unassigned fund balance when an expenditure is incurred for which any such unrestricted fund balances are available.

The City has adopted a minimum fund balance policy, which includes the following requirements:

1. A General Fund reserve of no less than twenty-five percent (25%) of annual appropriated expenditures, including recurring transfers, is required. The constitutionally required emergency reserve is included in this operating reserve.

2. An Arts and Culture Fund reserve of no less than twenty-five percent (25%) of annual appropriated expenditures, including recurring transfers, is required.

3. The first twenty percent (20%) of the General Fund reserve and of the Arts and Culture Fund reserve may be drawn upon on recommendation of staff with Council approval through resolution or ordinance to compensate for an expected shortfall.

4. All other funds, except for the Tourism/Regional Transportation Fund, the Aspen Public Education Fund, and the Debt Service Fund, are required to maintain a reserve of no less than twelve and a half percent (12.5%) of annual appropriated expenditures, including recurring transfers.

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

14. Fund Balance Classifications (continued)

Fund balance classifications are reported in the aggregate on the face of the balance sheet. The components of each classification are displayed below:

	General Fund	Arts and Culture Fund	Affordable Housing Fund	Parks and Open Space Fund	Transportation Fund	Asset Management Plan Fund
Nonspendable:						
Prepaid items	$ 92,286	$ 334,668	$ -	$ -	$ 1,770	$ 4,360,000
Inventories	39,238	-	-	8,348	-	-
Total Nonspendable	131,524	334,668	-	8,348	1,770	4,360,000
Restricted:						
Constitutionally required emergency reserve	4,722,000	-	-	-	-	-
Community enhancement	302,765	-	-	-	-	-
Health and human services	737,378	-	-	-	-	-
Environmental initiatives	1,305,657	-	-	-	-	-
Visual and performing arts	-	48,890,398	-	-	-	-
Affordable housing	-	-	139,800,906	-	-	-
Culture and recreation	-	-	-	10,020,673	-	-
Transportation	-	-	-	-	28,123,354	-
Total Restricted	7,067,800	48,890,398	139,800,906	10,020,673	28,123,354	-
Committed:						
Operating reserve	12,695,728	9,146,130	-	2,694,773	1,372,532	-
Carryforward savings	2,217,344	225,759	-	203,782	150,000	-
Total Committed	14,913,072	9,371,889	-	2,898,555	1,522,532	-
Assigned:						
Capital projects	-	-	-	-	-	32,428,575
Total Assigned	-	-	-	-	-	32,428,575

	Tourism/ Regional Transportation Fund	Aspen Public Education Fund	Renewable Energy Mitigation Plan Fund	Kids First/ Daycare Fund	Stormwater Fund	Debt Service Fund
Restricted:						
Education	$ -	$ 2,198	$ -	$ -	$ -	$ -
Destination Marketing	333,106	-	-	-	-	-
Childcare	-	-	-	13,680,119	-	-
Public works	-	-	-	-	4,605,524	-
Total Restricted	333,106	2,198	-	13,680,119	4,605,524	-
Committed:						
Operating reserve	-	-	-	472,265	363,943	-
Carryforward savings	-	-	-	115,160	143,420	-
Energy Mitigation	-	-	5,174,913	-	-	-
Total Committed	-	-	5,174,913	587,425	507,363	-
Assigned:						
Debt service	-	-	-	-	-	315,603
Total Assigned	-	-	-	-	-	315,603

I. Summary of Significant Accounting Policies (continued)

E. Financial Statement Accounts (continued)

15. Interfund Transactions

Interfund services provided and used are accounted for as revenues, expenditures, or expenses. Transactions that constitute reimbursements to a fund for expenditures or expenses, initially made from it that are properly applicable to another fund, are recorded as expenditures or expenses in the reimbursing fund and as reimbursement revenue in the fund that is reimbursed. All other interfund transactions, except for reimbursements and interfund services provided and used, are reported as transfers. Repayments of long-term interfund advances are also accounted for as transfers for budgeting purposes with a corresponding decrease/increase in the receivable/payable for GAAP purposes.

F. Significant Accounting Policies

1. Use of Estimates

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

2. Restricted and Unrestricted Resources

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

3. Indirect Expense Allocations

The City chooses to allocate general government expenses consisting of central service departments such as Finance, Human Resources, City Manager, and City Attorney to the appropriate function based on a study estimating the time spent providing services. This allocation is shown as "Indirect Expenses Allocation" on the Statement of Activities.

G. Extraordinary and Special Items

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events that are within the control of the City administration and that are either unusual in nature or infrequent in occurrence.

II. Stewardship, Compliance, and Accountability

A. Budgetary Information

An annual budget and appropriation resolution is adopted by City Council in accordance with the City's Home Rule Charter. Separate budget/actual comparisons are presented in these financial statements for all non-custodial funds as required by Colorado State Statutes. This annual comprehensive financial report and the adopted budget are filed with the appropriate State of Colorado Department. Budgets are prepared on a GAAP basis for all funds except the Arts and Culture Fund, Affordable Housing Fund, Parks and Open Space Fund, Asset Management Plan Fund, and the enterprise funds. The budgets for these funds have been adopted on a non-GAAP budget and are reconciled to GAAP below:

II. Stewardship, Compliance, and Accountability (continued)

A. Budgetary Information (continued)

	Water Fund	Electric Fund	Truscott Place Housing Fund	Parking Fund	Golf Fund
Change in Net Position - Budget Basis	$ 6,570,990	$ 2,550,673	$ (205,685)	$ 3,036,425	$ 1,049,489
Add/(less):					
Debt principal payments	14,662	265,000	-	-	-
Capitalized expenses	4,281,485	1,899,989	669,387	109,180	324,108
Change in compensated absences	(63,314)	25,733	(1,535)	22,384	632
Change in total OPEB obligation	(303)	(9,504)	-	(44,781)	(3,850)
Loss on disposition of fixed assets	(62,583)	(7,659)	(27,998)	(10,799)	(36,627)
Depreciation and amortization	(1,556,787)	(1,029,780)	(600,855)	(278,756)	(308,408)
Change in Net Position - GAAP Basis	$ 9,184,150	$ 3,694,452	$ (166,686)	$ 2,833,653	$ 1,025,344

	Marolt Ranch Housing Fund	ACI Affordable 1 LLLP	Si Johnson Ditch Company Inc.	Employee Housing Fund	Information Technology Fund
Change in Net Position - Budget Basis	$ 155,803	$ (72,282)	$ 22,233	$ 3,695,745	$ (28,868)
Add/(less):					
Debt principal payments	-	154,363	-	-	-
Debt accrued interest	-	(103,614)	-	-	-
Debt issuance	-	(125,000)	-	-	-
Capitalized expenses	208,635	97,132	-	702,923	167,667
Change in compensated absences	(1,409)	-	-	-	2,538
Change in total OPEB obligation	-	-	-	-	1,204
Loss on disposition of fixed assets	(25,086)	-	-	(19,085)	(45,459)
Depreciation and amortization	(230,022)	(394,815)	-	(83,443)	(203,835)
Change in Net Position - GAAP Basis	$ 107,921	$ (444,216)	$ 22,233	$ 4,296,140	$ (106,753)

The City followed these procedures in preparing, approving, and enacting its budget for 2025:

1. Prior to October 15, the City Manager submits to the City Council a proposed operating and capital budget for the fiscal year commencing the following January 1. The budget includes proposed expenditures and the means of financing them.

2. Public hearings are conducted at scheduled City Council meetings to obtain taxpayer comments.

3. The City's mill levy is formally certified to the Pitkin County Treasurer prior to December 15, based on the budget.

4. Prior to December 31, the budget is legally enacted through passage of a resolution.

5. Formal budgetary integration is employed in all funds except custodial funds.

II. Stewardship, Compliance, and Accountability (continued)

A. Budgetary Information (continued)

6. Budgets in all funds are not adopted on a basis consistent with GAAP. Budgets treat bond and note proceeds as other financing sources, bond principal payments and capital expenditures are treated as expenditures, depreciation and amortization are not treated as expenditures, and interfund advance payments are treated as transfers. Budgets are not adopted for the custodial funds.

7. The legal level of budgetary control is the fund level. The City Manager may legally approve budget transfers between departments within a fund. Department directors may transfer budgeted amounts between various programs within the department. The City Manager must approve capital project budget transfers. Department heads must approve transfers of budget between the major expenditure categories (personnel, supplies and services, capital outlay/expenses, and debt service) within a department.

8. Budgeted amounts in this report represent the original adopted amounts plus or minus any amendments by City Council throughout the year. In order to amend the budget, the City Manager must certify that there are current year revenues in excess of those anticipated in the budget that are available for appropriation or the City Manager must certify that there is a prior year fund balance / net position balance available for appropriation. Budgets are amended by ordinance.

9. Individual departments carry forward fifty percent (50%) of any unexpended operating budget amounts to the next fiscal year.

Property taxes levied in one year are collected in the subsequent year. Thus, taxes certified in 2024 were collected in 2025 and taxes certified in 2025 will be collected in 2026. Taxes are due on January 1 in the year of collection; however, they may be paid in either one installment (no later than April 30) or two equal installments (not later than February 28 and June 15) without interest or penalty. Taxes that are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 16.

During the year, supplemental appropriations were necessary. The budgetary comparison statements reflect the original budget and the final budget after legally authorized revisions were made.

At December 31, 2025, the Tourism/Regional Transportation Special Revenue Fund expenditures exceeded final budgeted amounts. This may be a violation of State Statutes.

B. TABOR Amendment

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

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

II. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment (continued)

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. The reserve is calculated at 3% of fiscal year spending for fiscal years ending after December 31, 1995. Fiscal year spending excludes bonded debt service and enterprise spending. The City has reserved a portion of the December 31, 2025 year-end fund balance in the General Fund for this purpose in the amount of $4,722,000, which is the approximate required reserve.

The initial base for local government spending and revenue limits is December 31, 1992 fiscal year spending. Future spending and revenue limits are determined based on the prior year's fiscal year spending adjusted for inflation in the prior calendar year plus annual local growth. Fiscal year spending is generally defined as expenditures and reserve increases with certain exceptions. Revenue, if any, in excess of the fiscal year spending limit, must be refunded in the next fiscal year unless voters approve retention of such revenue.

The City's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. In November 1994, the electorate approved ballot question 2B which allows the City to collect, retain, and spend the full proceeds of the City’s existing sales and real estate transfer taxes, grants, and revenues from all other sources, with the exception of revenues generated from property tax.

III. Detailed Notes on All Funds

A. Cash and Investments

In order to facilitate the recording of cash transactions and maximize investment earnings, the City has combined the cash and investments and maintains accountability for each fund's equity in the pooled cash and investments. Investment earnings are prorated among the contributing funds monthly, based on each fund’s respective percentage of equity to the total amount of pooled cash and investments. All funds of the City are eligible for investment and may be combined in an investment instrument to maximize earnings.

The City’s deposits are entirely covered by federal depository insurance (“FDIC”) or by collateral held under Colorado’s Public Deposit Protection Act (“PDPA”). The FDIC insures the first $250,000 of the City’s deposits at each financial institution. Deposit balances over $250,000 are collateralized as required by PDPA.

Fair Value of Investments

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

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

III. Detailed Notes on All Funds (continued)

A. Cash and Investments (continued)

The City had the following fair value measurements as of December 31, 2025.

		Fair Value Measurements Using		
Investment Measured at Fair Value:	**Total**	**Level 1**	**Level 2**	**Level 3**
U.S. Treasuries	$ 40,169,297	$ -	$ 40,169,297	$ -
Agency Securities	61,628,818	-	61,628,818	-
Government Bonds	110,153,910	-	110,153,910	-
Corporate Bonds & Commercial Paper	199,228,381	-	199,228,381	-
Money Market Mutual Funds	8,612,281	8,612,281	-	-
Total Investments	$419,792,687	$ 8,612,281	$411,180,406	$ -

Investment Measured at Net Asset Value:

	Total
Colotrust	$ 1,408,299

Debt and equity security classified in Level 1 are valued using prices quoted in active markets for those securities. Debt and equity securities in level 2 are valued using Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund.

B. Summary of Cash and Investments

A summary of deposits and investments held by the City as of December 31, 2025 follows:

Type	**Amount**
Cash and cash equivalents	$ 28,977,032
Cash on hand	5,329
Investments	421,200,986
Total Cash and Investments	$450,183,347

Financial Statement Captions	**Amount**
Governmental Activities	$380,371,848
Business-type Activities	66,921,215
Fiduciary Funds	2,890,284
Total Cash and Investments	$450,183,347

The City has a formal investment policy that includes the following guidelines.

Credit Risk. The City limits credit risk by limiting the types of investments to the following:

- Legal investments for municipalities under state statutes
- Commercial paper
- Repurchase agreements
- Obligations of the United States or obligations unconditionally guaranteed by the US or its agencies
- Obligations of the State of Colorado and most general obligations of units of local governments
- Federally insured mortgages and student loans
- Participation with other local governments in pooled investment funds (trusts). These trusts are supervised by participating governments and must comply with the same restrictions on cash deposits and investments.

III. Detailed Notes on All Funds (continued)

B. Summary of Cash and Investments (continued)

Investments are to be made with judgment and care – under circumstances then prevailing – which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment.

Interest Rate Risk. The City invests in various mortgage-backed securities. Mortgage-backed securities receive cash flow in the form of principal and interest payments on underlying mortgages and are sensitive to prepayments by borrowers. The City limits its exposure to interest rate risk by limiting the maturity for investments held. The City restricts the effective maturity of any security to less than five years from the date of purchase. The Investment Pool represents investments in COLOTRUST. The fair value of the pool is determined by the pool's share price. The City has no regulatory oversight for the pool. At December 31, 2025, the City's investments in COLOTRUST were under 1% of the City's investment portfolio.

Concentration of Credit Risk. The City diversifies its investments by security type and institution. Financial institutions holding City's funds must provide the City a copy of the certificate from the Banking Authority that states that the institution is an eligible public depository. At December 31, 2025, the City's investments in Fannie Mae, Freddie Mac, Federal Home Loan Bank, Federal Farm Credit Bank, and United States Treasuries were 1%, 0%, 6%, 8%, and 10% of the City's investment portfolio, respectively.

Restricted Cash. Burlingame Housing, Inc., a component unit of the City, had restricted cash for tenant deposits and for amounts held by trustee in the amount of $5,664,105. The ACI Affordable 1 LLLP had $356,035 of restricted cash for tenant deposits.

At December 31, 2025, unrealized losses were $979,070 which reflects changes in the fair value of investments. The City had the following cash and investments with the following maturities at December 31, 2025:

		Standard & Poor		Investment Maturities (in Years)	
Investment Type	**Fair Value**	**Rating**	**Percentage**	**Less than 1**	**1-5**
U.S. Treasuries	$ 40,169,297		10%	$ 9,934,277	$ 30,235,020
Agency Securities	$ 61,628,818	AA+	15%	15,085,265	46,543,553
Government Bonds	110,153,910	AA+	26%	8,109,971	102,043,939
Corporate Bonds & Commercial Paper	199,228,381	AA-, AA, AAA	47%	78,077,349	121,151,032
Money Market Mutual Funds	8,612,281	AAAm	2%	8,612,281	-
Colotrust	1,408,299	AAAm	0%	1,408,299	-
Total Investments	$421,200,986		100%	$121,227,442	$299,973,544

III. Detailed Notes on All Funds (continued)

C. Receivables

The City has several types of receivables. Receivables not meeting the requirements for revenue recognition in the City's funds are shown on the government-wide financial statements. The City had the following receivables, net of applicable uncollectible accounts:

	General Fund	Arts and Culture Fund	Affordable Housing Fund	Parks and Open Space Fund
Current Receivables:				
Taxes	$ 5,163,782	$ -	$ -	$ -
Trade accounts	4,484,676	126,532	931,203	3,162,600
Leases:				
Receivable within one year	59,290	112,758	-	-
Receivable in more than one year	180,944	779,320	-	-
Gross Receivables	9,888,692	1,018,610	931,203	3,162,600
Less: Allowance for uncollectibles	(29,428)	(87,200)	-	-
Net Current Receivables	$ 9,859,264	$ 931,410	$ 931,203	$ 3,162,600

	Transportation Fund	Asset Management Plan Fund	Nonmajor Governmental Funds	Total Governmental Funds
Current Receivables:				
Taxes	$ -	$ 5,163,782	$ 1,844,208	$ 12,171,772
Trade accounts	832,993	751,122	1,898,194	12,187,320
Leases:				
Receivable within one year	-	-	8,342	180,390
Receivable in more than one year	-	-	-	960,264
Gross Receivables	832,993	5,914,904	3,750,744	25,499,746
Less: Allowance for uncollectibles	(7,479)	-	-	(124,107)
Net Current Receivables	$ 825,514	$ 5,914,904	$ 3,750,744	25,375,639
Long-term Receivables:				
Burlingame Housing Corporation (see note III.R.)				2,319,100
Truscott Place Phase II LLLP				4,893,747
Other developments (488 Castle Creek, 517 Park Circle, 802 W. Main St.)				16,650,482
Settlement receivable				1,020,794
Internal Service Fund Receivables				101,793
Total per Government-wide Financial Statements				$ 50,361,555

The Burlingame Housing Corporation receivables are due in 2030. The Truscott Place Phase II receivables are due in 2047.

III. Detailed Notes on All Funds (continued)

C. Receivables (continued)

1. Truscott Place Phase II LLLP

In September 2001, and in connection with the development of the Project, the City executed a promissory note with Truscott Phase II, LLLP (the "Note") in the principal amount of $2,900,000. The Note, which matures October 22, 2047 and bears interest at 5.72% per annum, is secured by a second deed of trust on the Project. Annual payments are due beginning March 15, 2003, and each March 15 thereafter, to the extent of Cash Flow generated by the Project. Cash Flow is defined as all amounts received by the Partnership from its operation on a cash basis, less expenditures incurred for operations. 50% of Cash Flow is to be used toward payments on this Note; first to reduce outstanding interest and then to any outstanding principal loan balance.

At December 31, 2025, the principal balance outstanding on the Note was $1,975,000 and cumulative accrued interest payable was $2,918,747. As defined, Truscott Phase II, LLLP did not have 2024 Cash Flow available for distribution toward payment of the Note.

2. 488 Castle Creek LLC

On December 21, 2018, the City received a promissory note for $5,791,507, or so much thereof as may be advanced, from 488 Castle Creek, LLC for the construction of affordable housing units. Interest shall accrue daily at a rate of 0.50% per annum, shall be compounded annually and shall be payable in arrears on the maturity date. The maturity date on the note is October 1, 2070. The balance on the note at December 31, 2025 was $5,937,898, which includes $146,391 of accrued interest.

3. 517 Park Circle LLC Loan A

On December 21, 2018, the City received a promissory note for $5,262,153, or so much thereof as may be advanced, from 517 Park Circle, LLC for the construction of affordable housing units. Interest shall accrue daily at a rate of 0.50% per annum, shall be compounded annually and shall be payable in arrears on the maturity date. The maturity date on the note is October 1, 2070. The balance on the note at December 31, 2025 was $5,419,818, which includes $157,664 of accrued interest.

4. 802 W. Main LLC Loan A

On December 20, 2018, the City received a promissory note for $5,133,128, or so much thereof as may be advanced, from 802 W. Main, LLC for the construction of affordable housing units. Interest shall accrue daily at a rate of 0.50% per annum, shall be compounded annually and shall be payable in arrears on the maturity date. The maturity date on the note is October 1, 2070. The balance on the note at December 31, 2025 was $5,292,767, which includes $159,639 of accrued interest.

5. Settlement Receivable

In 2024, the City was awarded a settlement of $3,233,589 that is to be paid over three years beginning in 2024 with a final payment due in 2026. Interest shall accrue at the rate of 6.65% per annum, compounded monthly. The balance on the note, including accrued interest receivable, at December 31, 2025 was $1,020,214.

III. Detailed Notes on All Funds (continued)

C. Receivables (continued)

6. Business-Type Receivables

The City's business-type funds had the following receivables at year-end:

	Water Fund	Electric Fund	Parking Fund
Current Receivables:			
Trade accounts	$ 1,129,199	$ 2,251,625	$ 376
Gross Receivables	1,129,199	2,251,625	376
Less: Allowance for uncollectibles	(18,376)	(27,793)	-
Net Current Receivables	$ 1,110,823	$ 2,223,832	$ 376

	ACI Affordable 1 LLLP	Marolt Housing	Nonmajor Proprietary Funds	Total Proprietary Funds
Current Receivables:				
Trade accounts	$ 11,693	$ 52,501	$ 36,163	$ 3,481,557
Leases:				
Receivable within one year	-	439,336	50,609	489,945
Receivable in more than one year	-	3,912,539	95,938	4,008,477
Gross Receivables	11,693	4,404,376	182,710	7,979,979
Less: Allowance for uncollectibles	-	(45,584)	(10,173)	(101,926)
Net Current Receivables	$ 11,693	$ 4,358,792	$ 172,537	$ 7,878,053

D. Leases Receivable

The City leases assets to multiple entities. The leases bear annual interest of 2.36% and may be subject to annual Consumer Price Index ("CPI") adjustments which was measured and included in the City's original recognition of each agreement's receivable. Variable revenues are recognized when the estimated CPI adjustment differs from actual. In accordance with generally accepted accounting principles, the outstanding lease receivable balances have been recorded as a receivable and deferred inflow of resources.

Changes in the City's leases receivable for the year ended December 31, 2025 were:

	Outstanding 1/1/25	Additions	Reductions	Outstanding 12/31/25	Amounts Due in One Year
Governmental Activities:					
General Fund	$ 298,146	$ -	$ (57,912)	$ 240,234	$ 59,290
Wheeler Transfer Tax	1,002,208	-	(110,130)	892,078	112,758
Daycare	20,366	-	(12,024)	8,342	8,342
Total	1,320,720	-	662,589	1,140,654	180,390
Business -Type Activities:					
Golf Course	195,977	-	(49,430)	146,547	50,609
Marolt Housing	4,781,004	-	(429,129)	4,351,875	439,336
Total	4,976,981	-	435,924	4,498,422	489,945
	$ 6,297,701	$ -	$ 1,098,513	$ 5,639,076	$ 670,335

III. Detailed Notes on All Funds (continued)

D. Leases Receivable (continued)

The City recognized the following lease revenues during the year:

	Governmental Funds			
	General Fund	Arts and Culture Fund	Affordable Housing Fund	Nonmajor Governmental Funds
Lease revenues:				
Principal	$ 57,912	$ 110,130	$ -	$ 12,978
Interest	6,583	22,466	-	352
Variable	15,649	26,869	-	(12,376)
Total	$ 80,144	$ 159,465	$ -	$ 954

	Proprietary Funds	
	Golf Course Fund	Marolt Housing Fund
Lease revenues:		
Principal	$ 49,429	$ 429,129
Interest	4,093	109,350
Variable	118,751	110,867
Total	$ 172,273	$ 649,346

Total minimum lease payments to be received under the lease agreements are as follows:

	Principal	Interest	Total
Governmental Activities:			
2026	$ 180,390	$ 25,118	$ 205,508
2027	168,725	20,951	189,676
2028	135,189	17,407	152,596
2029	138,410	14,186	152,596
2030	141,707	10,889	152,596
2031-2034	376,233	13,158	389,391
	$ 1,140,654	$ 101,709	$ 1,242,363
Business-Type Activities:			
2026	$ 489,945	$ 102,056	$ 592,001
2027	501,603	90,398	592,001
2028	504,608	78,472	583,080
2029	471,438	67,041	538,479
2030	482,652	55,827	538,479
2031-2034	2,048,176	105,739	2,153,915
	$ 4,498,422	$ 499,533	$ 4,997,955

The following lease receivables were outstanding as of December 31, 2025:

Aspen Chamber Resort Association (ACRA): In 2017, the City began leasing 2,475 square feet of the first floor of the Aspen Power Plant along with ten parking spaces. The lease is for 10 years and calls for monthly payments of $3,708.

III. Detailed Notes on All Funds (continued)

D. Leases Receivable (continued)

Sachson Inc. (Animal Shelter): In 2020, the City began leasing the premises located at 101 Animal Shelter Road, Aspen Colorado. The lease is for 25 years and calls for annual payments of $20,000. On July 1 of each year, the monthly rent is increased by the Denver-Boulder Consumer Price Index (“CPI”).

Elk Mountain Hospitality: In 2018, the City began leasing 2,618 square feet of the first floor of the Wheeler Opera House. The lease is for 5 years with two extension periods of 5 years each, that are reasonably expected to be exercised, and calls for monthly payments of $10,470. The monthly payment is adjusted based on increases in the cost of living during the preceding lease year.

Aspen Mountain Tots: In 2021, the City began leasing space within a City owned building located at 215 N. Garmisch Street, Aspen Colorado. The lease is for 5 years and calls for monthly payments of $970 through August 31, 2023. On September 1 of each calendar year, the monthly rent is increased by 3%.

Red Mountain Grill Restaurant: In 2014, the City began leasing the Aspen Golf Shop and Restaurant Facility. The lease was for 5 years and was extended for an additional period of 5 years. The lease calls for monthly payments of $2,083. A new lease was signed on November 1, 2023 for another 5 years and calls for monthly payments of $4,460.

Music Associates of Aspen: In 2020, the City began leasing the Marolt Ranch property. The lease is for 15 years and calls for annual rent of $472,968. On June 1 of each calendar year, the monthly rent is increased by CPI.

E. Deferred Outflows and Inflows of Resources

The City has two items that qualify as deferred outflows of resources on the government-wide Statement of Net Position, deferred loss on refunding and deferred outflows of resources for Other Post Employment Benefits. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. The amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

The City has four deferred inflows of resources on the government-wide Statement of Net Position, property taxes assessed in 2025 but not collectible until 2026, lease revenue, deferred inflows of resources for Other Post Employment Benefits and deferred gain on refunding.

III. Detailed Notes on All Funds (continued)

F. Interfund Receivables, Advances, and Transfers

The City makes transfers between funds to 1) move revenue from the fund with collection authorization to the debt service fund as debt service principal and interest payments become due, 2) to repay interfund advances, and 3) to allocate resources based upon City Council adopted budgetary policies.

During the year ended December 31, 2025, the City made the following significant one-time transfers:

1. A transfer of $3,250,000 from Transportation Fund to the Asset Management Plan Fund to support the Transportation Fund's share of the Entrance to Aspen capital project.
2. A transfer of $1,500,000 from Parking Fund to the Transportation Fund for the annual subsidy for the no-fare transit services for the community

A schedule of transfers made during 2025 is shown below.

Transfers In:	Transfers Out: General Fund	Arts and Culture Fund	Affordable Housing Fund	Parks and Open Space Fund	Transportation Fund	Water Fund	Electric Fund	Parking Fund	Marolt Housing	Nonmajor Governmental Funds	Nonmajor Proprietary Funds	Internal Service Funds	Total Transfers In
General Fund	$ -	$ 25,910	$ 1,490	$ 57,780	$ 96,490	$ 230,540	$ 281,810	$ -	$ -	$ 343,141	$ 10,700	$ 2,180	$ 1,050,041
Affordable Housing Fund	-	-	-	-	-	-	-	-	650,000	-	300,000	-	950,000
Parks and Open Space Fund	195,700	-	-	-	-	-	-	-	-	-	-	-	195,700
Transportation Fund	-	-	-	-	-	-	-	1,500,000	-	-	-	-	1,500,000
Asset Management Plan Fund	-	-	-	212,050	3,250,000	-	-	-	-	-	-	-	3,462,050
Nonmajor Governmental Funds	2,665,440	-	-	3,239,120	-	-	-	-	-	64,740	-	86,320	6,055,620
Nonmajor Proprietary Funds	-	-	-	349,500	-	-	-	-	-	-	-	-	349,500
Internal Service Funds	1,823,000	298,500	25,200	598,300	75,600	324,800	166,300	176,300	15,200	170,100	91,300	113,400	3,878,000
Total Transfers Out	$4,684,140	$ 324,410	$ 26,690	$4,456,750	$ 3,422,090	$ 555,340	$ 448,110	$1,676,300	$ 665,200	$ 577,981	$ 402,000	$ 201,900	$17,440,911

III. Detailed Notes on All Funds (continued)

G. Capital Assets

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Land and land rights	$102,548,622	$ -	$ -	$102,548,622
Construction in progress	29,544,443	23,159,851	(32,405,796)	20,298,498
Total Capital Assets, Not Being Depreciated	132,093,065	23,159,851	(32,405,796)	122,847,120
Capital Assets, Being Depreciated/Amortized:				
Buildings	101,621,473	10,964,954	-	112,586,427
Infrastructure and improvements other than buildings	113,055,995	19,722,890	-	132,778,885
Machinery and equipment	19,075,674	2,504,506	(1,064,818)	20,515,362
SBITA asset	761,488	744,159	(668,895)	836,752
Total Capital Assets Being Depreciated/Amortized	234,514,630	33,936,509	(1,733,713)	266,717,426
Less Accumulated Depreciation/Amortization For:				
Buildings	(36,154,268)	(2,798,465)	-	(38,952,733)
Infrastructure and improvements other than buildings	(53,909,176)	(4,857,995)	-	(58,767,171)
Machinery and equipment	(10,973,663)	(1,555,088)	839,191	(11,689,560)
SBITA Asset	(495,355)	(368,945)	668,895	(195,405)
Total Accumulated Depreciation/Amortization	(101,532,462)	(9,580,493)	1,508,086	(109,604,869)
Total Capital Assets, Being Depreciated/Amortized, Net	132,982,168	24,356,016	(225,627)	157,112,557
Governmental Activities Capital Assets, Net	$265,075,233	$ 47,515,867	$ (32,631,423)	$279,959,677
Business-Type Activities				
Capital Assets, Not Being Depreciated:				
Land and land rights	$ 4,349,668	$ -	$ -	$ 4,349,668
Construction in progress	5,206,720	7,088,477	(4,911,140)	7,384,057
Total Capital Assets, Not Being Depreciated	9,556,388	7,088,477	(4,911,140)	11,733,725
Capital Assets, Being Depreciated/Amortized:				
Buildings	42,378,487	1,613,881	-	43,992,368
Infrastructure and improvements other than buildings	60,800,028	2,042,901	-	62,842,929
Machinery and equipment	12,519,809	1,673,387	(261,244)	13,931,952
SBITA Asset	243,294	-	-	243,294
Total Capital Assets Being Depreciated/Amortized	115,941,618	5,330,169	(261,244)	121,010,543
Less Accumulated Depreciation/Amortization For:				
Buildings	(21,450,300)	(1,114,974)	-	(22,565,274)
Infrastructure and improvements other than buildings	(31,879,102)	(2,443,090)	-	(34,322,192)
Machinery and equipment	(7,636,387)	(807,339)	172,901	(8,270,825)
SBITA Asset	(60,824)	(30,412)	-	(91,236)
Total Accumulated Depreciation/Amortization	(61,026,613)	(4,395,815)	172,901	(65,249,527)
Total Capital Assets, Being Depreciated/Amortized, Net	54,915,005	934,354	(88,343)	55,761,016
Business-Type Activities Capital Assets, Net	$ 64,471,393	$ 8,022,831	$ (4,999,483)	$ 67,494,741

III. Detailed Notes on All Funds (continued)

G. Capital Assets (continued)

	Depreciation & Amortization Expense	Capital Outlay
Governmental Activities:		
General government	$ 2,792,217	$ 4,273,169
Public safety	151,801	924,983
Public works	2,535,700	7,141,143
Public health and welfare	286,338	3,264,339
Culture and recreation	3,814,437	9,302,012
Total Governmental Activities	$ 9,580,493	$ 24,905,646
Business-type Activities:		
Water	$ 1,556,786	$ 4,281,485
Electric	1,029,780	1,899,989
Parking	278,756	109,180
Golf	308,408	324,108
Affordable housing	1,222,085	975,154
Total Business-Type Activities	$ 4,395,815	$ 7,589,916

Differences between capital outlay expenditures and capital asset additions relate to expenditures that are less than the City's $5,000 capitalization threshold, disposals of projects previously recorded as construction in progress, as well as SBITA asset additions in the business-type activities.

H. Long-term Debt – Governmental Activities

The City has the following long-term debt outstanding for governmental activities:

1. Parks and Open Space Sales Tax Revenue Improvement Bonds, Series 2012

The City issued $5,225,000 of Sales Tax Revenue Bonds (the 2012 Bonds) dated October 1, 2012. The proceeds of this issue will be used to purchase and improve trail, recreation and open space properties, and ancillary facilities. The interest rates on the 2012 Bonds range from 2.75% to 3% and are payable on May 1 and November 1 through 2032.

The 2012 Bonds are special, limited obligations of the City, payable from and secured solely by the revenues derived from the City's 1.5% Parks and Open Space Sales Tax, after deduction of the reasonable and necessary costs and expenses of collecting and enforcing the tax.

The 2012 Bonds are not subject to redemption prior to their respective maturity dates.

2. Parks and Open Space Sales Tax Revenue Refunding Bonds, Series 2013

The City issued $8,295,000 of Sales Tax Revenue Refunding Bonds (the 2013 Bonds) dated January 3, 2013. Proceeds from the 2013 Bonds were used to advance refund a portion of the City's Sales Tax Revenue Bonds, Series 2005B. The Series 2005B Bonds being refunded, mature in the years 2022 through 2025. As a result, the refunded bonds are considered to be defeased and the liability has been removed from the government activities column of the Statement of Net Position. The reacquisition price exceeded the net carrying amount of the old debt by $1,272,702. This amount is presented as a deferred outflow of resources and is amortized over the remaining life of the refunded debt.

III. Detailed Notes on All Funds (continued)

H. Long-term Debt – Governmental Activities (continued)

2. Parks and Open Space Sales Tax Revenue Refunding Bonds, Series 2013 (continued)

The interest rates on the 2013 Bonds range from 2.25% to 4% and are payable on May 1 and November 1 through 2025.

The 2013 Bonds are special, limited obligations of the City, payable from and secured solely by the revenues derived from the City's 1.5% Parks and Open Space Sales Tax, after deduction of the reasonable and necessary costs and expenses of collecting and enforcing the tax.

The 2013 Bonds are not subject to redemption prior to their respective maturity dates.

3. Parks and Open Space Sales Tax Revenue Improvement Bonds, Series 2014

The City issued $4,085,000 of Sales Tax Revenue Bonds (the 2014 Bonds) dated November 6, 2014. The proceeds of this issue will be used to purchase and improve trail, recreation and open space properties, and ancillary facilities. The interest rates on the 2014 Bonds range from 2% to 4% and are payable on May 1 and November 1 through 2025.

The 2014 Bonds are special, limited obligations of the City, payable from and secured solely by the revenues derived from the City's 1.5% Parks and Open Space Sales Tax, after deduction of the reasonable and necessary costs and expenses of collecting and enforcing the tax.

The 2014 Bonds are not subject to redemption prior to their respective maturity dates.

4. Certificates of Participation, Series 2017

The City issued $17,570,000 of Certificates of Participation dated April 12, 2017. Proceeds were used for the purpose of financing the costs of constructing a police facility and related improvements for the City. The interest rates on the Series 2017 Certificates range from 2% to 5% and are payable on June 1 and December 1 through 2046.

The Series 2017 Certificates are payable solely from 1) annually appropriated base rentals; 2) moneys held by the Trustee under the Indenture; and 3) following an Event of Nonappropriation or an Event of Default under the Lease, any moneys received by the Trustee from the sale or sublease of the Leased Property or the exercise of other remedies under the Site Lease and the Indenture.

The City issued $17,570,000 of Certificates of Participation dated April 12, 2017. Proceeds were used for the purpose of financing the costs of constructing a police facility and related improvements for the City. The interest rates on the Series 2017 Certificates range from 2% to 5% and are payable on June 1 and December 1 through 2046.

The Series 2017 Certificates are payable solely from 1) annually appropriated base rentals; 2) moneys held by the Trustee under the Indenture; and 3) following an Event of Nonappropriation or an Event of Default under the Lease, any moneys received by the Trustee from the sale or sublease of the Leased Property or the exercise of other remedies under the Site Lease and the Indenture.

The Series 2017 Certificates maturing on or after December 1, 2028 are subject to redemption prior to maturity at the option of the City, on December 1, 2028, and on any date thereafter, at par plus accrued interest to the redemption date, with no redemption premium.

III. Detailed Notes on All Funds (continued)

H. Long-term Debt – Governmental Activities (continued)

5. Certificates of Participation, Series 2019

The City issued $25,300,000 of Certificates of Participation dated May 29, 2019. Proceeds were used to finance a portion of the costs of constructing and equipping a new City Administration Facility and related improvements for the City. The interest rates on the Series 2019 Certificates range from 3% to 5% and are payable on June 1 and December 1 through 2048.

The Series 2019 Certificates are payable solely from 1) annually appropriated base rentals; 2) moneys held by the Trustee under the Indenture; and 3) following an Event of Nonappropriation or an Event of Default under the Lease, any moneys received by the Trustee from the sale or sublease of the Leased Property or the exercise of other remedies under the Site Lease and the Indenture.

The Series 2019 Certificates maturing on or after December 1, 2030 are subject to redemption prior to maturity at the option of the City, on December 1, 2028, and on any date thereafter, at par plus accrued interest to the redemption date, with no redemption premium.

6. Subscription-Based Information Technology Arrangements (SBITA) Liabilities

The City has the following outstanding SBITAs as of December 31, 2025:

In 2025, the City entered into a 5 year agreement with Axon Enterprise, Inc. for subscription services used in the police department. The agreement calls for annual payments totaling $201,150 and bears interest of 2.82%.

In 2025, the City entered into a 24 month agreement with Oracle America, Inc. for subscription services for the City's financial software. The agreement calls for quarterly payments totaling $304,045 and bears interest of 2.77%.

In 2025, the City entered into a 5 year agreement with Vermont Systems for subscription services used in the recreation department. The agreement calls for annual payments totaling $151,139 and bears interest of 2.86%.

In 2023, the City entered into a 3 year agreement with Environmental Systems Research Institute, Inc. for subscription services used in the engineering department. The agreement calls for annual payments totaling $244,200 and bears interest of 2.36%.

In 2023, the City entered into a 36 month agreement with Spektrix for subscription services used in the Wheeler. The agreement calls for monthly payments totaling a base minimum of $96,000 with an additional percentage based on sales and bears interest of 2.36%.

I. Long-term Debt – Business-type Activities

The City has the following long-term debt outstanding for business-type activities:

1. General Obligation Electric Utility Refunding Loan, Series 2019

On February 28, 2019, the City entered into a loan agreement in the amount of $2,150,000. Proceeds were used to refund the General Obligation Electric Utility Bonds, Series 2008. The loan bears interest at a fixed rate equal to 2.90% per annum. Interest payments on the loan are due and payable semi-annually commencing June 1, 2019 and principal payments are due and payable annually, commencing December 1, 2019. The City paid off the remaining balance of this loan during 2025.

III. Detailed Notes on All Funds (continued)

I. Long-term Debt – Business-type Activities (continued)

2. Note Payable - CHFA

On May 24, 2018, CHFA provided permanent financing to the ACI in the form of a first mortgage note in the amount of $2,600,000. The note is endorsed for mortgage insurance by the U.S. Department of Housing and Urban Development ("HUD") under Section 542(c) of the Housing and Community Development Act of 1992 (the "Risk Share Program"). The note is secured by a single, first and prior deed of trust, security agreement and assignment of rents and leases, and an assignment of ACI's rights, title and interest on the real property, personal property and all other assets secured by the deed of trust. The note bears interest at the rate of 4.40% and has a term of 40 years. Monthly payments of principal and interest are required in installments of $11,522.

As of December 31, 2025, the outstanding principal balance and accrued interest thereon was $2,388,405 and $8,757, respectively. For the year ended December 31, 2025, $105,748 of interest was incurred.

Aspen Country Inn I, L.P. is providing construction and permanent financing in the maximum amount of $3,855,930 in the form of a note dated September 20, 2016 (the "Seller Loan"). Pursuant to an Allonge and Assignment agreement dated September 20, 2016, all rights, title and interest in the Seller Loan was assigned to the City of Aspen, Colorado. The note is secured by a deed of trust lien on the Project.

The note bears interest at 2.25% compounded annually and matures on December 31, 2058, at which time the outstanding interest and principal balance is due. Annual payments of principal and interest are due from available cash flow and capital proceeds available for distribution from a capital event as defined in the Partnership Agreement. The note may be prepaid partially or in full at any time without premium or penalty and without the prior consent of the Lender. As of December 31, 2025, the outstanding principal balance and accrued interest thereon was $3,855,930 and $884,071, respectively. For the year ended December 31, 2025, $103,733 of interest was incurred.

3. Note Payable – ACI

The City provided permanent financing in the maximum amount of $2,582,197 in the form of a note dated September 20, 2016 (the "City Loan"). The note is secured by a deed of trust lien on the Project. The note does not bear interest and matures on June 1, 2059, at which time the outstanding principal balance is due. Annual payments of principal are due from available cash flow and capital proceeds available for distribution from a capital event as defined in the Partnership Agreement. The note may be prepaid partially or in full at any time without premium or penalty and without the prior consent of the Lender. On May 24, 2018, the loan was funded. As of December 31, 2025, the outstanding principal balance was $2,582,197.

4. Subscription-Based Information Technology Arrangements (SBITA) Liability

In 2020, the City entered into a 10 year agreement with Sensus USA Inc. for subscription services used in the water and electric departments. The agreement calls for annual payments totaling $269,835 and bears interest of 2.36%. Payments for this liability are split equally between the water and electric funds.

III. Detailed Notes on All Funds (continued)

J. Long-term Debt – Refunded Bonds

In prior years, the City defeased certain general obligation and other bonds by placing the proceeds of new bonds in an irrevocable trust to provide for all future debt service payments on the old bonds. The bonds intended to be refunded by the refunding issues remain a contingent liability of the City until retired; however, they are not included for the purposes of calculating debt limitations by the City. The amount of debt considered defeased cannot be readily determined as of December 31, 2025.

K. Long-term Debt – Legal Debt Limits

The City is subject to a legal debt limit for general obligation bonds of 20% of assessed value of real property. At December 31, 2025, the City's legal debt limit was $567,448,558.

L. Long-term Liabilities – Compensated Absences

All regular employees are granted paid time off and extended sick leave. Employees accrue paid time off and extended sick leave according to the following schedule:

	Years of Service	Paid Time Off - Per 80 Hour Pay Period	Extended Sick Leave – Per 80 Hour Pay Period
Regular employees	Up to 5 Years	6.77 hours	1.54 hours
Regular employees	After 5 Years	8.62 hours	1.54 hours
Police officers	Up to 5 Years	9.24 hours	1.54 hours
Police officers	After 5 Years	11.08 hours	1.54 hours
Maximum accrual paid out – Regular employees		328 hours	240 hours
Maximum accrual paid out – Police officers		464 hours	240 hours

Upon termination, an employee is paid 100% of the accrued paid time off up to the maximum accrual from the fund that paid the employee's salary. Accrued extended sick leave is paid at the ratio of one hour paid for three hours accrued and the accrual is limited to 720 hours, for a maximum payout of 240 hours. Additionally, the City estimates future sick time usage and adjusts its liability accordingly, based on historical usage. In accordance with GAAP, the City's approximate liability, for paid time off and extended sick leave earned by employees at December 31, 2025, has been reflected in the proprietary type fund financial statements and in the governmental activities column of the government-wide financial statements. Each governmental funds' liability for compensated absences, including liabilities reported in the internal service funds, is liquidated by the respective fund.

M. Long-term Debt – Debt Requirements

The City is compliant in ongoing disclosure requirements to the secondary bond market in accordance with the Securities and Exchange Commission's Rule 15c2-12.

III. Detailed Notes on All Funds (continued)

N. Long-term Liability – Retirement Bonus

An employee that meets the rule of 80, attaining any combination of age and years of service totaling 80, and reaches age 55, and completes at least 15 years of continuous service is eligible for retirement. Eligible employees are entitled to a certain number of months of pay, depending on the year in which they become eligible. The retirement bonus liability for all eligible employees is recorded in the proprietary type fund financial statements and in the government-wide financial statements, as a component of compensated absences under non-current liabilities. During the year ended December 31, 2025, the City paid $0 for retirement bonuses. The program is being phased out and any active employee reaching the rule of 80 after 2016 is no longer eligible to receive this bonus.

O. Total Other Post-Employment Benefits

Plan Description

The City operates and administers a single employer Other Post Employment Defined Benefit plan (OPEB). The plan is closed to new entrants. Certain employees who had retired from the City were eligible to receive group sponsored medical and dental coverage for life, provided they were not employed with a different employer that offers the option to elect medical coverage. Upon reaching age 65, Medicare automatically becomes the primary medical coverage and the City coverage becomes secondary. The City is not obligated via trust or other agreement and no assets have been accumulated to pay for this benefit, however, a liability has been included in the City's financial statements based upon the City's intention to continue paying grandfathered benefit costs.

Membership

At December 31, 2025, membership consisted of the following:

Retirees and Beneficiaries Currently Receiving Benefits	13
Total	13
Participating Employers	1

Benefits Provided

The City provides group sponsored medical and dental coverage for grandfathered beneficiaries the same as those afforded to active employees. Benefits include general inpatient and outpatient medical services; mental care; vision care; dental care and prescriptions. City Council has the authority to amend any benefit payments as deemed necessary.

III. Detailed Notes on All Funds (continued)

O. Total Other Post-Employment Benefits (continued)

Actuarial Methods and Assumptions

The City's total OPEB liability at December 31, 2025 was $556,896. As allowed by GASB 75 [P224 – 225], the City has elected to forgo preparation of an actuarial analysis of the benefit program due to the small remaining number of participants and immaterial impact on the City. Costs are considered due monthly as the health insurance premiums are paid. Assumptions are applied to all periods included in the measurement, unless otherwise specified:

- *Discount rate:* The discount rate applied is 4.0%.
- *Mortality: E*xpectancies are based on mortality tables at the National Center for Health Statistics website (www.cdc.gov).
- *Healthcare cost trend rate: T*he expected rate of increase in healthcare costs is based on historical projections of the City and provides for an 8.0% health care cost escalation rate.
- Health insurance premiums: Because the terms of the plan provide a portion of the cost of group sponsored medical and dental coverage for retired participants and premiums are assessed separately for the retiree group, the amount of past historical costs has been used as a basis for calculating the present value of projected benefit payments.
- *Other economic assumptions:* The expected long-term inflation assumption is 4.0%.

The methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in the accrued liabilities, consistent with the long-term perspective of the calculations. The estimates of the value of reported amounts and assumptions about the probability of occurrence of events far into the future. Amounts determined regarding the annual required contributions of the employer are subject to continual revision as actual results are compared with past expectations and new estimates are made about the future.

Funding Policy and Contributions

The City has not funded based upon the actuarial calculations but operates as a pay as you go plan. Cash flows into the plan equal the premiums costs for every year of the benefit being in place. During the fiscal year ended December 31, 2025, the City contributed $29,002 towards benefits.

Total OPEB Liability

The components of the total OPEB liability of the City at December 31, 2025, were as follows:

Total OPEB Liability	$556,896
Plan fiduciary net position as a percentage of the total OPEB liability	0%
Covered employee payroll	$0
Net OPEB liability as a percentage of covered employee payroll	N/A

Discount Rate

The discount rate used to measure the total OPEB liability was 4%. The projection of cash flows used to determine the discount rate assumed that the City contributions will be made at rates equal to the projected benefit costs.

III. Detailed Notes on All Funds (continued)

O. Other Post-Employment Benefits (continued)

Changes in the Net OPEB Liability

Balance at 12/31/2024	$	575,991
Changes for the year:		
Differences between expected and actual experience		(19,095)
Employer contributions		29,002
Benefit payments		(29,002)
Net Changes		(19,095)
Balance at 12/31/2025	$	556,896

Sensitivity of the Net OPEB Liability to changes in the Discount Rate

The following presents the total OPEB liability calculated using the healthcare cost trend rate of 8%, as well as what the total OPEB 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% lower - 7%	Current rate - 8%	1% higher - 9%
$ 544,626	$ 556,896	$ 568,819

The following presents the total OPEB liability calculated using the discount rate of 4%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current rate:

1% lower - 3%	Current rate - 4%	1% higher - 5%
$ 570,463	$ 556,896	$ 544,285

For the year ended December 31, 2025, the City recognized OPEB expense of $398,427. At December 31, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	December 31, 2025	
Source	**Deferred Outflows of Resources**	**Deferred Inflows of Resources**
Difference between expected and actual liability	$ -	$ (522,617)
	$ -	$ (522,617)

Amounts reported as deferred inflows of resources and deferred outflow of resources related to OPEB will be recognized in OPEB expense as follows:

Year	Amount
2026	$ (404,344)
2027	(63,246)
2028	(33,113)
2029	(18,095)
2030	(3,819)
	$ (522,617)

III. Detailed Notes on All Funds (continued)

P. Long-term Liabilities – Activity and Debt Service Schedules

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

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Bonds Payable:					
Revenue Bonds, Series 2012	$ 5,225,000	$ -	$ -	$ 5,225,000	$ 680,000
Revenue Refunding Bonds, Series 2013	2,490,000	-	(2,490,000)	-	-
Revenue Bonds, Series 2014	475,000	-	(475,000)	-	-
Certificates of Participation:					
Certificates, Series 2017	15,200,000	-	(395,000)	14,805,000	415,000
Certificates, Series 2019	22,870,000	-	(515,000)	22,355,000	540,000
Add Deferred Amounts:					
Issuance premiums	5,951,816	-	(472,540)	5,479,276	-
Total Bonds Payable	52,211,816	-	(4,347,540)	47,864,276	1,635,000
SBITA Liability	270,779	744,159	(369,634)	645,304	263,691
Compensated absences *	4,621,828	172,041	-	4,793,869	1,917,548
Total OPEB obligation	431,150	-	(77,533)	353,617	141,447
Total Governmental Activities Long-term Liabilities	57,535,573	916,200	(4,794,707)	53,657,066	3,957,685
Business-Type Activities:					
Notes Payable	265,000	-	(265,000)	-	-
Note Payable - CHFA	2,329,662	-	(29,362)	2,300,300	33,852
Notes Payable - ACI	6,438,127	-	-	6,438,127	-
SBITA Liability	186,659	-	(29,324)	157,335	30,016
Compensated absences *	908,516	17,509	-	926,025	370,411
Total OPEB obligation	144,840	58,438	-	203,278	81,312
Total Business-Type Activities Long-term Liabilities	10,272,804	75,947	(323,686)	10,025,065	515,591
Total Government-wide Long-term Liabilities	$ 67,808,377	$ 992,147	$ (5,118,393)	$ 63,682,131	$ 4,473,276

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

The compensated absences liability will be paid from the following funds from which employees' salaries are paid: General Fund, Arts and Culture Fund, Affordable Housing Fund, Parks and Open Space Fund, Transportation Fund, Daycare Fund, Stormwater Fund, Aspen Mini-Storage Fund and the Internal Service funds. The OPEB obligation will be paid from the funds from which the retired employee's salaries were paid from: General Fund, Arts and Culture Fund, Parks and Open Space Fund and the Internal Service funds.

III. Detailed Notes on All Funds (continued)

P. Long-term Liabilities – Activity and Debt Service Schedules (continued)

For governmental activities, claims and judgments are generally liquidated by the General Fund. Compensated absences are liquidated by the fund that paid the salaries. Each governmental funds' liability for other post-employment benefits, including liabilities reported in the internal service funds, is liquidated by the respective fund. Debt service requirements at December 31, 2025, were as follows:

	Principal	Interest	Total
Governmental Activities:			
2026	1,635,000	2,012,713	$ 3,647,713
2027	1,700,000	1,944,563	3,644,563
2028	1,775,000	1,873,563	3,648,563
2029	1,850,000	1,799,313	3,649,313
2030	1,930,000	1,721,713	3,651,713
2031-2035	8,335,000	7,400,275	15,735,275
2036-2040	8,590,000	5,472,500	14,062,500
2041-2045	10,955,000	3,101,000	14,056,000
2046-2048	5,615,000	514,000	6,129,000
Total Governmental Activities	$ 42,385,000	$ 25,839,640	$ 68,224,640
Business-Type Activities:			
2026	$ 33,852	$ 104,413	$ 138,265
2027	35,372	102,893	138,265
2028	36,960	101,305	138,265
2029	38,619	99,645	138,264
2030	40,353	97,911	138,264
2031-2035	230,625	460,696	691,321
2036-2040	287,261	287,261	574,522
2041-2045	357,806	357,806	715,612
2046-2050	445,674	445,674	891,348
2051-2055	555,121	555,121	1,110,242
2056-2060	6,676,784	916,975	7,593,759
Total Business-Type Activities	$ 8,738,427	$ 3,529,700	$ 12,268,127

SBITA liabilities debt requirements at December 31, 2025 were as follows:

	Principal	Interest	Total
Governmental Activities:			
2026	$ 263,691	$ 15,958	$ 279,649
2027	208,536	8,957	217,493
2028	83,863	4,910	88,773
2029	89,214	2,538	91,752
Total Governmental Activities	$ 645,304	$ 32,363	$ 677,667
Business-Type Activities:			
2026	$ 30,016	$ 3,713	$ 33,729
2027	30,725	3,005	33,730
2028	31,450	2,280	33,730
2029	32,192	1,537	33,729
2030	32,952	778	33,730
Total Business-Type Activities	$ 157,335	$ 11,313	$ 168,648

III. Detailed Notes on All Funds (continued)

Q. Burlingame Housing, Inc. – Multifamily Housing Project Revenue Refunding Bonds, Series 2015

On November 12, 2015, $5,930,000 of Multifamily Housing Project Revenue Refunding Bonds, Series 2015 were issued by the City (cc.ord.039-15) on behalf of Burlingame Housing, Inc. ("Burlingame") to advance refund Burlingame's Multifamily Housing Project Revenue Refunding Bonds, Series 2005 (see Note III.Q.). The 2015 Bonds do not constitute debt or indebtedness of multiple fiscal year financial obligations of the City. The bonds maturing on or after November 1, 2016 are not subject to redemption prior to maturity. The reacquisition price exceeded the net carrying amount of the old debt by $413,815. This amount is presented as a deferred outflow of resources and is amortized over the remaining life of the refunded debt. The advance refunding was undertaken to reduce total debt service payments by $860,986 and resulted in an economic gain of $727,567.

Principal and interest payment dates on the bonds are May 1 and November 1. Interest rates on this issue vary from 2.0% to 3.5%. In the event of default by Burlingame, the City is under no obligation for payments relating to this issue.

R. Burlingame Housing, Inc. – Multifamily Housing Project Revenue Refunding Bonds, Series 2005

On May 11, 2005, $8,930,000 of Multifamily Housing Project Revenue Refunding Bonds, Series 2005 were issued by the City on behalf of Burlingame to advance refund Burlingame's Multifamily Housing Project Revenue Bonds, Series 1999A. An Amended and Restated Mortgage and Indenture of Trust was entered into, as of May 1, 2005, by the City, Burlingame, and American National Bank, (the "Trustee") to advance refund all of the outstanding Series 1999A bonds, originally issued for the development and operation of the Burlingame Housing Project. The 2005 Bonds do not constitute debt or indebtedness of multiple fiscal year financial obligations of the City. The bonds maturing on or after November 1, 2020 are subject to redemption prior to maturity, in whole or in part, at the option of Burlingame. Principal and interest payment dates on the bonds are May 1 and November 1. Interest rates on this issue vary from 2.75% to 3.75%. In the event of default by Burlingame, the City is under no obligation for payments relating to this issue.

S. Burlingame Housing, Inc. – Multifamily Housing Project Revenue Bonds, Series 1999B & 1999C

On December 21, 1999, Burlingame issued Multifamily Housing Project Revenue Bonds, Series 1999B and 1999C in the aggregate principal amount of $3,345,000 to finance the acquisition and construction of the housing project. The bonds do not constitute debt or indebtedness of multiple fiscal year financial obligations of the City. Upon complete defeasance of the Series 2005 bonds, the 1999B and 1999C bonds can be redeemed at a price equal to the principal. The bonds are non-interest bearing. The City currently holds the 1999B Bonds which are shown as a long-term receivable on the City's financial statements.

III. Detailed Notes on All Funds (continued)

T. Burlingame Housing, Inc. – Long-Term Liabilities Debt Schedule

Debt service requirements at September 30, 2025, were as follows:

Year Ending	Series 2015 Bonds		1999B Bonds	1999C Bonds	
September 30,	Principal	Interest	Principal	Principal	Total
2026	$ 445,000	$ 76,038	$ -	$ -	$ 521,038
2027	460,000	60,200	-	-	520,200
2028	480,000	43,750	-	-	523,750
2029	500,000	26,600	-	-	526,600
2030	510,000	8,925	-	-	518,925
2031-2035	-	-	2,146,250	949,250	3,095,500
2036-2036	-	-	172,850	76,650	249,500
Total	2,395,000	$ 215,513	$ 2,319,100	$ 1,025,900	$ 5,955,513
Unamortized premium	30,242				
Deferred refunding costs	(45,316)				
	$ 2,379,926				

V. Other Information

A. Deferred Compensation and Pension Plans

1. Employee Deferred Compensation Plans

The City has contracted for the administration of four deferred compensation plans created in accordance with Internal Revenue Code Section 457. The Plan assets are invested with the Equitable Life Assurance Company of the United States (PEDC), Great West Life, International City Management Association Retirement Corporation (ICMARC), and Nationwide Retirement Services. The PEDC, Great West Life, and Nationwide plans have been closed to new employees. The City has also contracted for the administration of three pension plans in accordance with Internal Revenue Code 401(a) plan. The plan assets are invested with Nationwide Retirement Services and ICMARC, which administers a 401(a) plan for regular employees and a separate 401(a) plan for Police officers.

Contributions to these plans are accounted for in the respective fund where the employee’s salary is recorded. The City has a mandatory contribution to the regular employee pension plan, irrespective of a regular employee’s participation, equal to 6% of the regular employee's salary for the first five years of employment, 7% for the next five years and 8% per year thereafter. The City’s contributions, including interest allocation, for each regular employee hired on or after January 1, 2009 are fully vested after five years of continuous service. Vesting occurs at the rate of 20% per year of service. Upon an employee’s separation of employment, all unvested City contributions and interest allocations are forfeited and are required to be used to reduce future City contributions to the plan. The City’s contributions for each regular employee hired prior to January 1, 2009 are fully vested upon the employee’s start date. The total amount of forfeitures for 2025 was $119,217.

V. Other Information (continued)

A. Deferred Compensation and Pension Plans (continued)

2. Police Pension Plan

Regular employees can elect to contribute their own deductions to the deferred compensation plan with a combined limit of $24,500 for 2025. The City also makes a mandatory contribution to a deferred compensation plan for police officers, which is equal to 2.2% of their salary. The assets of the plans are not available to general creditors of the City. The City Council has the authority to change the contributions. For the year ended December 31, 2025, employer plan contributions for both regular employees and police officers totaled $2,787,074 and employee plan contributions totaled $3,576,570.

The City provides pension benefits for full-time police officers through a defined contribution plan contracted and administered through ICMARC. This plan falls under the definition of a Section 401(a) money purchase plan by the Internal Revenue Service. The police department joined the ICMARC plan on January 1, 1985. Police officers are required to join the plan. Under the plan, the City contributes 10% of the police officer's salary and the police officer must contribute a minimum of 9% of their annual earnings. After five years of employment, the City contributes 11% and after ten years of employment, the City contributes 12% of the police officer's salary. The combined contribution cannot exceed 21% of the officer’s annual earnings. The City's contributions, including interest allocation, for each police officer are fully vested after five years of continuous service. Vesting occurs at the rate of 20% per year of service. Upon an officer’s separation of employment, all unvested City contributions and interest allocations are forfeited and are required to be used to reduce future City contributions to the plan. The total amount of forfeitures for 2025 was $28,554. The assets of the plan are not available to general creditors of the City. The City Council has the authority to establish contribution requirements and other provisions.

The deferred compensation and pension plans are not available to employees until termination, retirement, death, or unforeseeable emergency. As of December 31, 2025, there were no unfunded deferred compensation or pension funds due to any deferred compensation or pension plans. The City’s fiduciary responsibility is limited to acting as an agent for the transfer of assets to ICMARC, Nationwide Retirement Services, PEDC, and Great West Life. The ICMARC, Nationwide Retirement Services, PEDC, and Great West Life are responsible for the investment of the funds as directed by the Plan participants.

For the year ended December 31, 2025, the total covered payroll for both the City employee deferred compensation plan and the police pension plan was $36,149,481. The City’s total payroll was $38,757,438.

3. Section 125 Plan

The City offers its employees a compensation plan organized under Internal Revenue Code Section 125. This plan includes benefits for dependent care and health expense reimbursement. Because the plan is a salary reduction plan, no cost to the City is recognized.

V. Other Information (continued)

A. Deferred Compensation and Pension Plans (continued)

4. FPPA Death and Disability Plan

Plan Description – The Statewide Death and Disability Plan ("SWDD") is a cost-sharing multiple-employer defined benefit death and disability plan covering full-time employees of substantially all fire and police departments in Colorado. As of August 5, 2003, the SWDD may include part-time police and fire employees. Contributions to the SWDD are used solely for the payment of death and disability benefits. Employers who are covered by Social Security may elect supplementary coverage by the SWDD. As of January 1, 2020, Colorado police and sheriff departments who participate in Social Security have the option of affiliating for coverage under the Defined Benefit System and the SWDD. The SWDD was established in 1980 pursuant to Colorado Revised Statutes and currently has 268 participating employer departments. Included in that number are 7 contributing employers as of December 31, 2022, who are covered by Social Security and have elected supplementary coverage by the SWDD plan. The SWDD plan assets are included in the Fire & Police Members' Benefit Investment Fund Long-Term Pool. The Long-Term Pool is designed primarily for open plans with a longer time horizon, higher risk tolerance, and lower liquidity needs. The investment return assumption is 7.0%.

SWDD benefits provide 24-hour coverage, both on- and off-duty and are available for members not eligible for normal retirement under a defined benefit plan, or members who have not met 25 years of accumulated service and age 55 under a money purchase plan.

In the case of an on-duty death, benefits may be payable to the surviving spouse or dependent children of active members who were eligible to retire, but were still working. Death and disability benefits are free from state and federal taxes in the event that a member's disability is determined to be the result of an on-duty injury or an occupational disease.

Contributions – Prior to 1997, the SWDD was primarily funded by the State of Colorado (the "State"), whose contributions were established by Colorado statute. In 1997 the State made a one-time contribution of $39,000,000 to fund past and future service costs for all firefighters and police officers hired prior to January 1, 1997. During 2022, C.R.S. 31-31-811 was amended to provide additional payments from the State to the Plan on July 1, 2022 and July 1, 2023 of $6,650,000 each.

Members hired on or after January 1, 1997, began contributing 2.4% of base salary to the SWDD as of January 1, 1997. Effective January 1, 2022, the contribution rate increased to 3.2% of base salary and may be increased 0.2% annually by the FPPA board. This percentage can vary depending on actuarial experience. All contributions are made by members or on behalf of members. The 2.8 percent contribution may be paid entirely by the City or member, or it may be split between the City and the member as determined at the local level. The City paid $115,786 on-behalf of members to the SWDD during the year ended December 31, 2025.

FPPA issues a publicly available annual comprehensive financial report which includes additional information on the Statewide Death and Disability Plan. That report can be obtained at https://www.fppaco.org/annual-reports.html.

V. Other Information (continued)

B. Risk Management

The City is exposed to various risks of loss related to workers' compensation, general liability, unemployment, torts, theft of, damage to, and destruction of assets, and errors and omissions. The City carries commercial coverage for these risks and claims and does not expect claims to exceed their coverage.

1. Colorado Intergovernmental Risk Sharing Agency (CIRSA)

The Colorado Intergovernmental Risk Sharing Agency (CIRSA) was formed by an intergovernmental agreement by member public entities pursuant to state statutes.

The purpose of CIRSA is to provide members defined liability and property coverages and to assist members in the prevention and reduction of losses and injuries to municipal property and employees, or to other persons or property, which might result in claims being made against members of CIRSA, their employees or officers.

It is the intent of the members of CIRSA to create an entity in perpetuity which will administer and use funds contributed by the members to defend and indemnify, in accordance with the bylaws, any member of CIRSA against stated liability or loss, to the limit of the financial resources of CIRSA. It is also the intent of the members to have CIRSA provide continuing stability and availability of needed coverages at reasonable costs. All income and assets of CIRSA shall be at all times dedicated to the exclusive benefit of its members. The bylaws shall constitute the substance of the intergovernmental contract among the members.

CIRSA is governed by a Board of Directors, who are elected by the membership for two-year terms. All actions of the membership require a 2/3 majority vote of all the members present at a meeting. The scope, terms, conditions, and limitations of the coverages are governed by the applicable coverage policies and/or excess coverage policies, the CIRSA bylaws, and other applicable documents; the types and monetary limits of the coverages are generally described below.

The types of coverages include property, general liability, auto liability, law enforcement liability, public officials' errors and omissions liability, excess liability, crime coverage, and supplemental defense coverage. The 2025 CIRSA self-insured retentions are $1,000,000 per claim for property, $1,000,000 per claim for liability, and $150,000 per claim for crime. There were no settled claims that exceeded insurance coverage in the year ended December 31, 2025.

CIRSA carries excess insurance with limits of $500,000,000 per claim for property, $10,000,000 per claim for liability (except auto liability which is $5,000,000 per claim), and $5,000,000 per claim for crime. The City's deductible for all coverages is $10,000 per claim except auto liability which is $5,000 per claim.

City Council approves the City's continued membership in CIRSA via their annual review of the City's budget for the various departments and funds.

V. Other Information (continued)

B. Risk Management (continued)

2. Commitments and Contingencies

Pending Litigation. The City is a party to various lawsuits which may result in future costs to the City. The office of the City Attorney reports numerous possible contingent liabilities, none of which in their opinion will result in a material loss to the City.

Construction Commitments. As of December 31, 2025, the City had the following outstanding significant contractual commitments:

Project	Vendor	Contract Total	Completed	Remaining
Cast Iron and Steel Waterline Replacement	STUTSMAN GERBAZ INC.	2,599,495	215,286	2,384,209
Entrance to Aspen	JACOBS ENGINEERING GROUP INC	2,863,884	614,693	2,249,191
Parks Site Interior	A. D. MILLER SERVICES INC	4,989,957	3,364,092	1,625,864
Water Treatment Facility Improvements	GARVER LLC	2,282,223	1,563,816	718,407
Old Powerhouse Preservation Project	A. D. MILLER SERVICES INC	1,033,418	345,299	688,120
Main Street Cabin Housing	NORTH PEAK INC	1,238,065	776,484	461,580
Puppy Smith Red Brick Electric D&I	STUTSMAN GERBAZ INC.	1,401,055	1,005,442	395,613

C. Lumberyard Housing Project

In the November 4, 2025 General Election, voters approved City of Aspen Ballot Question 2B, which authorizes the City to issue up to $70,000,000 of revenue bonds to finance the Lumberyard Affordable Housing Project, with a total repayment cost not to exceed $152,550,000. The City anticipates issuing the related debt in late 2026 or early 2027.

REQUIRED SUPPLEMENTARY INFORMATION

City of Aspen, Colorado
Schedule of Changes in the Total Other Post-Employment Benefits and Related Ratios
Retirement Medical Coverage and Retirement Bonus Plans
Last 10 Fiscal Years

	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Total OPEB Liability										
Changes in assumptions	-	-	-	-	-	54,742	417,224	1,126,984	163,502	(345,742)
Differences between expected and actual experience	(19,095)	(71,381)	(75,087)	(150,669)	(1,705,487)	(1,360,638)	-	-	-	-
Employer contributions	29,002	11,184	44,605	13,410	35,797	172,813	332,046	213,625	199,300	168,128
Benefits paid	(29,002)	(11,184)	(44,605)	(13,410)	(35,797)	(172,813)	(332,046)	(213,625)	(199,300)	(168,128)
Net Change in OPEB	(19,095)	(71,381)	(75,087)	(150,669)	(1,705,487)	(1,305,896)	417,224	1,126,984	163,502	(345,742)
Total OPEB Liability - Beginning	575,991	647,372	722,459	873,128	2,578,615	3,884,511	3,467,287	2,340,303	2,176,801	2,522,543
Total OPEB Liability - Ending	556,896	575,991	647,372	722,459	873,128	2,578,615	3,884,511	3,467,287	2,340,303	2,176,801
Covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total OPEB liability as a percentage of its covered-employee payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Fiduciary Net Position *	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* There are no assets accumulated in a trust. The City is not obligated via trust or other agreement to provide funding; however, a liability has been included based upon the City's intention to continue paying grandfathered costs. The City has elected to forgo preparation of an actuarial analysis of the benefit program due to the small remaining number of participants and immaterial impact on the City in total.

City of Aspen, Colorado
Notes to Required Schedules for OPEB
December 31, 2025

Note: No assets have been accumulated for payment of OPEB liabilities. The City is not obligated via trust or other agreement and no assets have been accumulated to pay for this benefit.

As allowed by GASB 75 [P224 – 225], the City has elected to forgo preparation of an actuarial analysis of the benefit program due to the small remaining number of participants and immaterial impact on the City. Actuarially determined contribution rates are calculated as of December 31, 2025. Methods and assumptions used to determine the total OPEB liability:

Discount rate: The discount rate applied is 4.0%.

Mortality: Expectancies are based on mortality tables at the National Center for Health Statistics website (www.cdc.gov).

Healthcare cost trend rate: The expected rates of increase in healthcare costs is based on historical projections of the City and provides for an 8.0% health care cost escalation rate.

Health insurance premiums: Because the terms of the plan provide a portion of the cost of group sponsored medical and dental coverage for retired participants and premiums are assessed separately for the retiree group, the amount of past historical costs has been used as a basis for calculating the present value of projected benefit payments.

Other economic assumptions: The expected long-term inflation assumption is 4.0%.

Changes in Assumptions:

In 2018, the City of Aspen implemented Governmental Accounting Standards Board (GASB), Statement No. 75, Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions.

2019: No changes

2020:

- Healthcare trend rates were reset to reflect updated cost increase expectations
- Medical per capita claims costs were updated to reflect recent experience

2021: No changes

2022: No changes

2023: No changes

2024: No changes

2025: No changes

GOVERNMENTAL FUNDS

SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditure for particular purposes.

<u>Nonmajor Special Revenue Funds</u>

The *Tourism/Regional Transportation Fund* accounts for a 2-cent lodging tax imposed to support tourism, marketing, and in-town transportation.

The *Aspen Public Education Special Revenue Fund* accounts for the collection and disbursement of a .3% sales tax for the benefit of the Aspen Education Foundation.

The *Renewable Energy Mitigation Program Fund* accounts for the collection and disbursement of a building permit fee assessed on certain high energy use installments.

The *Kids First/Daycare Fund* is funded from 55% of the City's 0.45% sales tax and accounts for the City's Kids First Child Care Department, which provides subsidized day care services for over 400 local children.

The *Stormwater Fund* accounts for revenues and expenditures related to a water quality improvement initiative.

The *Aspen Mini Storage Fund* accounts for revenues and expenditures related to the operation of a storage facility that was purchased in anticipation of future redevelopment by the City.

CAPITAL PROJECT FUND

<u>Major Capital Projects Fund</u>

The *Asset Management Fund* accounts for capital improvements made to the City's physical assets.

DEBT SERVICE FUND

The *Debt Service Fund* accounts for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

City of Aspen, Colorado
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2025

	Special Revenue						
	Tourism/ Regional Transportation Fund	Aspen Public Education Fund	REMP Fund	Kids First/ Daycare Fund	Stormwater Fund	Debt Service Fund	Total Nonmajor Governmental Funds
Assets:							
Cash and investments	$ 409,254	$ 504,898	$ 5,204,913	$ 13,704,165	$ 5,262,381	$ 315,603	$ 25,401,214
Property tax receivable	-	-	-	-	1,844,208	-	1,844,208
Notes and accounts receivable, net of allowance for uncollectibles	667,824	572,931	-	652,782	4,657	-	1,898,194
Lease receivables	-	-	-	8,342	-	-	8,342
Total Assets	$ 1,077,078	$ 1,077,829	$ 5,204,913	$ 14,365,289	$ 7,111,246	$ 315,603	$ 29,151,958
Liabilities, Deferred Inflows of Resources, and Fund Balance:							
Liabilities:							
Accounts payable	$ 743,972	$ 1,075,631	$ 30,000	$ 33,682	$ 103,386	$ -	$ 1,986,671
Accrued liabilities	-	-	-	50,801	50,765	-	101,566
Deposits	-	-	-	4,449	-	-	4,449
Total Liabilities	743,972	1,075,631	30,000	88,932	154,151	-	2,092,686
Deferred Inflows of Resources:							
Property taxes assessed but not collectible until 2026	-	-	-	-	1,844,208	-	1,844,208
Lease revenue	-	-	-	8,813	-	-	8,813
Total Deferred Inflows of Resources	-	-	-	8,813	1,844,208	-	1,853,021
Fund Balance:							
Restricted	333,106	2,198	-	13,680,119	4,605,524	-	18,620,947
Committed	-	-	5,174,913	587,425	507,363	-	6,269,701
Assigned	-	-	-	-	-	315,603	315,603
Total Fund Balance	333,106	2,198	5,174,913	14,267,544	5,112,887	315,603	25,206,251
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	$ 1,077,078	$ 1,077,829	$ 5,204,913	$ 14,365,289	$ 7,111,246	$ 315,603	$ 29,151,958

City of Aspen, Colorado
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended December 31, 2025

	Special Revenue						
	Tourism/ Regional Transportation Fund	**Aspen Public Education Fund**	**REMP Fund**	**Kids First/ Daycare Fund**	**Stormwater Fund**	**Debt Service Fund**	**Total Nonmajor Governmental Funds**
Revenues:							
Taxes	$ 4,529,327	$ 4,332,896	$ -	$ 4,874,508	$ 1,910,600	$ -	$ 15,647,331
Licenses and permits	-	-	2,215,896	-	597,173	-	2,813,069
Intergovernmental	-	-	-	27,055	-	-	27,055
Rents and royalties	-	-	-	13,140	-	-	13,140
Lease revenue	-	-	-	954	-	-	954
Donations and contributions	-	-	-	700	-	-	700
Refund of expenditures	-	-	-	66,564	-	-	66,564
Investment earnings	-	-	250,582	699,834	311,262	-	1,261,678
Miscellaneous	-	-	-	789	50	-	839
Total Revenues	4,529,327	4,332,896	2,466,478	5,683,544	2,819,085	-	19,831,330
Expenditures:							
General government	4,493,395	-	-	-	-	4,000	4,497,395
Public works	-	-	-	-	1,312,221	-	1,312,221
Public health and welfare	-	4,332,896	1,320,000	2,848,322	-	-	8,501,218
Debt service:							
Interest	-	-	-	-	-	2,169,635	2,169,635
Principal retirement	-	-	-	-	-	3,875,000	3,875,000
Capital outlay	-	-	-	31,476	869,087	-	900,563
Total Expenditures	4,493,395	4,332,896	1,320,000	2,879,798	2,181,308	6,048,635	21,256,032
Excess (Deficiency) of Revenues Over Expenditures	35,932	-	1,146,478	2,803,746	637,777	(6,048,635)	(1,424,702)
Other Financing Sources (Uses):							
Transfers in	-	-	-	-	-	6,055,620	6,055,620
Transfers (out)	-	-	(326,941)	(127,180)	(123,860)	-	(577,981)
Total Other Financing Sources (Uses)	-	-	(326,941)	(127,180)	(123,860)	6,055,620	5,477,639
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing (Uses)	35,932	-	819,537	2,676,566	513,917	6,985	4,052,937
Fund Balances - Beginning	297,174	2,198	4,355,376	11,590,978	4,598,970	308,618	21,153,314
Fund Balances - Ending	$ 333,106	$ 2,198	$ 5,174,913	$ 14,267,544	$ 5,112,887	$ 315,603	$ 25,206,251

City of Aspen, Colorado
Tourism/Regional Transportation Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget (GAAP Basis) and Actual
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025			2024
	Original & Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:				
Lodging tax	$ 4,479,750	$ 4,529,327	$ 49,577	$ 4,335,176
Total Revenues	4,479,750	4,529,327	49,577	4,335,176
Expenditures:				
General government	4,479,750	4,493,395	(13,645)	4,420,322
Total Expenditures	4,479,750	4,493,395	(13,645)	4,420,322
Excess (Deficiency) of Revenues Over Expenditures	$ -	35,932	$ 35,932	(85,146)
Fund Balances - Beginning		297,174		382,320
Fund Balances - Ending		$ 333,106		$ 297,174

City of Aspen, Colorado
Aspen Public Education Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget (GAAP Basis) and Actual
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025			2024
	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:				
Sales and use tax	$ 4,629,360	$ 4,332,896	$ (296,464)	$ 3,922,672
Total Revenues	4,629,360	4,332,896	(296,464)	3,922,672
Expenditures:				
Public health and welfare	4,629,360	4,332,896	296,464	3,922,672
Total Expenditures	4,629,360	4,332,896	296,464	3,922,672
Excess (Deficiency) of Revenues Over Expenditures	-	-	-	-
Fund Balances - Beginning		2,198		2,198
Fund Balances - Ending		$ 2,198		$ 2,198

City of Aspen, Colorado
Renewable Energy Mitigation Program Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget (GAAP Basis) and Actual
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Licenses and permits	$ 850,000	$ 850,000	$ 2,215,896	$ 1,365,896	$ 3,176,545
Investment earnings	60,100	60,100	250,582	190,482	123,128
Total Revenues	910,100	910,100	2,466,478	1,556,378	3,299,673
Expenditures:					
Public health and welfare	1,170,000	1,320,000	1,320,000	-	1,150,000
Total Expenditures	1,170,000	1,320,000	1,320,000	-	1,150,000
Excess (Deficiency) of Revenues Over Expenditures	(259,900)	(409,900)	1,146,478	1,556,378	2,149,673
Other Financing Sources (Uses):					
Transfers (out)	(180,000)	(326,941)	(326,941)	-	(438,840)
Total Other Financing Sources (Uses)	(180,000)	(326,941)	(326,941)	-	(438,840)
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing (Uses)	$ (439,900)	$ (736,841)	819,537	$ 1,556,378	1,710,833
Fund Balances - Beginning			4,355,376		2,644,543
Fund Balances - Ending			$ 5,174,913		$ 4,355,376

City of Aspen, Colorado
Kids First/Daycare Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget (GAAP Basis) and Actual
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Sales and use tax	$ 4,337,500	$ 4,337,500	$ 4,874,508	$ 537,008	$ 4,413,006
Intergovernmental	21,000	21,000	27,055	6,055	30,635
Rents and royalties	-	-	13,140	13,140	13,131
Lease revenue	-	-	954	954	1,318
Donations and contributions	-	-	700	700	-
Refund of expenditures	65,280	65,280	66,564	1,284	128,613
Investment earnings	289,400	289,400	699,834	410,434	402,130
Miscellaneous	-	-	789	789	3,490
Total Revenues	4,713,180	4,713,180	5,683,544	970,364	4,992,323
Expenditures:					
Public health and welfare	3,610,030	3,737,920	2,848,322	889,598	2,749,572
Capital outlay	70,000	756,427	31,476	724,951	83,024
Total Expenditures	3,680,030	4,494,347	2,879,798	1,614,549	2,832,596
Excess (Deficiency) of Revenues Over Expenditures	1,033,150	218,833	2,803,746	2,584,913	2,159,727
Other Financing Sources (Uses):					
Transfers (out)	(126,790)	(127,180)	(127,180)	-	(123,190)
Total Other Financing Sources (Uses)	(126,790)	(127,180)	(127,180)	-	(123,190)
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing (Uses)	$ 906,360	$ 91,653	2,676,566	$ 2,584,913	2,036,537
Fund Balances - Beginning			11,590,978		9,554,441
Fund Balances - Ending			$ 14,267,544		$ 11,590,978

City of Aspen, Colorado
Stormwater Special Revenue Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget (GAAP Basis) and Actual
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Property taxes	$ 1,998,000	$ 1,998,000	$ 1,910,600	$ (87,400)	$ 1,975,389
Licenses and permits	364,825	364,825	597,173	232,348	251,765
Intergovernmental	-	-	-	-	581,549
Investment earnings	83,400	83,400	311,262	227,862	218,226
Miscellaneous	-	-	50	50	154
Total Revenues	2,446,225	2,446,225	2,819,085	372,860	3,027,083
Expenditures:					
Public works	1,390,100	1,541,244	1,312,221	229,023	1,083,074
Capital Outlay	1,400,000	1,589,405	869,087	720,318	1,339,180
Total Expenditures	2,790,100	3,130,649	2,181,308	949,341	2,422,254
Excess (Deficiency) of Revenues Over Expenditures	(343,875)	(684,424)	637,777	1,322,201	604,829
Other Financing Sources (Uses):					
Transfers (out)	(121,440)	(123,860)	(123,860)	-	(520,340)
Total Other Financing Sources (Uses)	(121,440)	(123,860)	(123,860)	-	(520,340)
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing (Uses)	$ (465,315)	$ (808,284)	513,917	$ 1,322,201	84,489
Fund Balances - Beginning			4,598,970		4,514,481
Fund Balances - Ending			$ 5,112,887		$ 4,598,970

City of Aspen, Colorado
Aspen Mini Storage Special Revenue Fund (Fund Closed 2024)
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget (GAAP Basis) and Actual
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Rents and royalties	$ -	$ -	$ -	$ -	$ 198,466
Total Revenues	-	-	-	-	198,466
Expenditures:					
General government	-	-	-	-	251,538
Total Expenditures	-	-	-	-	251,538
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing (Uses)	$ -	$ -	-	$ -	(53,072)
Fund Balances - Beginning			-		53,072
Fund Balances - Ending			$ -		$ -

City of Aspen, Colorado
Debt Service Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget (GAAP Basis) and Actual
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025			2024
	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:				
Total Revenues	-	-	-	-
Expenditures:				
General government	6,900	4,000	2,900	4,050
Debt service:				
Interest	2,176,820	2,169,635	7,185	2,333,262
Principal retirement	3,875,000	3,875,000	-	3,715,000
Total Expenditures	6,058,720	6,048,635	10,085	6,052,312
Excess (Deficiency) of Revenues Over Expenditures	(6,058,720)	(6,048,635)	10,085	(6,052,312)
Other Financing Sources (Uses):				
Transfers in	6,055,620	6,055,620	-	6,051,370
Total Other Financing Sources (Uses)	6,055,620	6,055,620	-	6,051,370
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing (Uses)	$ (3,100)	6,985	$ 10,085	(942)
Fund Balances - Beginning		308,618		309,560
Fund Balances - Ending		$ 315,603		$ 308,618

City of Aspen, Colorado
Asset Management Plan Fund
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Taxes:					
General property tax	$ 4,929,500	$ 4,929,500	$ 5,045,435	$ 115,935	$ 5,850,311
Sales and use tax	-	-	671,894	671,894	-
Lodging tax	1,589,130	1,589,130	1,587,912	(1,218)	1,565,504
Intergovernmental:					
State	-	-	17,000	17,000	217,500
Fines:					
Refund of expenditures	-	362,500	378,673	16,173	114,996
Investment earnings	697,200	697,200	1,776,317	1,079,117	1,248,643
Miscellaneous:					
Other	-	-	158,101	158,101	192,882
Total Revenues	7,215,830	7,578,330	9,635,332	2,057,002	9,189,836
Expenditures:					
Current:					
General government	98,600	98,600	101,465	(2,865)	98,941
Public safety	-	-	-	-	6,825
Culture and recreation	15,000	15,000	6,406	8,594	7,229
Debt service:					
Capital outlay	13,323,700	24,895,578	11,042,165	13,853,413	8,906,195
Total Expenditures	13,437,300	25,009,178	11,150,036	13,859,142	9,019,190
Excess (Deficiency) of Revenues Over Expenditures	(6,221,470)	(17,430,848)	(1,514,704)	15,916,144	170,646
Other Financing Sources (Uses):					
Proceeds from sale of assets	-	-	116,048	116,048	88,451
Transfers in	3,330,000	3,542,050	3,462,050	(80,000)	1,715,940
Transfers out	-	-	-	-	(315,000)
Total Other Financing Sources	3,330,000	3,542,050	3,578,098	36,048	1,489,391
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures and Other Financing (Uses)	$ (2,891,470)	$ (13,888,798)	2,063,394	$ 15,952,192	1,660,037
Fund Balances - Beginning			34,725,181		33,065,144
Fund Balances - Ending			$ 36,788,575		$ 34,725,181

SUPPLEMENTARY INFORMATION

PROPRIETARY FUNDS

ENTERPRISE FUNDS

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises. The intent of the City is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges.

<u>Major Enterprise Funds:</u>

The *Water Fund* accounts for the activities of the water utility owned by the City for the delivery of water service to the residents of Aspen. The major sources of revenue are from water user fees, which are used for operations, and from tap fees, which are used for capital improvements and are charged to new or expanded water services in the City.

The *Electric Fund* accounts for activities of the electric utility and hydroelectric plants operated by the City for the delivery of electric service to a portion of the citizens of Aspen. The major source of revenue is electric service revenue, while purchased power is the major expense.

The *Parking Fund* is used to account for all costs of in town and on street parking control and services and the operation and maintenance of the Rio Grande Parking Plaza.

The *ACI Affordable 1 LLLP Fund* accounts for the operations of Aspen Country Inn affordable rental housing. The complex provides housing for employees of Pitkin County businesses and retired Pitkin County residents.

The *Marolt Ranch Housing Fund* is used to account for another apartment complex owned by the City. This apartment complex is rented to seasonal workers during the winter and to Aspen Music School students during summer months.

<u>Nonmajor Enterprise Funds:</u>

The *Truscott Place Housing Fund* accounts for the operations of Truscott Place affordable rental housing. The complex provides housing for employees of Pitkin County businesses.

The *Golf Course Fund* accounts for activities of the eighteen-hole golf course owned and operated by the City. The golf course is self-sufficient and funded solely from user fees.

The Si Johnson Ditch Company, Inc. was originated to operate the Si Johnson Ditch Company operation of the Si Johnson ditch.

City of Aspen, Colorado
Combining Statement of Net Position
Nonmajor Proprietary Funds
December 31, 2025

	Truscott Place Housing Fund	Golf Course Fund	Si Johnson Ditch Company, Inc.	Total
Assets:				
Current Assets:				
Cash and investments	$ 2,207,391	$ 4,195,515	$ 436,359	$ 6,839,265
Accounts receivable, net of allowance for uncollectibles	16,602	1,215	8,173	25,990
Lease receivables	-	146,547	-	146,547
Inventories	-	36,813	-	36,813
Total Current Assets	2,223,993	4,380,090	444,532	7,048,615
Noncurrent Assets:				
Capital Assets:				
Land and land rights	1,021,183	905,631	-	1,926,814
Construction in progress	-	36,775	-	36,775
Buildings	14,277,848	4,196,310	-	18,474,158
Infrastructure and improvements other than buildings	3,403,266	1,657,715	-	5,060,981
Machinery and equipment	161,139	1,861,860	-	2,022,999
Less: accumulated depreciation	(11,293,786)	(4,738,649)	-	(16,032,435)
Net Property, Plant, and Equipment	7,569,650	3,919,642	-	11,489,292
Total Noncurrent Assets	7,569,650	3,919,642	-	11,489,292
Total Assets	9,793,643	8,299,732	444,532	18,537,907
Liabilities:				
Current liabilities:				
Accounts payable	94,566	40,595	-	135,161
Accrued liabilities	4,251	69,552	599	74,402
Customer deposits	241,328	-	-	241,328
Unearned revenue	11,688	53,091	-	64,779
Compensated absences - current	7,948	43,814	-	51,762
Total OPEB obligation - current	-	25,800	-	25,800
Total Current Liabilities	359,781	232,852	599	593,232
Noncurrent Liabilities:				
Compensated absences	11,921	65,720	-	77,641
Total OPEB obligation	-	38,699	-	38,699
Total Noncurrent Liabilities	11,921	104,419	-	116,340
Total Liabilities	371,702	337,271	599	709,572
Deferred Inflows of Resources:				
Lease revenue	-	146,547	-	146,547
Total Deferred Inflows of Resources	-	146,547	-	146,547
Net Position:				
Net investment in capital assets	7,569,650	3,919,642	-	11,489,292
Unrestricted	1,852,291	3,896,272	443,933	6,192,496
Total Net Position	$ 9,421,941	$ 7,815,914	$ 443,933	$ 17,681,788

City of Aspen, Colorado
Combining Statement of Revenues, Expenses, and Changes in Net Position
Nonmajor Proprietary Funds
For the Year Ended December 31, 2025

	Truscott Place Housing Fund	Golf Course Fund	Si Johnson Ditch Company, Inc.	Total
Operating Revenues:				
Charges for service				
Fines	$ 5,750	$ -	$ -	$ 5,750
Golf sales	-	3,313,215	-	3,313,215
Lease revenue	-	172,274	-	172,274
Ditch assessment	-	-	71,801	71,801
Other	13,462	-	-	13,462
Total charges for services	19,212	3,485,489	71,801	3,576,502
Miscellaneous:				
Rents and royalties	1,471,013	-	-	1,471,013
Other revenues	68,777	41,480	-	110,257
Total miscellaneous	1,539,790	41,480	-	1,581,270
Total Operating Revenues	1,559,002	3,526,969	71,801	5,157,772
Operating Expenses:				
Personnel services	168,637	1,430,984	-	1,599,621
General operations	627,728	746,208	49,568	1,423,504
Materials and supplies	110,190	496,184	-	606,374
Depreciation	600,855	308,408	-	909,263
Total Operating Expenses	1,507,410	2,981,784	49,568	4,538,762
Operating Income (Loss)	51,592	545,185	22,233	619,010
Non-Operating Revenues (Expenses):				
Investment earnings	126,120	224,860	-	350,980
Gain (loss) on disposition of assets	(27,998)	(8,601)	-	(36,599)
Total Non-Operating Revenues (Expenses)	98,122	216,259	-	314,381
Income (Loss) Before Contributions and Transfers	149,714	761,444	22,233	933,391
Transfers in	-	349,500	-	349,500
Transfers (out)	(316,400)	(85,600)	-	(402,000)
Change in Net Position	(166,686)	1,025,344	22,233	880,891
Net Position - Beginning	9,588,627	6,790,570	421,700	16,800,897
Net Position - Ending	$ 9,421,941	$ 7,815,914	$ 443,933	$ 17,681,788

City of Aspen, Colorado
Combining Statement of Cash Flows
Nonmajor Proprietary Funds
For the Year Ended December 31, 2025

	Truscott Place Housing Fund	Golf Course Fund	Si Johnson Ditch Company, Inc.	Total
Cash Flows from Operating Activities:				
Cash received from customers and others	$ 1,563,789	$ 3,501,973	$ 61,941	$ 5,127,703
Cash payments to vendors for goods and services	(708,929)	(1,208,193)	(51,072)	(1,968,194)
Cash payments to employees for services	(165,846)	(1,422,691)	-	(1,588,537)
Net Cash Provided by Operating Activities:	689,014	871,089	10,869	1,570,972
Cash Flows from Non-Capital Financing Activities:				
Transfers from other funds	-	349,500	-	349,500
Transfers (to other funds)	(316,400)	(85,600)	-	(402,000)
Net Cash Provided (Used) by Non-Capital and Related Financing Activities	(316,400)	263,900	-	(52,500)
Cash Flows from Capital and Related Financing Activities:				
Sale of assets	(59,343)	28,027	-	(31,316)
Acquisition of capital assets	(610,042)	(324,108)	-	(934,150)
Net Cash Provided (Used) by Capital and Related Financing Activities	(669,385)	(296,081)	-	(965,466)
Cash Flows from Investing Activities:				
Interest received - Unrestricted	126,120	224,860	-	350,980
Net Cash Provided by Investing Activities	126,120	224,860	-	350,980
Net Increase (Decrease) in Cash	(170,651)	1,063,768	10,869	903,986
Cash - Beginning of Year	2,378,042	3,131,747	425,490	5,935,279
Cash - End of Year	$ 2,207,391	$ 4,195,515	$ 436,359	$ 6,839,265
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Operating income (loss)	$ 51,592	$ 545,185	$ 22,233	$ 619,010
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Depreciation	600,855	308,408	-	909,263
Changes in Assets and Liabilities:				
(Increase) decrease in accounts receivable	(5,452)	(1,215)	(7,173)	(13,840)
(Increase) decrease in inventories	-	17,521	-	17,521
Increase (decrease) in accounts payable	28,989	16,678	(1,483)	44,184
Increase (decrease) in accrued liabilities	(3,890)	(15,488)	(2,708)	(22,086)
Increase (decrease) in customer deposits	16,920	-	-	16,920
Net Cash Provided by Operating Activities:	$ 689,014	$ 871,089	$ 10,869	$ 1,570,972

City of Aspen, Colorado
Water Enterprise Fund
Schedule of Revenues, Expenses, and Changes in Net Position
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Charges for services:					
Water sales	$ 10,676,700	$ 10,676,700	$ 13,791,212	$ 3,114,512	$ 12,304,562
Development review fees	573,438	573,438	1,693,724	1,120,286	723,925
Miscellaneous:					
Rents and royalties	7,490	7,490	7,986	496	7,321
Other revenues	53,060	453,060	233,538	(219,522)	276,970
Other resources:					
Intergovernmental	-	79,900	13,092	(66,808)	9,456
Investment earnings	493,100	493,100	1,621,694	1,128,594	890,843
Gain (loss) on sale of assets	-	-	13,600	13,600	-
Total Revenues	11,803,788	12,283,688	17,374,846	5,091,158	14,213,077
Expenses:					
Operating:					
Personnel services	3,782,900	3,810,601	3,722,429	88,172	3,555,629
General operations	3,194,473	3,344,473	3,838,216	(493,743)	3,808,935
Materials and supplies	650,280	676,873	386,695	290,178	254,319
Capital expenses:					
Property, plant, and equipment	8,086,000	16,215,376	4,281,485	11,933,891	3,174,407
Interest expense	-	-	2,203	(2,203)	2,541
Principal on debt	-	-	14,662	(14,662)	14,324
Total Expenses	15,713,653	24,047,323	12,245,690	11,801,633	10,810,155
Income (Loss) Before Contributions and Transfers	(3,909,865)	(11,763,635)	5,129,156	16,892,791	3,402,922
Capital contributions (tap fees)	1,313,000	1,313,000	1,997,174	684,174	2,419,437
Transfers (out)	(1,149,800)	(1,155,340)	(555,340)	600,000	(539,060)
Change in Net Position - Budget Basis	$ (3,746,665)	$ (11,605,975)	6,570,990	$ 18,176,965	5,283,299
Reconciliation to GAAP Basis:					
Change in compensated absences			(63,314)		(27,532)
Change in benefit liability			(303)		(1,399)
Capitalized expenses			4,281,485		3,174,407
Depreciation/Amortization			(1,556,787)		(1,532,398)
Loss on disposition of assets			(62,583)		-
Principal on debt			14,662		14,325
Change in Net Position - GAAP Basis			9,184,150		6,910,702
Net Position - Beginning			49,720,314		42,809,612
Net Position - Ending			$ 58,904,464		$ 49,720,314

City of Aspen, Colorado
Electric Enterprise Fund
Schedule of Revenues, Expenses, and Changes in Net Position
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Charges for services:					
Electricity sales	$ 13,996,279	$ 13,996,279	$ 13,743,357	$ (252,922)	$ 12,895,457
Miscellaneous:					
Other revenues	546,720	546,720	553,042	6,322	736,673
Other resources:					
Intergovernmental	-	52,889	32,077	(20,812)	-
Investment earnings	183,000	183,000	602,035	419,035	360,953
Total Revenues	14,725,999	14,778,888	14,930,511	151,623	13,993,083
Expenses:					
Operating:					
Personnel services	2,339,680	2,386,404	2,235,440	150,964	2,234,655
General operations	8,120,885	8,222,727	7,448,596	774,131	6,736,793
Materials and supplies	308,162	314,695	75,136	239,559	91,777
Capital expenses:					
Property, plant, and equipment	2,780,000	4,521,484	1,899,989	2,621,495	3,716,197
Interest expense	7,685	7,685	7,567	118	18,261
Principal on debt	265,000	265,000	265,000	-	349,324
Total Expenses	13,821,412	15,717,995	11,931,728	3,786,267	13,147,007
Income (Loss) Before Contributions and Transfers	904,587	(939,107)	2,998,783	3,937,890	846,076
Transfers (out)	(1,018,000)	(1,029,810)	(448,110)	581,700	(419,350)
Change in Net Position - Budget Basis	$ (113,413)	$ (1,968,917)	2,550,673	$ 4,519,590	426,726
Reconciliation to GAAP Basis:					
Change in compensated absences			25,733		(24,248)
Change in benefit liability			(9,504)		(1,654)
Capitalized expenses			1,899,989		3,716,197
Depreciation			(1,029,780)		(938,958)
Loss on disposition of assets			(7,659)		(5,225)
Principal on debt			265,000		349,324
Debt accrued interest			-		810
Change in Net Position - GAAP Basis			3,694,452		3,522,972
Net Position - Beginning			21,214,431		17,691,459
Net Position - Ending			$ 24,908,883		$ 21,214,431

City of Aspen, Colorado
Parking Enterprise Fund
Schedule of Revenues, Expenses, and Changes in Net Position
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Charges for services:					
Parking sales	$ 4,256,000	$ 4,256,000	$ 6,410,434	$ 2,154,434	$ 5,910,921
Fines	623,000	623,000	755,403	132,403	667,334
Miscellaneous:					
Other revenues	-	-	1,488	1,488	2,126
Other resources:					
Investment earnings	201,500	201,500	598,396	396,896	324,351
Sale of assets	-	-	8,300	8,300	-
Total Revenues	5,080,500	5,080,500	7,774,021	2,693,521	6,904,732
Expenses:					
Operating:					
Personnel services	1,631,720	1,656,931	1,294,469	362,462	1,464,871
General operations	1,407,550	1,504,750	1,347,048	157,702	1,531,805
Materials and supplies	282,850	457,515	310,599	146,916	188,357
Capital expenses:					
Property, plant, and equipment	885,000	925,000	109,180	815,820	351,199
Total Expenses	4,207,120	4,544,196	3,061,296	1,482,900	3,536,232
Income (Loss) Before Contributions and Transfers	873,380	536,304	4,712,725	4,176,421	3,368,500
Transfers (out)	(1,676,300)	(1,676,300)	(1,676,300)	-	(1,178,060)
Change in Net Position - Budget Basis	$ (802,920)	$ (1,139,996)	3,036,425	$ 4,176,421	2,190,440
Reconciliation to GAAP Basis:					
Change in compensated absences			22,384		50,510
Change in benefit liability			(44,781)		3,398
Capitalized expenses			109,180		351,199
Depreciation			(278,756)		(253,689)
Loss on disposition of assets			(10,799)		(500)
Change in Net Position - GAAP Basis			2,833,653		2,341,358
Net Position - Beginning			12,835,246		10,493,888
Net Position - Ending			$ 15,668,899		$ 12,835,246

City of Aspen, Colorado
ACI Affordable 1 LLLP
Schedule of Revenues, Expenses, and Changes in Net Position
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Rents and royalties	$ 426,000	$ 426,000	$ 402,717	$ (23,283)	$ 437,070
Other income	4,300	4,300	4,905	605	6,465
Investment earnings	100	100	645	545	871
Total Revenues	430,400	430,400	408,267	(22,133)	444,406
Expenses:					
Operating expenses	266,890	266,890	326,909	(60,019)	285,733
Capital expenses:					
Property, plant, and equipment	396,000	396,000	97,132	298,868	-
Debt service:					
Principal	31,005	31,005	154,363	(123,358)	27,970
Interest	107,265	107,265	108,902	(1,637)	112,534
Total Expenses	801,160	801,160	687,306	113,854	426,237
Income (Loss) Before Contributions	(370,760)	(370,760)	(279,039)	91,721	18,169
Debt issuance	-	-	125,000	125,000	-
Contributions	-	-	81,757	81,757	-
Change in Net Position - Budget Basis	$ (370,760)	$ (370,760)	(72,282)	$ 298,478	18,169
Reconciliation to GAAP Basis:					
Debt issuance			(125,000)		-
Debt principal payments			154,363		27,970
Debt accrued interest			(103,614)		(99,667)
Capitalized expenses			97,132		-
Depreciation and amortization			(394,815)		(392,641)
Change in Net Position - GAAP Basis			(444,216)		(446,169)
Net Position - Beginning			2,078,185		2,524,354
Net Position - Ending			$ 1,633,969		$ 2,078,185

City of Aspen, Colorado
Marolt Ranch Housing Enterprise Fund
Schedule of Revenues, Expenses, and Changes in Net Position
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Charges for services:					
Laundry and parking	$ 27,000	$ 27,000	$ 33,795	$ 6,795	$ 31,592
Miscellaneous:					
Rents and royalties	1,627,000	1,627,000	1,103,249	(523,751)	1,078,728
Lease revenue	-	-	649,345	649,345	598,556
Other revenues	26,300	26,300	62,582	36,282	43,692
Total Revenues	1,728,400	1,728,400	1,972,335	243,935	1,840,027
Expenses:					
Operating:					
Personnel services	110,040	110,040	135,763	(25,723)	96,456
General operations	574,100	574,100	555,836	18,264	592,764
Materials and supplies	136,680	251,980	251,098	882	99,123
Capital expenses:					
Property, plant, and equipment	288,000	320,073	208,635	111,438	374,027
Total Expenses	1,108,820	1,256,193	1,151,332	104,861	1,162,370
Income (Loss) Before Contributions and Transfers	619,580	472,207	821,003	348,796	677,657
Transfers (out)	(665,200)	(665,200)	(665,200)	-	(714,400)
Change in Net Position - Budget Basis	$ (45,620)	$ (192,993)	155,803	$ 348,796	(36,743)
Reconciliation to GAAP Basis:					
Change in compensated absences			(1,409)		140
Capitalized expenses			208,635		374,027
Depreciation			(230,022)		(210,844)
Loss on disposition of assets			(25,086)		-
Change in Net Position - GAAP Basis			107,921		126,580
Net Position - Beginning			4,271,284		4,144,704
Net Position - Ending			$ 4,379,205		$ 4,271,284

City of Aspen, Colorado
Truscott Place Housing Enterprise Fund
Schedule of Revenues, Expenses, and Changes in Net Position
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Charges for services:					
Laundry and parking sales	$ 15,650	$ 15,650	$ 13,462	$ (2,188)	$ 20,068
Miscellaneous:					
Rents and royalties	1,483,000	1,483,000	1,471,013	(11,987)	1,406,895
Other revenues	9,000	9,000	74,527	65,527	20,912
Other resources:					
Investment earnings	43,500	43,500	126,120	82,620	83,348
Total Revenues	1,551,150	1,551,150	1,685,122	133,972	1,531,223
Expenses:					
Operating:					
Personnel services	146,680	146,680	167,102	(20,422)	123,399
General operations	666,300	676,307	627,728	48,579	656,762
Materials and supplies	118,090	146,721	110,190	36,531	59,443
Capital expenses:					
Property, plant, and equipment	569,500	1,006,500	669,387	337,113	123,118
Total Expenses	1,500,570	1,976,208	1,574,407	401,801	962,722
Income (Loss) Before Contributions and Transfers	50,580	(425,058)	110,715	535,773	568,501
Transfers (out)	(316,400)	(316,400)	(316,400)	-	(315,500)
Change in Net Position - Budget Basis	$ (265,820)	$ (741,458)	(205,685)	$ 535,773	253,001
Reconciliation to GAAP Basis:					
Change in compensated absences			(1,535)		152
Capitalized expenses			669,387		123,118
Depreciation			(600,855)		(654,989)
Loss on disposition of assets			(27,998)		(101)
Change in Net Position - GAAP Basis			(166,686)		(278,819)
Net Position - Beginning			9,588,627		9,867,446
Net Position - Ending			$ 9,421,941		$ 9,588,627

City of Aspen, Colorado
Golf Course Enterprise Fund
Schedule of Revenues, Expenses, and Changes in Net Position
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Charges for services:					
Golf sales	$ 2,901,693	$ 2,901,693	$ 3,313,215	$ 411,522	$ 2,952,979
Miscellaneous:					
Rents and royalties	166,800	166,800	-	(166,800)	-
Lease revenue	-	-	172,274	172,274	168,703
Other revenues	20,400	20,400	41,480	21,080	72,461
Other resources:					
Investment earnings	60,000	60,000	224,860	164,860	120,342
Sale of assets	-	-	28,026	28,026	15,272
Total Revenues	3,148,893	3,148,893	3,779,855	630,962	3,329,757
Expenses:					
Operating:					
Personnel services	1,540,800	1,540,928	1,427,766	113,162	1,377,918
General operations	795,830	977,570	746,208	231,362	629,320
Materials and supplies	555,560	578,560	496,184	82,376	427,334
Capital expenses:					
Property, plant, and equipment	335,000	456,415	324,108	132,307	417,345
Total Expenses	3,227,190	3,553,473	2,994,266	559,207	2,851,917
Income (Loss) Before Contributions and Transfers	(78,297)	(404,580)	785,589	1,190,169	477,840
Transfers in	349,500	349,500	349,500	-	351,600
Transfers (out)	(74,900)	(85,600)	(85,600)	-	(82,200)
Change in Net Position - Budget Basis	$ 196,303	$ (140,680)	1,049,489	$ 1,190,169	747,240
Reconciliation to GAAP Basis:					
Change in compensated absences			632		(20,719)
Change in benefit liability			(3,850)		(4,354)
Capitalized expenses			324,108		417,345
Depreciation			(308,408)		(346,649)
Loss on disposition of assets			(36,627)		(194,950)
Change in Net Position - GAAP Basis			1,025,344		597,913
Net Position - Beginning			6,790,570		6,192,657
Net Position - Ending			$ 7,815,914		$ 6,790,570

City of Aspen, Colorado
Si Johnson Ditch Company, Inc.
Schedule of Revenues, Expenses, and Changes in Net Position
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025			2024
	Original and Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:				
Operating revenues:				
Ditch assessments	$ 71,325	$ 71,801	$ 476	182,502
Other revenues	-	-	-	1,000
Total Revenues	71,325	71,801	476	183,502
Expenses:				
Operating:				
Purchased services	71,325	49,568	21,757	170,400
Total Expenses	71,325	49,568	21,757	170,400
Change in Net Position	$ -	22,233	$ 22,233	13,102
Reconciliation to GAAP Basis:				
Loss on disposition of assets		-		(14,041)
Change in Net Position - GAAP Basis		22,233		(939)
Net Position - Beginning		421,700		422,639
Net Position - Ending		$ 443,933		$ 421,700

INTERNAL SERVICE FUNDS

The *Health Insurance Internal Service Fund* accounts for health insurance contributions and claims paid to beneficiaries provided to other departments or agencies of the City, or to other governments, on a cost reimbursement basis.

The *Employee Housing Internal Service Fund* accounts for current maintenance and future construction of all rental and sale unites for City Employees.

The *Information Technology Internal Service Fund* accounts for the implementation, management, and support of computer and technology to City departments, as well as accounts for GIS services.

City of Aspen, Colorado
Combining Statement of Net Position
Internal Service Funds
December 31, 2025

	Health Insurance Fund	Employee Housing Fund	Information Technology Fund	Total
Assets:				
Current Assets:				
Cash and investments	$ 1,910,827	$ 10,435,576	$ 2,045,435	$ 14,391,838
Accounts receivable, net of allowance for uncollectibles	-	87,652	14,141	101,793
Inventories	-	8,423,032	-	8,423,032
Total Current Assets	1,910,827	18,946,260	2,059,576	22,916,663
Noncurrent Assets:				
Capital Assets:				
Construction in progress	-	778,203	13,426	791,629
Buildings	-	1,299,670	691,352	1,991,022
Infrastructure and improvements other than buildings	-	580,195	1,934,723	2,514,918
Machinery and equipment	-	-	1,422,346	1,422,346
Less: accumulated depreciation	-	(397,070)	(1,966,040)	(2,363,110)
Net Property, Plant, and Equipment	-	2,260,998	2,095,807	4,356,805
Total Noncurrent Assets	-	2,260,998	2,095,807	4,356,805
Total Assets	1,910,827	21,207,258	4,155,383	27,273,468
Liabilities:				
Current liabilities:				
Accounts payable	702,799	111,504	76,105	890,408
Accrued liabilities	76,048	16,324	95,716	188,088
Customer deposits	-	48,916	-	48,916
Compensated absences - current	-	-	47,356	47,356
Total OPEB obligation - current	-	-	66,684	66,684
Total Current Liabilities	778,847	176,744	285,861	1,241,452
Noncurrent Liabilities:				
Compensated absences	-	-	71,034	71,034
Total OPEB obligation	-	-	100,026	100,026
Total Noncurrent Liabilities	-	-	171,060	171,060
Total Liabilities	778,847	176,744	456,921	1,412,512
Net Position:				
Net investment in capital assets	-	2,260,998	2,095,807	4,356,805
Unrestricted	1,131,980	18,769,516	1,602,655	21,504,151
Total Net Position	$ 1,131,980	$ 21,030,514	$ 3,698,462	$ 25,860,956

City of Aspen, Colorado
Combining Statement of Revenues, Expenses, and Changes in Net Position
Internal Service Funds
For the Year Ended December 31, 2025

	Health Insurance Fund	Employee Housing Fund	Information Technology Fund	Total
Operating Revenues:				
Charges for service:				
Premium contributions	$ 7,829,779	$ -	$ -	$ 7,829,779
Sale of affordable housing units	-	309,035	-	309,035
Service charges	-	-	285,184	285,184
Other	2,536,891	175,837	57,784	2,770,512
Total charges for services	10,366,670	484,872	342,968	11,194,510
Miscellaneous:				
Rents and royalties	-	497,343	-	497,343
Refund of expenses	-	-	2,831,900	2,831,900
Other revenues	-	274	943	1,217
Total miscellaneous	-	497,617	2,832,843	3,330,460
Total Operating Revenues	10,366,670	982,489	3,175,811	14,524,970
Operating Expenses:				
Personnel services	48,500	1,500	1,407,127	1,457,127
General operations	99,769	629,072	1,226,772	1,955,613
Materials and supplies	-	28,552	319,909	348,461
Insurance claims	11,257,280	-	-	11,257,280
Cost of units sold	-	305,457	-	305,457
Depreciation	-	83,443	203,835	287,278
Total Operating Expenses	11,405,549	1,048,024	3,157,643	15,611,216
Operating Income (Loss)	(1,038,879)	(65,535)	18,168	(1,086,246)
Non-Operating Revenues (Expenses):				
Intergovernmental	-	-	9,767	9,767
Investment earnings	145,504	502,760	112,671	760,935
Gain (loss) on disposition of assets	-	(19,085)	(45,459)	(64,544)
Total Non-Operating Revenues (Expenses)	145,504	483,675	76,979	706,158
Income (Loss) Before Contributions and Transfers	(893,375)	418,140	95,147	(380,088)
Transfers in	-	3,878,000	-	3,878,000
Transfers (out)	-	-	(201,900)	(201,900)
Change in Net Position	(893,375)	4,296,140	(106,753)	3,296,012
Net Position - Beginning	2,025,355	16,734,374	3,805,215	22,564,944
Net Position - Ending	$ 1,131,980	$ 21,030,514	$ 3,698,462	$ 25,860,956

City of Aspen, Colorado
Combining Statement of Cash Flows
Internal Service Funds
For the Year Ended December 31, 2025

	Health Insurance Fund	Employee Housing Fund	Information Technology Fund	Total
Cash Flows from Operating Activities:				
Cash received from customers and others	$ 2,536,891	$ 1,011,997	$ 338,189	$ 3,887,077
Receipts from interfund charges	7,829,779	-	2,831,900	10,661,679
Cash payments to vendors for goods and services	(11,226,446)	(1,470,300)	(1,566,397)	(14,263,143)
Cash payments to employees for services	(26,246)	13,465	(1,399,399)	(1,412,180)
Net Cash Provided by Operating Activities:	(886,022)	(444,838)	204,293	(1,126,567)
Cash Flows from Non-Capital Financing Activities:				
Transfers from other funds	-	3,878,000	-	3,878,000
Transfers (to other funds)	-	-	(201,900)	(201,900)
Net Cash Provided (Used) by Non-Capital and Related Financing Activities	-	3,878,000	(201,900)	3,676,100
Cash Flows from Capital and Related Financing Activities:				
Acquisition of capital assets	-	(702,923)	(167,668)	(870,591)
Capital grant received	-	-	9,767	9,767
Net Cash Provided (Used) by Capital and Related Financing Activities	-	(702,923)	(157,901)	(860,824)
Cash Flows from Investing Activities:				
Interest received - Unrestricted	145,504	502,760	112,671	760,935
Net Cash Provided by Investing Activities	145,504	502,760	112,671	760,935
Net Increase (Decrease) in Cash	(740,518)	3,232,999	(42,837)	2,449,644
Cash - Beginning of Year	2,651,345	7,202,577	2,088,272	11,942,194
Cash - End of Year	$ 1,910,827	$ 10,435,576	$ 2,045,435	$ 14,391,838
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Operating income (loss)	$ (1,038,879)	$ (65,535)	$ 18,168	$ (1,086,246)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Depreciation	-	83,443	203,835	287,278
Changes in Assets and Liabilities:				
(Increase) decrease in accounts receivable	-	19,094	(5,722)	13,372
(Increase) decrease in inventories	-	(570,749)	-	(570,749)
Increase (decrease) in accounts payable	130,603	63,531	(19,716)	174,418
Increase (decrease) in accrued liabilities	22,254	14,965	7,728	44,947
Increase (decrease) in customer deposits	-	10,413	-	10,413
Net Cash Provided by Operating Activities:	$ (886,022)	$ (444,838)	$ 204,293	$ (1,126,567)

City of Aspen, Colorado
Health Insurance Internal Service Fund
Schedule of Revenues, Expenses, and Changes in Net Position
Budget (GAAP Basis) and Actual
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Charges for services:					
Premiums	$ 7,435,600	$ 7,435,600	$ 7,829,779	$ 394,179	$ 6,994,468
Insurance proceeds	453,600	5,719,912	2,536,891	(3,183,021)	1,388,039
Miscellaneous:					
Other revenues	4,600	4,600	-	(4,600)	74
Other resources:					
Investment earnings	50,000	50,000	145,504	95,504	132,383
Total Revenues	7,943,800	13,210,112	10,512,174	(2,697,938)	8,514,964
Expenses:					
Operating:					
Personnel services	20,000	20,000	48,500	(28,500)	117,000
General operations	217,800	217,800	99,769	118,031	238,624
Materials and supplies	500	500	-	500	217
Insurance claims	8,421,600	13,421,600	11,257,280	2,164,320	8,682,918
Total Expenses	8,659,900	13,659,900	11,405,549	2,254,351	9,038,759
Change in Net Position	$ (716,100)	$ (449,788)	(893,375)	$ (443,587)	(523,795)
Net Position - Beginning			2,025,355		2,549,150
Net Position - Ending			$ 1,131,980		$ 2,025,355

City of Aspen, Colorado
Employee Housing Internal Service Fund
Schedule of Revenues, Expenses, and Changes in Net Position
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Charges for services:					
Sale of affordable housing units	$ -	$ 309,035	$ 309,035	$ -	$ 1,605,294
Rents and royalties	309,000	309,000	497,343	188,343	398,567
Miscellaneous:					
Refund of expenditures	162,700	162,700	175,837	13,137	145,466
Other revenues	-	-	274	274	147
Other resources:					
Investment earnings	158,900	158,900	502,760	343,860	210,886
Total Revenues	630,600	939,635	1,485,249	545,614	2,360,360
Expenses:					
Operating:					
Personnel services	663,350	63,350	1,500	61,850	1,500
General operations	687,930	836,335	629,072	207,263	577,678
Materials and supplies	78,150	78,150	28,552	49,598	11,049
Cost of good sold	-	305,457	305,457	-	4,672,912
Capital expenses:					
Property, plant, and equipment	-	2,655,385	702,923	1,952,462	164,302
Total Expenses	1,429,430	3,938,677	1,667,504	2,271,173	5,427,441
Income (Loss) Before Contributions and Transfers	(798,830)	(2,999,042)	(182,255)	2,816,787	(3,067,081)
Transfers in	3,905,500	3,905,500	3,878,000	(27,500)	3,528,000
Change in Net Position - Budget Basis	$ 3,106,670	$ 906,458	3,695,745	$ 2,789,287	460,919
Reconciliation to GAAP Basis:					
Capitalized expenses			702,923		164,302
Depreciation			(83,443)		(51,980)
Loss on disposition of assets			(19,085)		-
Change in Net Position - GAAP Basis			4,296,140		573,241
Net Position - Beginning			16,734,374		16,161,133
Net Position - Ending			$ 21,030,514		$ 16,734,374

City of Aspen, Colorado
Information Technology Internal Service Fund
Schedule of Revenues, Expenses, and Changes in Net Position
Budget (Non-GAAP Basis) and Actual with Reconciliation to GAAP Basis
For the Year Ended December 31, 2025
(With Comparative Actual Amounts For the Year Ended December 31, 2024)

	2025				2024
	Original Budget	Final Budget	Actual	Final Budget Variance Positive (Negative)	Actual
Revenues:					
Charges for services:					
IT Services	$ 238,100	$ 238,100	$ 285,184	$ 47,084	$ 253,770
Refund of expenditures	47,100	47,100	57,784	10,684	46,879
Miscellaneous:					
Refund of expenses	2,831,900	2,831,900	2,831,900	-	2,957,000
Other revenues	500	500	943	443	2,567
Other resources:					
Intergovernmental	-	9,767	9,767	-	23,773
Investment earnings	23,000	23,000	112,671	89,671	100,134
Total Revenues	3,140,600	3,150,367	3,298,249	147,882	3,384,123
Expenses:					
Operating:					
Personnel services	1,368,870	1,368,870	1,410,869	(41,999)	1,293,514
General operations	1,266,610	1,482,421	1,226,772	255,649	1,046,209
Materials and supplies	239,960	378,080	319,909	58,171	167,556
Capital expenses:					
Property, plant, and equipment	332,600	893,069	167,667	725,402	1,080,578
Total Expenses	3,208,040	4,122,440	3,125,217	997,223	3,587,857
Income (Loss) Before Contributions and Transfers	(67,440)	(972,073)	173,032	1,145,105	(203,734)
Transfers (out)	(199,720)	(201,900)	(201,900)	-	(185,140)
Change in Net Position - Budget Basis	$ (267,160)	$ (1,173,973)	(28,868)	$ 1,145,105	(388,874)
Reconciliation to GAAP Basis:					
Change in compensated absences			2,538		(5,160)
Change in OPEB obligation			1,204		6,335
Capitalized expenses			167,667		1,080,578
Depreciation			(203,835)		(173,028)
Loss on disposition of assets			(45,459)		-
Change in Net Position - GAAP Basis			(106,753)		519,851
Net Position - Beginning			3,805,215		3,285,364
Net Position - Ending			$ 3,698,462		$ 3,805,215

FIDUCIARY FUNDS

CUSTODIAL FUNDS

Custodial funds are used to account for assets held by the City as an agent for individuals, private organizations, and other governments.

The *Police Seizure Fund* accounts for proceeds from police seizure activities.

The *Deposits Agency Fund* accounts for deposits that will be remitted to other parties upon meeting payment criteria.

The *Aspen Pitkin County Housing Authority Fund* accounts for funds held and used for Aspen Pitkin County Housing Authority activities.

City of Aspen, Colorado
Combining Balance Sheet
Custodial Funds
December 31, 2025

	Police Seizure Fund	Deposits Agency Fund	Aspen Pitkin County Housing Authority	Total Custodial Funds
Assets				
Cash and investments	$ 1,567	$ 1,456,430	$ 1,432,287	$ 2,890,284
Total Assets	1,567	1,456,430	1,432,287	2,890,284
Liabilities				
Accounts payable and other liabilities	-	103	-	103
Total Liabilities	-	103	-	103
Net Position				
Restricted for:				
Individuals, organizations, and other governments	1,567	1,456,327	1,432,287	2,890,181
Total Net Position	$ 1,567	$ 1,456,327	$ 1,432,287	$ 2,890,181

City of Aspen, Colorado
Combining Statement of Changes in Net Position
Custodial Funds
For the Year Ended December 31, 2025

	Police Seizure Fund	Deposits Agency Fund	Aspen Pitkin County Housing Authority	Total Custodial Funds
Additions:				
Performance deposits/bonds	$ -	$ 196,299	$ -	$ 196,299
Intergovernmental revenue	-	-	2,417,353	2,417,353
Charges for services	-	-	1,472,821	1,472,821
Investment earnings	-	53,058	78,132	131,190
Other income	-	-	1,761	1,761
Refund of expenditures	-	-	173,943	173,943
Total Additions	-	249,357	4,144,010	4,393,367
Deductions:				
Refund of fees and deposits/bonds	-	132,685	-	132,685
Housing operations	-	-	2,791,027	2,791,027
Housing sales	-	-	406,988	406,988
Housing qualification	-	-	583,136	583,136
Housing maintenance	-	-	276,778	276,778
Capital outlay	-	-	696,631	696,631
Total Deductions	-	132,685	4,754,560	4,887,245
Net Increase (Decrease) in Fiduciary Net Position	-	116,672	(610,550)	(493,878)
Net Position - Beginning of the Year	1,567	1,339,655	2,042,837	3,384,059
Net Position - End of the Year	$ 1,567	$ 1,456,327	$ 1,432,287	$ 2,890,181

ANNUAL SCHEDULE OF REVENUES AND EXPENDITURES

FOR ROADS, BRIDGES, AND STREETS

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

LOCAL HIGHWAY FINANCE REPORT	City or County: Aspen,CO
	YEAR ENDING : December 2025

This Information From The Records Of: City of Aspen, CO	Prepared By: Phone:	Tyler Sexton, Finance Director 970-920-5044

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

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

II. RECEIPTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Receipts from local sources:	
1. Local highway-user taxes	
a. Motor Fuel (from Item I.A.5.)	
b. Motor Vehicle (from Item I.B.5.)	
c. Total (a.+b.)	
2. General fund appropriations	2,574,436
3. Other local imposts (from page 2)	0
4. Miscellaneous local receipts (from page 2)	198,680
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.)	0
7. Total (1 through 6)	2,773,117
B. Private Contributions	
C. Receipts from State government (from page 2)	292,575
D. Receipts from Federal Government (from page 2)	0
E. Total receipts (A.7 + B + C + D)	3,065,692

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Local highway disbursements:	
1. Capital outlay (from page 2)	710,329
2. Maintenance:	1,171,890
3. Road and street services:	
a. Traffic control operations	
b. Snow and ice removal	657,559
c. Other	
d. Total (a. through c.)	657,559
4. General administration & miscellaneous	525,915
5. Highway law enforcement and safety	
6. Total (1 through 5)	3,065,692
B. Debt service on local obligations:	
1. Bonds:	
a. Interest	
b. Redemption	
c. Total (a. + b.)	0
2. Notes:	
a. Interest	
b. Redemption	
c. Total (a. + b.)	0
3. Total (1.c + 2.c)	0
C. Payments to State for highways	
D. Payments to toll facilities	
E. Total disbursements (A.6 + B.3 + C + D)	3,065,692

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)				0
1. Bonds (Refunding Portion)				
B. Notes (Total)				0

V. LOCAL ROAD AND STREET FUND BALANCE

A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
	3,065,692	3,065,692		0

Notes and Comments:

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

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		**A.4. Miscellaneous local receipts:**	
a. Property Taxes and Assessments		a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalities	
1. Sales Taxes		c. Parking Garage Fees	
2. Infrastructure & Impact Fees		d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	198,680
5. Specific Ownership &/or Other		g. Other Misc. Receipts	0
6. Total (1. through 5.)	0	h. Other	
c. Total (a. + b.)	0	i. Total (a. through h.)	198,680
	(Carry forward to page 1)		(Carry forward to page 1)

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		**D. Receipts from Federal Government**	
1. Highway-user taxes	231,745	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations	23,330	d. Federal Transit Admin	
d. Other (Specify)		e. U.S. Corps of Engineers	
e. Other (Specify) - State Highway Contra	37,500	f. Other Federal	
f. Total (a. through e.)	60,830	g. Total (a. through f.)	0
4. Total (1. + 2. + 3.f)	292,575	3. Total (1. + 2.g)	
			(Carry forward to page 1)

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES - DETAIL

	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A.1. Capital outlay:			
a. Right-Of-Way Costs			0
b. Engineering Costs			0
c. Construction:			
(1). New Facilities			0
(2). Capacity Improvements			0
(3). System Preservation			0
(4). System Enhancement & Operation		710,329	710,329
(5). Total Construction (1) + (2) + (3) + (4)	0	710,329	710,329
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)	0	710,329	710,329
			(Carry forward to page 1)

Notes and Comments:

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

STATISTICAL SECTION

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

Contents **Page**

City of Aspen, Colorado
Net Position by Component
Last Ten Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Governmental activities										
Net investment in capital assets	$ 140,718,214	$ 136,784,170	$ 133,189,847	$ 124,405,977	$ 141,215,479	$ 196,574,286	$ 221,320,362	$ 214,367,056	$ 212,690,538	$ 231,450,097
Restricted	2,557,833	3,920,933	2,692,659	3,014,312	3,356,264	3,537,421	3,587,293	5,100,022	222,396,353	252,524,078
Unrestricted	129,223,977	157,889,302	178,423,169	212,028,068	240,878,311	244,833,849	262,641,294	313,328,273	142,542,736	161,349,187
Total governmental activities net position	272,500,024	298,594,405	314,305,675	339,448,357	385,450,054	444,945,556	487,548,949	532,795,351	577,629,627	645,323,362
Business-type activities										
Net investment in capital assets	43,934,920	54,423,555	47,183,243	47,419,803	48,118,427	49,514,586	50,620,140	51,486,215	55,407,600	58,654,477
Unrestricted	16,511,616	9,179,112	19,512,836	23,389,744	21,954,150	27,504,380	33,784,341	42,660,544	51,361,089	64,114,609
Total business-type activities net position	60,446,536	63,602,667	66,696,079	70,809,547	70,072,577	77,018,966	84,404,481	94,146,759	106,768,689	122,769,086
Primary government										
Net investment in capital assets	184,653,134	191,207,725	180,373,090	171,825,780	189,333,906	246,088,872	271,940,502	265,853,271	268,098,138	290,104,574
Restricted	2,557,833	3,920,933	2,692,659	3,014,312	3,356,264	3,537,421	3,587,293	5,100,022	222,396,353	252,524,078
Unrestricted	145,735,593	167,068,414	197,936,005	235,417,812	262,832,461	272,338,229	296,425,635	355,988,817	193,903,825	225,463,796
Total primary government net position	$ 332,946,560	$ 362,197,072	$ 381,001,754	$ 410,257,904	$ 455,522,631	$ 521,964,522	$ 571,953,430	$ 626,942,110	$ 684,398,316	$ 768,092,448

City of Aspen, Colorado
Changes in Net Position
Last Ten Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Expenses:										
Governmental Activities:										
General government	$ 20,005,013	$ 17,796,384	$ 26,835,373	$ 31,916,027	$ 24,118,319	$ 25,747,171	$ 34,787,662	$ 34,287,397	$ 35,947,079	$ 38,998,567
Public safety	5,429,850	5,234,259	5,977,009	5,680,074	5,658,716	6,745,298	7,045,238	7,097,656	9,495,025	9,132,586
Public works	6,749,835	6,458,609	6,710,834	7,973,145	6,558,683	6,859,537	7,410,508	7,833,212	9,524,501	9,519,600
Public health and welfare	7,579,477	7,318,629	9,129,406	7,726,499	6,844,667	10,061,575	10,032,399	11,559,794	11,479,709	16,793,896
Culture and recreation	19,665,654	19,258,840	21,323,751	21,553,529	18,029,975	18,644,442	22,269,908	25,154,011	25,456,279	29,122,419
Interest on long-term debt	1,254,344	1,798,358	1,881,744	2,489,572	2,411,938	2,302,011	2,148,027	1,968,820	1,878,692	1,773,314
Total Governmental Activities	60,684,173	57,865,079	71,858,117	77,338,846	63,622,298	70,360,034	83,693,742	87,900,890	93,781,285	105,340,382
Business-type Activities:										
Water	5,703,047	6,146,349	6,421,288	6,586,781	6,587,055	6,592,977	7,338,177	7,611,781	9,278,655	9,641,808
Electric	7,582,477	8,416,345	8,951,448	8,414,456	8,291,871	8,245,362	8,785,500	9,116,374	10,255,574	11,045,566
Parking	2,504,049	2,791,806	3,096,694	2,913,836	2,566,356	2,632,130	2,542,372	2,648,298	3,385,765	3,244,989
Golf	1,540,865	1,898,938	1,977,454	2,139,849	2,329,057	2,689,676	2,830,764	2,743,714	3,020,912	3,026,690
Affordable housing	2,784,265	2,944,025	3,073,001	3,115,052	3,058,105	3,028,471	3,156,246	3,317,754	3,383,294	3,668,217
Total Business-type Activities	20,114,703	22,197,463	23,519,885	23,169,974	22,832,444	23,188,616	24,653,059	25,437,921	29,324,200	30,627,270
Total Primary Government Expenses	80,798,876	80,062,542	95,378,002	100,508,820	86,454,742	93,548,650	108,346,801	113,338,811	123,105,485	135,967,652
Program Revenues:										
Governmental Activities:										
Charges for services:										
General government	12,625,774	9,157,613	7,478,935	7,764,176	6,603,497	7,874,989	8,220,611	10,765,525	10,316,505	11,642,246
Public safety	206,789	173,656	199,631	223,967	156,686	286,636	334,382	323,381	330,774	259,156
Public works	943,948	1,436,615	1,502,104	1,587,251	1,914,874	2,299,065	1,966,837	2,450,345	1,849,711	3,124,776
Public health and welfare	2,497,002	4,030,941	3,200,571	3,819,309	2,476,683	3,654,255	3,582,122	4,491,313	5,823,612	4,076,729
Culture and recreation	5,330,212	4,703,880	4,971,612	5,248,884	2,393,752	2,927,212	4,415,203	4,852,825	4,585,775	6,193,107
Operating grants and contributions	4,390,176	3,591,731	6,537,483	7,060,816	9,825,245	11,463,320	8,128,367	8,841,748	13,343,968	11,502,686
Capital grants and contributions	147,832	194,451	1,663,262	945,478	208,164	87,427	256,349	1,734,982	1,171,525	172,624
Total Governmental Activities Program Revenues	26,141,733	23,288,887	25,553,598	26,649,881	23,578,901	28,592,904	26,903,871	33,460,119	37,421,870	36,971,324
Business-type Activities:										
Charges for services:										
Water	6,301,601	6,945,224	8,680,777	8,087,956	9,908,034	10,543,906	10,532,601	11,845,366	13,496,279	15,798,261
Electric	8,029,034	8,182,983	8,919,934	9,916,996	10,003,614	10,756,260	11,855,224	12,146,947	13,632,130	14,296,399
Transportation/Parking	3,950,134	4,737,692	5,134,063	5,243,516	3,751,849	5,198,517	5,592,327	6,061,336	6,580,381	7,167,325
Golf	1,691,573	1,781,260	1,875,852	1,895,564	2,202,310	2,625,705	2,758,875	2,924,995	3,194,143	3,526,969
Affordable housing	2,774,087	2,892,527	2,962,923	3,111,052	2,654,192	3,335,437	3,411,455	3,548,334	3,643,978	3,815,595
Operating grants and contributions	368,239	323,034	251,330	60,172	41,159	242,793	106,204	11,739	-	11,367
Capital grants and contributions	2,703,476	2,586,589	4,667,292	1,774,078	2,003,779	2,243,969	2,776,529	1,739,953	2,428,893	2,112,733
Total Business-Type Activities Program Revenues	25,818,144	27,449,309	32,492,171	30,089,334	30,564,937	34,946,587	37,033,215	38,278,670	42,975,804	46,728,649
Total Primary Government Program Revenues	51,959,877	50,738,196	58,045,769	56,739,215	54,143,838	63,539,491	63,937,086	71,738,789	80,397,674	83,699,973
Net (Expense)/Revenue										
Governmental activities	(34,542,440)	(34,576,192)	(46,304,519)	(50,688,965)	(40,043,397)	(41,767,130)	(56,789,871)	(54,440,771)	(56,359,415)	(68,369,058)
Business-type activities	5,703,441	5,251,846	8,972,286	6,919,360	7,732,493	11,757,971	12,380,156	12,840,749	13,651,604	16,101,379
Total Primary Government Net Expense	$ (28,838,999)	$ (29,324,346)	$ (37,332,233)	$ (43,769,605)	$ (32,310,904)	$ (30,009,159)	$ (44,409,715)	$ (41,600,022)	$ (42,707,811)	$ (52,267,679)

City of Aspen, Colorado
Changes in Net Position
Last Ten Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Revenues and Other Changes in Net Position:										
Governmental Activities:										
Taxes:										
Property taxes	$ 7,337,156	$ 7,720,595	$ 8,223,349	$ 8,578,685	$ 9,007,693	$ 9,362,133	$ 9,647,293	$ 10,047,457	$ 11,728,291	$ 12,001,722
Specific ownership taxes	245,467	283,513	301,259	301,780	294,308	341,685	344,601	358,488	333,383	341,721
Sales and use taxes	26,997,832	28,092,458	29,206,295	33,989,888	31,450,057	41,260,116	48,994,075	50,676,646	52,895,807	58,187,327
Franchise and business taxes	1,417,668	1,976,014	2,378,755	2,570,666	2,079,540	2,646,260	2,600,206	2,813,450	2,643,992	2,532,326
Real estate transfer tax	9,635,514	15,225,989	13,530,329	12,860,252	26,623,597	31,940,488	25,917,341	22,858,193	23,884,291	26,582,454
Lodging tax	3,514,720	3,653,810	3,689,936	3,872,782	3,030,075	4,186,522	5,844,468	8,979,769	12,761,004	13,118,312
Unrestricted investment earnings	1,591,123	1,464,209	2,841,528	5,600,626	4,562,140	28,264	(1,013,110)	12,237,986	12,265,307	19,788,480
Grants and contributions not restricted to specific programs	184,449	5,003	-	-	-	-	-	-	-	-
Special Item								(13,301,696)	(18,215,354)	-
Sale of capital assets	19,283	8,584	751,833	4,634,215	-	3,889,214	2,257,990	-	-	113,001
Transfers	3,032,123	2,240,398	1,092,505	3,422,753	6,940,538	4,765,038	4,800,400	5,016,880	2,896,970	3,397,450
Total General Revenues and Transfers	$ 53,975,335	$ 60,670,573	$ 62,015,789	$ 75,831,647	$ 83,987,948	$ 98,419,720	$ 99,393,264	$ 99,687,173	$ 101,193,691	$ 136,062,793
Business-type Activities:										
Unrestricted investment earnings	$ 107,901	$ 144,682	$ 368,228	$ 616,861	$ 528,221	$ (46,544)	$ (194,241)	$ 1,918,409	$ 1,867,296	$ 3,296,468
Sale of capital assets	808	-	-	-	-	-		-	-	-
Special Item	-	-	(5,154,597)	-	-	-		-	-	-
Transfers	(3,032,123)	(2,240,398)	(1,092,505)	(3,422,753)	(6,940,538)	(4,765,038)	(4,800,400)	(5,016,880)	(2,896,970)	(3,397,450)
Total Business-type Activities	(2,923,414)	(2,095,716)	(5,878,874)	(2,805,892)	(6,412,317)	(4,811,582)	(4,994,641)	(3,098,471)	(1,029,674)	(100,982)
Total Primary Government Revenues	51,051,921	58,574,857	56,136,915	73,025,755	77,575,631	93,608,138	94,398,623	96,588,702	100,164,017	135,961,811
Change in Net Position										
Governmental activities	19,432,895	26,094,381	15,711,270	25,142,682	43,944,551	56,652,590	42,603,393	45,246,402	44,834,276	67,693,735
Business-type activities	2,780,027	3,156,131	3,093,412	4,113,468	1,320,176	6,946,389	7,385,515	9,742,278	12,621,930	16,000,397
Total Change in Net Position	$ 22,212,922	$ 29,250,512	$ 18,804,682	$ 29,256,150	$ 45,264,727	$ 63,598,979	$ 49,988,908	$ 54,988,680	$ 57,456,206	$ 83,694,132

City of Aspen, Colorado
Fund Balances, Governmental Funds
Last Ten Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Fund										
Nonspendable	$ 30,431	$ 29,340	$ 50,195	$ 118,986	$ 124,197	$ 160,184	$ 174,013	$ 208,891	$ 204,894	$ 131,524
Restricted	2,557,833	3,920,933	2,692,659	3,014,312	3,356,264	3,537,421	3,587,293	5,100,022	6,032,475	7,067,800
Committed	7,551,402	9,851,905	11,357,804	12,149,311	11,453,433	12,321,724	13,344,614	13,755,830	14,889,534	14,913,072
Unassigned	6,037,787	3,168,012	2,700,037	6,496,456	10,201,985	15,415,350	18,321,057	25,443,785	30,906,815	40,239,975
Total General Fund	16,177,453	16,970,190	16,800,695	21,779,065	25,135,879	31,434,679	35,426,977	44,508,528	52,033,718	62,352,371
All Other Governmental Funds										
Nonspendable	332,949	208,182	3,861,801	4,443,856	4,388,847	4,378,178	4,398,618	4,442,077	4,774,652	4,704,786
Restricted	-	-	-	30,867,420	13,753,846	-	-	194,632,562	216,363,878	245,456,278
Committed	4,462,590	94,579,259	103,984,893	114,558,919	126,832,910	143,857,600	158,710,864	2,644,543	15,215,188	20,062,677
Assigned	98,235,252	31,437,287	23,056,308	17,460,023	27,506,368	29,872,512	27,462,528	28,304,223	30,673,799	32,744,178
Unassigned	-	-	(36,133)	(53,050)	-	(10,169)	-	100,000	-	-
Total All Other Governmental Funds	$ 103,030,791	$ 126,224,728	$ 130,866,869	$ 167,277,168	$ 172,481,971	$ 178,098,121	$ 190,572,010	$ 230,123,405	$ 267,027,517	$ 302,967,919
Total Governmental Funds	$ 119,208,244	$ 143,194,918	$ 147,667,564	$ 189,056,233	$ 197,617,850	$ 209,532,800	$ 225,998,987	$ 274,631,933	$ 319,061,235	$ 365,320,290

City of Aspen, Colorado
Changes in Fund Balances, Governmental Funds
Last Ten Years

	2016	2017	2018	2019[1]	2020	2021	2022	2023	2024	2025
Revenues:										
Taxes	$ 49,148,357	$ 56,952,379	$ 57,329,923	$ 62,174,053	$ 72,485,268	$ 89,737,204	$ 93,347,984	$ 95,734,003	$ 104,246,770	$ 112,763,864
Licenses and permits	6,966,216	9,812,290	7,620,786	7,916,002	7,011,553	7,775,561	7,540,005	10,961,106	11,502,116	12,299,741
Intergovernmental	706,088	324,397	1,564,441	815,117	1,885,433	335,644	357,294	1,847,762	1,142,172	625,697
Rents and royalties	-	2,269,023	2,590,764	2,656,037	2,542,469	2,952,408	2,203,019	2,136,496	1,642,810	1,967,588
Lease revenue	-	-	-	-	-	-	1,215,822	1,565,475	735,081	240,563
Donations and contributions	-	217,824	472,294	683,844	170,736	95,550	167,891	233,859	392,770	188,132
Charges for services	9,991,193	5,684,417	5,984,985	7,515,618	3,676,598	5,763,011	6,940,679	7,398,493	8,246,201	10,175,184
Fines	51,899	40,694	40,748	55,185	34,070	67,430	46,976	40,210	61,444	65,168
Refund of expenditures	2,015,196	5,948,752	6,248,728	6,636,145	8,034,647	11,394,327	8,147,524	8,773,875	11,261,094	12,000,403
Investment earnings	817,221	1,190,851	2,638,785	5,356,707	4,284,370	(284,387)	(1,305,266)	11,943,226	11,967,664	19,374,810
Miscellaneous	2,476,458	1,660,223	1,030,851	371,937	271,224	309,115	284,660	512,843	522,747	485,730
Total Revenues	72,172,628	84,100,850	85,522,305	94,180,645	100,396,368	118,145,863	118,946,588	141,147,348	151,720,869	170,186,880
Expenditures:										
General government	18,661,315	18,917,662	20,282,850	22,915,058	20,443,295	19,747,683	26,343,358	27,260,438	28,822,232	31,474,446
Public safety	5,221,612	5,190,032	5,414,041	5,557,370	5,587,040	5,695,042	6,764,632	7,211,623	8,213,537	9,021,386
Public works	5,233,251	4,628,110	4,639,441	5,689,746	5,195,597	5,350,209	5,773,935	5,965,687	6,370,205	7,026,253
Public health and welfare	6,821,525	6,836,885	7,318,996	11,917,559	13,002,773	12,955,663	9,799,175	11,317,727	12,094,394	17,874,959
Culture and recreation	14,970,316	15,960,236	17,474,645	18,464,107	15,241,198	15,306,827	18,790,898	23,378,130	24,661,145	27,947,591
Capital Outlay:	10,245,298	25,253,557	26,126,131	14,577,888	34,334,819	46,826,107	31,126,291	25,575,420	33,490,837	25,084,603
Debt service:										
Principal retirement	2,288,427	2,337,945	2,707,554	7,502,631	3,329,707	3,386,912	5,564,085	3,730,424	3,715,000	3,910,509
Interest	1,396,183	1,847,091	2,128,230	2,695,605	2,949,745	2,790,212	2,674,597	2,486,844	2,333,262	2,169,635
Other	-	203,124	-	-	65,316	-	-	-	-	-
Total Expenditures	64,837,927	81,174,642	86,091,888	89,319,964	100,149,490	112,058,655	106,836,971	106,926,293	119,700,612	124,509,382
Excess (Deficiency) of Revenues Over Expenditures	7,334,701	2,926,208	(569,583)	4,860,681	246,878	6,087,208	12,109,617	34,211,055	32,020,257	45,677,498
Other Financing Sources (Uses):										
SBITA proceeds	-	-	-	-	-	-	-	761,488	-	744,159
Proceeds from sale of fixed assets	19,278	42,839	5,126,563	4,634,215	-	3,889,215	2,257,990	12,473,728	12,854,935	116,048
Premium on issuance	-	2,738,310	-	5,567,420	-	-	-	-	-	-
Debt issued	-	17,570,000	-	25,300,000	2,127,000	-	-	-	-	-
Loans Issued	-	-	-	-	(300,000)	-	-	-	-	-
Payments to refunded debt escrow	-	-	-	-	(1,976,613)	-	-	-	-	-
Capital Contributions	3,493,782	-	-	-	-	-	-	-	-	-
Transfers in	13,870,388	10,025,403	12,048,792	10,939,939	17,716,705	11,840,454	13,031,161	11,055,450	11,202,530	13,213,411
Transfers (out)	(12,108,645)	(9,316,086)	(12,133,126)	(9,913,586)	(11,307,130)	(9,904,295)	(10,932,581)	(9,868,775)	(11,648,420)	(13,492,061)
Total Other Financing Sources (Uses)	5,274,803	21,060,466	5,042,229	36,527,988	6,259,962	5,825,374	4,356,570	14,421,891	12,409,045	581,557
Net change in fund balances	$ 12,609,504	$ 23,986,674	$ 4,472,646	$ 41,388,669	$ 6,506,840	$ 11,912,582	$ 16,466,187	$ 48,632,946	$ 44,429,302	$ 46,259,055
Debt Service as a percentage of noncapital expenditures	6.75%	8.12%	6.75%	13.64%	9.50%	9.43%	10.72%	7.53%	7.01%	6.12%

[1] In 2019, the City reclassified any non-capitalized expenses out of capital outlay. The ratio correctly used the $14,577,887 of capital outlay reported as a reconciling item between the government-wide statement of activities (rather than to total expenditures).

City of Aspen, Colorado
Assessed Value and Actual Value of Taxable Property
Last Ten Years

Fiscal Year Ended December 31[1]	Valuation Base Year[2]	Residential Property Assessment Rate[3]	Residential Property[4]	Commercial Property	Other Property	Tax-Exempt Property	Assessed Value	Estimated Actual Value[2]	Taxable Assessed Value as a Percentage of Estimated Actual Taxable Value	Total Direct Tax Rate [5]
2016	2014	7.96%	901,732,880	497,043,570	84,221,960	166,507,050	1,482,998,410	13,323,299,450	11.13%	5.227
2017	2016	7.20%	974,777,830	565,678,820	79,402,740	166,926,610	1,619,859,390	15,763,013,550	10.28%	5.096
2018	2016	7.20%	995,072,730	562,936,810	64,559,180	166,933,690	1,622,568,720	15,984,210,450	10.15%	5.298
2019	2018	7.15%	1,111,861,910	657,456,870	61,336,370	171,306,540	1,830,655,150	18,028,113,260	10.15%	4.962
2020	2018	7.15%	1,129,349,780	654,985,060	54,389,690	170,255,010	1,839,384,990	18,241,188,490	10.08%	5.093
2021	2020	7.15%	1,294,490,860	653,661,150	67,777,530	170,447,510	2,015,929,540	20,609,762,380	9.78%	4.791
2022	2020	6.95%	1,269,279,590	661,343,840	78,279,700	178,243,020	2,008,903,130	20,833,330,570	9.64%	5.004
2023	2022	6.95%	2,055,510,410	766,261,220	134,775,580	175,324,290	2,956,547,200	33,938,969,020	8.71%	3.865
2024	2022	6.77%	2,041,378,550	769,629,480	119,327,690	175,872,430	2,930,335,720	33,646,643,030	8.71%	4.111
2025	2024	6.25%	1,922,002,930	800,131,780	115,108,080	167,640,600	2,837,242,790	34,141,016,350	8.31%	4.335

[1] Property taxes levied on the valuation for the year indicated are collected in the following year.
[2] Actual value is reappraised biennially from sales that occurred in the 24 month period ending June 30 of the indicated valuation base year.
3 Residential assessment rates per HB24B-1001: 6.25% (local govt) / 7.05% (schools) for 2025. Non-residential: 27% (2025), declining to 25% by 2027. Agricultural: 26.4%. See: https://leg.colorado.gov/bills/hb24b-1001
[4] Residential property is valued at 100% of market value; all other property is valued considering the income, cost and market approaches to appraisal.
[5] Per $1,000 of assessed valuation.

Source: Pitkin County Assessors Office

2025 Data Sources:
[1] Pitkin County Assessor: https://pitkincounty.com/183/Assessor (Residential Assessment Rate 6.25% for Local Governments per HB24B-1001)
[2] City of Aspen Mill Levy Resolution 135, Series 2025: https://www.aspen.gov/DocumentCenter/View/15703/2026-Mill-Levy---Resolution-135-Series-2025-pdf (Total Assessed Value & Mill Levy Rate)

City of Aspen, Colorado
Direct and Overlapping Property Tax Rates
Last Ten Years
(rate per $1,000 of assessed value)

Tax Year	General Mill Levy: General Fund	General Mill Levy: Asset Management Fund	General Mill Levy: Voter Approved Increase	Stormwater Mill Levy	Refund / Abatements	Total Direct Tax Rate
2016	1.150	3.451	-	0.582	0.044	5.227
2017	1.102	3.308	-	0.650	0.036	5.096
2018	2.549	2.086	-	0.650	0.013	5.298
2019	2.363	1.934	-	0.650	0.015	4.962
2020	2.423	1.983	-	0.650	0.037	5.093
2021	2.276	1.862	-	0.650	0.003	4.791
2022	2.171	2.170	-	0.650	0.013	5.004
2023	1.283	1.925	-	0.650	0.007	3.865
2024	1.716	1.716	-	0.650	0.029	4.111
2025	1.820	1.820	-	0.650	0.045	4.335

Overlapping Rates

Tax Year	Pitkin County	Open Space & Trails	Aspen Fire Protection	Aspen Sanitation District	Aspen School District	Colorado Mountain College	Colorado River Water Conservation	Aspen Valley Hospital	Aspen Ambulance District	Aspen Historic District	Pitkin County Library	Affordable Housing	Human Svc & Other Grants	Healthy Community Fund
2016	2.347	3.750	1.423	0.111	9.092	3.997	0.253	2.791	0.503	0.300	1.411	-	0.511	0.757
2017	2.325	3.750	1.381	0.109	8.855	3.997	0.254	2.587	0.501	0.300	1.391	-	0.509	0.751
2018	2.451	3.750	2.643	0.108	8.880	3.997	0.256	2.623	0.501	0.300	1.457	-	0.536	0.998
2019	2.310	3.750	2.597	0.095	8.880	4.013	0.235	2.606	0.501	0.300	1.377	-	0.510	0.941
2020	2.422	3.750	2.638	0.094	8.880	4.013	0.502	2.297	0.501	0.300	1.436	-	0.529	0.956
2021	2.326	3.750	2.562	0.087	8.816	4.013	0.501	2.350	0.501	0.300	1.378	-	0.515	0.943
2022	2.405	3.750	2.568	0.087	8.916	4.085	0.501	2.334	1.100	0.300	1.411	-	0.541	1.010
2023	1.654	3.638	2.201	0.059	7.292	2.977	0.500	2.006	0.900	0.300	0.981	-	0.395	0.689
2024	1.760	3.750	2.452	0.059	7.395	3.230	0.501	2.080	0.900	0.300	1.041	1.500	0.414	0.732
2025	1.836	3.750	2.463	0.059	9.042	3.820	0.502	2.080	1.100	0.300	1.180	1.500	0.444	0.762

Source: Pitkin County Assessor

City of Aspen, Colorado
Property Tax Levies and Collections
Last Ten Years

		Collected within the Fiscal Year Following the Levy			Total Collections to Date	
Fiscal Year	**Taxes Levied for the Fiscal Year**	**Amount Collected**	**Percentage of Levy**	**Collections in Subsequent Years**	**Amount**	**Percentage of Levy**
2016	7,364,539	7,361,708	99.96%	1,508	7,363,216	99.98%
2017	7,751,633	7,719,051	99.58%	1,543	7,720,594	99.60%
2018	8,254,803	8,223,119	99.62%	229	8,223,348	99.62%
2019	8,596,369	8,579,563	99.80%	-	8,579,563	99.80%
2020	9,083,711	9,007,535	99.16%	158	9,007,693	99.16%
2021	9,367,988	9,356,961	99.88%	5,171	9,362,132	99.94%
2022	9,658,318	9,646,272	99.88%	1,022	9,647,293	99.89%
2023	10,052,551	10,040,643	99.88%	6,814	10,047,457	99.95%
2024	11,427,055	11,723,777	102.60%	4,515	11,728,292	102.64%
2025	12,046,610	12,008,157	99.68%	6,434	12,014,591	99.73%

Source: Pitkin County Treasurer

City of Aspen, Colorado
Principal Property Tax Payers
Current Year and Ten Years Ago

	2025			2015		
Taxpayer	Assessed Value	Rank	Percentage of Total City Assessed Value	Assessed Value	Rank	Percentage of Total City Assessed Value
Aspen Owner LLC	$ 50,324,010	1	1.77%			
Little Nell LLC	26,674,920	2	0.94%			
Residences At The Little Nell Condo	24,584,150	3	0.87%	$ 17,151,630	3	1.15%
Iconic Properties Jerome LLC	22,743,560	4	0.80%	11,778,890	5	0.79%
Limelight Aspen LLC	21,548,710	5	0.76%			
Aspen Club Lodge Prop LLC	19,804,170	6	0.70%			
Aspen City Holdings LLC	18,047,610	7	0.64%			
Cox Anthony E Living Trust	16,333,930	8	0.58%	10,224,000	6	0.69%
204 S Galena St LLC	15,267,770	9	0.54%	9,186,450	10	0.62%
Hyatt Grand Aspen	13,229,710	10	0.47%	14,513,360	4	0.97%
Aspen Skiing Company				35,451,200	1	2.38%
315 East Dean Association Inc				27,217,080	2	1.82%
Ajax Mountain Associates LLC				9,999,710	7	0.67%
Brand Building LLC				9,716,260	8	0.65%
Mill Street Plaza Associates LLC				9,621,650	9	0.64%
Total	$ 228,558,540		8.06%	$ 154,860,230		10.38%

Source: Pitkin County Assessor

City of Aspen, Colorado
Sales & Lodging Tax Receipts
Last Ten Years

Year	Share of County Tax Receipts[1]	1.5% Original Parks and Open Space Sales Tax Receipts[2]	0.15% Transportation Sales Tax Receipts	0.45% Affordable Housing / Daycare Sales Tax Receipts	2.0% Lodging Tax Receipts	0.3% Public Education Sales Tax Receipt	Total Sales & Lodging Tax Receipts
2016	8,793,732	10,703,698	1,068,662	3,212,930	3,514,720	2,140,079	27,293,742
2017	9,225,261	10,860,462	1,086,048	3,258,133	3,653,810	$ 2,172,173	28,083,714
2018	9,790,916	11,322,094	1,132,213	3,396,629	3,689,936	$ 2,267,278	29,331,787
2019	12,080,894	12,300,779	1,230,135	3,690,392	3,884,556	$ 2,448,270	33,186,756
2020	11,844,040	11,474,933	1,146,678	3,442,019	3,023,343	$ 2,297,231	30,931,013
2021	14,860,258	15,316,297	1,532,246	4,596,698	5,199,653	$ 3,067,287	41,505,152
2022	17,622,101	18,199,899	1,820,006	5,459,956	5,826,354	$ 3,644,119	52,572,436
2023	19,527,130	18,339,651	1,833,968	5,501,885	5,576,192	$ 3,670,468	54,449,295
2024	19,821,969	19,445,128	1,944,513	5,833,538	5,780,235	$ 3,889,026	56,714,408
2025	21,044,827	21,664,480	2,166,448	6,499,344	6,039,102	$ 4,332,896	61,747,097

[1] 43% of Pitkin county's 2% sales tax is distributed to Pitkin County and 57% is distributed to municipalities within Pitkin County based upon actual sales taxes collected during the pervious years.
[2] Ballot 2B effective October 25,2022 extended 0.5% additional Parks and Open Space Sales Tax sunset from 2025 into perpetuity.

Source: City of Aspen Finance Department

City of Aspen, Colorado
Taxable Retail Sales by Industry
Last Ten Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Tourist Accommodations	$ 208,947,063	$ 216,660,654	$ 220,537,796	$ 236,022,348	$ 177,049,623	$ 256,865,311	$ 354,632,618	342,342,698	354,819,567	391,150,905
Restaurants & Bars	125,401,898	129,748,877	131,605,512	138,933,322	122,853,349	154,955,362	192,771,817	199,746,916	209,238,412	220,014,969
Clothing Stores	57,460,749	57,315,795	60,049,292	63,878,204	62,831,254	121,272,550	148,934,872	152,312,686	171,192,885	189,494,080
Food & Drug Stores	55,394,104	56,092,878	57,154,984	59,563,090	57,746,453	68,967,198	80,289,156	77,842,364	80,419,794	80,941,304
Sports Equipment & Clothing	48,991,626	47,922,476	50,403,991	52,764,596	53,554,273	65,735,189	73,242,116	73,158,864	71,319,856	66,333,784
Utilities & Tele-communications	43,229,802	43,394,957	46,054,479	45,623,028	44,901,090	49,592,868	49,614,944	51,281,828	48,576,798	43,991,386
General Retail & Construction[2]	82,288,198	57,208,185	57,911,800	70,270,949	71,744,962	94,834,967	88,703,357	83,428,928	74,455,980	169,059,679
Automobile	21,645,903	20,821,925	20,038,125	19,433,589	24,140,324	31,400,315	36,072,126	35,817,548	33,663,654	5,527,763
Luxury Goods	26,379,036	29,364,522	30,697,738	38,479,956	38,630,406	46,883,805	57,516,124	65,662,320	95,745,691	84,410,562
Liquor & Marijuana Stores	20,298,287	21,837,308	22,501,168	22,882,191	24,592,700	24,967,109	23,099,481	19,924,767	18,100,078	18,034,087
Miscellaneous Retail[1]	23,839,502	50,046,776	62,642,192	71,906,367	88,178,228	105,278,542	115,451,950	128,973,252	146,576,217	170,648,831
Total Taxable Sales	$ 713,876,168	$ 730,414,353	$ 759,597,077	$ 819,757,640	$ 766,222,662	$ 1,020,753,217	$ 1,220,328,561	$ 1,230,492,171	$ 1,304,108,932	$ 1,439,607,350

[1] In 2017, General Retail was aggregated into Miscellaneous Retail
Source: City of Aspen Finance Department

City of Aspen, Colorado
Real Estate Transfer Tax Receipts
Last Ten Years

Fiscal Year	0.50% Arts and Culture Real Estate Transfer Tax	1.0% Affordable Housing Real Estate Transfer Tax	Total Real Estate Transfer Taxes
2016	3,342,440	6,293,074	9,635,514
2017	5,220,948	10,005,041	15,225,989
2018	4,633,568	8,896,761	13,530,329
2019	4,420,987	8,439,265	12,860,252
2020	9,331,857	17,291,739	26,623,597
2021	10,848,886	21,091,602	31,940,488
2022	8,807,528	17,109,813	25,917,341
2023	7,761,475	15,096,718	22,858,192
2024	8,084,653	15,799,638	23,884,292
2025	8,985,226	17,597,228	26,582,454

Source: City of Aspen Finance Department

City of Aspen, Colorado
Parks and Open Space Sales Tax Receipts by Month
Last Ten Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
January	$ 1,184,851	$ 1,191,709	$ 1,282,369	$ 1,330,693	$ 1,422,636	$ 996,882	$ 1,768,258	$ 2,109,862	$ 2,132,689	$ 2,427,359
February	1,116,542	1,136,074	1,199,177	1,241,264	1,326,761	1,045,874	1,891,143	1,974,225	2,195,692	2,467,753
March	1,199,908	1,286,681	1,283,380	1,452,777	777,110	1,653,673	2,221,900	2,168,180	2,503,488	2,404,649
April	432,251	415,054	479,660	541,398	327,755	698,350	851,407	798,411	788,296	927,369
May	360,410	356,042	403,816	461,935	354,411	602,775	613,668	605,232	587,766	718,847
June	874,319	917,699	970,162	987,735	822,191	1,383,577	1,563,269	1,478,109	1,569,019	1,661,411
July	1,161,358	1,140,920	1,251,570	1,371,772	1,240,494	1,911,095	1,875,828	1,892,299	1,977,004	2,352,932
August	1,023,965	1,039,673	1,012,245	1,120,084	1,114,495	1,554,787	1,716,651	1,578,161	1,722,857	2,167,445
September	823,439	860,787	886,348	955,163	1,383,878	1,585,728	1,540,641	1,441,796	1,571,687	1,595,527
October	461,513	510,768	500,166	580,780	667,365	968,539	941,606	867,653	916,875	1,158,559
November	434,801	400,038	445,436	495,975	608,015	718,431	673,880	777,428	682,746	917,972
December	1,630,342	1,605,016	1,607,766	1,761,203	1,429,822	2,196,588	2,541,695	2,648,296	2,797,007	2,864,656
Total	$10,703,698	$10,860,462	$11,322,094	$12,300,779	$11,474,933	$15,316,297	$ 18,199,946	$ 18,339,651	$ 19,445,128	$ 21,664,480

Source: City of Aspen Finance Department.

City of Aspen, Colorado
Ten Largest Parks and Open Space Sales Tax Remitters
Current Year and Ten Years Ago

2025

Business Name[1]	Industry
Airbnb Inc	Accommodations
Amazon.com Services, LLC	Miscellaneous
City Market	Food / Drug
Expedia	Accommodations
Hotel Jerome	Accommodations
Kemo Sabe	Fashion Clothing
Limelight Hotel Aspen	Accommodations
Meridian Jewelers of Aspen	Gallery / Jewelry
The Little Nell	Accommodations
The St Regis Aspen	Accommodations

2015

Business Name[1]	Industry
Aspen Square Condominium Association	Accommodations
City Market	Food and Drug
Frias Properties of Aspen	Accommodations
Hotel Jerome	Accommodations
Limelight Hotel	Accommodations
Pitkin County Motor Vehicle	Automobile
St. Regis of Aspen	Accommodations
The Gant	Accommodations
The Little Nell	Accommodations
The Sky Hotel	Accommodations

[1] Businesses' names are listed in alphabetic order.
Source: City of Aspen Finance Department.

City of Aspen, Colorado
Major Revenue Sources - Governmental Funds
Last Ten Years

	Taxes[1]	Licenses and Permits	Inter-governmental	Charges for Services[2]	Fines and Forfeits	Rents	Leases	Earnings on Investments	Other	Total
2016	49,148,357	6,966,216	706,088	8,491,584	51,899	1,956,307		817,221	4,034,956	72,172,628
2017	56,952,379	9,812,290	324,397	5,684,417 [3]	40,694	2,269,023		1,190,851	7,826,799	84,100,850
2018	57,329,923	7,620,786	1,564,441	5,984,985	40,748	2,590,764		2,638,785	7,751,873	85,522,305
2019	62,174,053	7,916,002	815,117	7,515,618	55,185	2,656,037		5,356,707	7,691,926	94,180,645
2020	72,485,268	7,011,553	1,885,433	3,676,598	34,070	2,542,469		4,284,370	8,476,607	100,396,368
2021	89,737,204	7,775,561	335,644	5,763,011	67,430	2,952,408		(284,387)	11,798,992	118,145,863
2022	93,347,984	7,540,005	357,294	6,940,679	46,976	2,203,019	1,215,822	(1,305,266)	8,600,075	118,946,588
2023	95,734,003	10,961,106	1,847,762	7,398,493	40,210	2,136,496	1,565,475	11,943,226	9,510,577	141,137,348
2024	104,246,770	11,502,116	1,142,172	8,246,201	61,444	1,642,810	735,081	11,967,664	12,176,611	151,720,869
2025	112,763,864	12,299,741	625,697	10,175,184	65,168	1,967,588	240,563	19,374,810	12,674,265	170,186,880

[1] Includes, among other tax revenues, sales taxes, real estate transfer taxes, and property taxes.
[2] Charges for Services are those revenues derived from services provided that are deemed to be mission-related for each fund. Examples include, but are not limited to, fees for the use of recreational facilities, building permits and sprinkler fees.
[3] General Fund Overhead charges were classified as a reimbursement (Other) rather than a Charge for Services starting in 2017.

Source: City of Aspen Finance Department.

City of Aspen, Colorado
Outstanding Debt by Type
Last Ten Years

	Governmental Activities					Business-Type Activities							
Fiscal Year	**General Obligation Bonds**	**Sales Tax Revenue Bonds**	**Certificates of Participation**	**Lease &SBITA Liabilities**	**Special Assessment Bonds**	**Housing Facility General Obligation Bonds**	**General Obligation Bonds**	**Notes Payable**	**Lease &SBITA Liabilities**	**Sales Tax Revenue Bonds**	**Total Primary Government**	**Percentage of Estimated Personal Income[1]**	**Per Capita**
2015	-	32,588,901	7,240,000	262,487	-	4,646,715	4,553,193	-	-	440,987	49,732,283	5.26%	6,902
2016	-	30,140,891	7,065,000	225,611	-	3,620,301	4,396,996	8,500,914	-	316,592	54,266,305	5.35%	7,299
2017	-	27,674,072	27,193,310	186,915	-	2,619,976	4,235,842	-	-	191,546	62,101,661	6.06%	8,386
2018	-	25,183,926	26,543,084	146,311	-	1,990,322	2,098,336	2,587,958	-	65,879	58,615,817	5.29%	7,937
2019	-	22,600,550	52,087,929	103,705	-	1,345,333	-	4,306,751	211,896	-	80,656,164	6.95%	10,898
2020	-	19,847,771	50,833,808	58,998	-	680,162	-	10,525,183	168,273	-	82,114,194	7.56%	11,724
2021	-	19,174,632	49,632,436	12,085	-	-	-	10,092,760	106,949	-	79,018,862	5.72%	11,371
2022	-	14,175,977	46,444,078	-	-	-	-	9,752,397	54,570	-	70,427,022	4.80%	10,448
2023	-	11,267,129	45,194,104	596,065	-	-	-	9,395,759	215,307	-	66,668,364	3.94%	10,083
2024	-	8,298,971	43,912,845	270,779	-	-	-	9,032,789	186,659	-	61,702,043	3.42%	9,412
2025	-	5,268,547	42,595,729	645,304	-	-	-	8,738,427	157,335	-	57,405,342	2.96%	8,847

[1] Pitkin County Estimated Personal Income.

City of Aspen, Colorado
Ratios of Bonded Debt Outstanding
Last Ten Years

Fiscal Year	General Obligation Bonds	Certificates of Participation	Sales Tax Revenue Bonds	Lease &SBITA Liabilities	Special Assessment Bonds	Total Bonded General Obligation Debt Outstanding	Percentage of Assessed Value of Property	Per Capita
2016	8,017,297	7,065,000	30,457,483	225,611	-	8,017,297	0.54%	1,078
2017	6,855,818	27,193,310	27,865,618	186,915	-	6,855,818	0.42%	926
2018	4,088,658	26,543,084	25,249,805	146,311	-	4,088,658	0.25%	554
2019	1,345,333	52,087,929	22,600,550	103,705	-	1,345,333	0.07%	182
2020	680,162	50,833,808	19,847,771	58,998	-	680,162	0.04%	97
2021	-	49,632,436	19,174,632	12,085	-	-	0.00%	-
2022	-	46,444,078	14,175,977	-	-	-	0.00%	-
2023	-	45,194,104	11,267,129	596,065	-	-	0.00%	-
2024	-	43,912,845	8,298,971	270,779	-	-	0.00%	-
2025	-	42,595,729	5,268,547	645,304	-	-	0.00%	-

Source: City of Aspen Finance Department

City of Aspen, Colorado
Direct and Overlapping Governmental Activities Debt
As of December 31, 2025

(in thousands)

Overlapping Debt	Total General Obligation Debt Outstanding	Estimated Percentage Applicable[1]	Estimated Share of Overlapping Debt
Aspen School District (Jun 30)	$ 95,400	49.77%	$ 47,482
Pitkin County (Dec 31)	24,640	51.17%	12,609
Total Overlapping Debt	$ 120,040		60,092
City of Aspen Direct Debt			48,510
Total Direct and Overlapping Debt			$ 108,601

[1] For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Aspen. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and the businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

Source: Assessed value data used to estimate applicable percentages provided by the Pitkin County Assessor. Debt outstanding provided by each governmental unit.

City of Aspen, Colorado
Legal Debt Margin Information
Last Ten Years
(in thousands)

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Debt Limit	$ 296,600	$ 323,972	$ 324,514	$ 366,131	$ 367,877	$ 403,186	$ 401,781	$ 591,309	$ 586,067	$ 567,449
Total net debt applicable to limit	8,017	6,856	4,089	1,345	680	-	-	-	-	-
Legal Debt Margin	$ 288,582	$ 317,116	$ 320,425	$ 364,786	$ 367,197	$ 403,186	$ 401,781	$ 591,309	$ 586,067	$ 567,449
Total net debt applicable to limit as a percentage of debt limit	2.703%	2.116%	1.260%	0.367%	0.185%	0.000%	0.000%	0.000%	0.000%	0.000%

[1] Source: Pitkin County Assessor

Legal Debt Margin Calculation for Fiscal Year 2025

Assessed value[1]	$ 2,837,243
Debt limit (20% of assessed value)	567,449
Legal debt margin	$ 567,449

City of Aspen, Colorado
Pledged Revenue Coverage
Last Ten Years

			Debt Service		
Fiscal Year	**1.5% Original Parks and Open Space Sales Tax Receipts[1 2]**	**Total Pledged Revenues**	**Principal**	**Interest**	**Coverage**
2016	10,703,698	10,703,698	2,195,000	971,057	3.38
2017	10,860,462	10,860,462	2,240,000	926,200	3.43
2018	11,322,094	11,322,094	2,290,000	876,188	3.58
2019	12,300,779	12,300,779	2,350,000	822,813	3.88
2020	11,474,933	11,474,933	2,480,000	750,488	3.55
2021	13,119,709	13,119,709	2,555,000	683,255	4.05
2022	18,199,899	18,199,899	2,655,000	599,229	5.59
2023	18,339,651	18,339,651	2,740,000	357,617	5.92
2024	19,445,128	19,445,128	2,850,000	387,312	6.01
2025	21,664,480	21,664,480	2,965,000	273,313	6.69

[1]The 1.5% Sales Tax are pledged to all issuances of Sales Tax Revenue Bonds.

[2] Ballot 2B effective October 25,2022 extended 0.5% additional Parks and Open Space Sales Tax sunset from 2025 into perpetuity.

City of Aspen, Colorado
Demographic and Economic Statistics
Last Ten Years

Fiscal Year	City of Aspen Population[3]	Pitkin County Population[1]	Estimated Total Personal Income (*in thousands*)[1]	Per Capita Income[1]	Unemployment Rate[2]
2016	7,435	17,752	2,414,716	136,366	2.2%
2017	7,405	17,890	2,572,797	138,328	2.6%
2018	7,385	18,066	2,711,927	150,112	2.9%
2019	7,401	17,902	2,807,578	156,830	2.6%
2020	7,004	17,894	2,774,769	155,067	6.0%
2021	6,949	17,350	3,451,188	198,939	3.4%
2022	6,741	16,876	3,670,234	217,482	2.2%
2023	6,612	16,640	4,257,159	255,839	3.0%
2024	6,556	16,643	4,577,562 [*]	275,044 [*]	3.9%
2025	6,489	16,625 [5]	4,966,655 [4]	298,746 [4]	2.3%

[1] Pitkin County Population, Personal Income and Per Capita Income figures from
U.S. Department of Commerce (https://apps.bea.gov)

[2] December Pitkin County Unemployment Rate per U.S. Bureau of Labor Statistics Not Seasonally Adjusted

[3] Population per the U.S. Census Bureau at https://www.census.gov/quickfacts/fact/table/aspencitycolorado#

[4] BEA Personal Income data for 2025 not yet available (next release: December 2026).
Estimate based on 8.5% growth from 2024 actual data.

[5] Federal Reserve Bank of St Louis https://fred.stlouisfed.org/series/COPITK7POP

** 2024 data revised from prior year figures.*

City of Aspen, Colorado
Principal Employers
Current Year and Ten Years Ago

Employer[1]	2025 Estimated Employees[2]	Rank	2015 Estimated Employees	Rank
Aspen Skiing Company	5,532	1	3,400	1
Aspen Valley Hospital	525	2	300	5
City of Aspen	524	3		
Pitkin County	410	4		
Roaring Fork Transit Authority	409	5		
Hotel Jerome	350	6	250	6
St. Regis Hotel	308	7	350	4
Aspen School District No.1	289	8	210	7
Viceroy Hotel (Snowmass)	285	9		
Town of Snowmass Village	193	10		
Pitkin County/City of Aspen[3]			625	2
The Little Nell Hotel			400	3
Aspen Sports			200	8
City Market			110	9
Clark's Market			65	10

[1] Estimated employees includes Aspen and Snowmass Village employers.
[2] The number of employees can vary based on season in Pitkin County. As such, the largest number of employees at any point in the year has been presented for each employer. 2025 estimates based on available employment data.
[3] In 2015 Pitkin County and City of Aspen had combined figures for employment.

City of Aspen, Colorado
Full-time Equivalent City Government Employees by Program
Last Ten Years

Program	2016	2017	2018	2019	2020	2021	2022	2023 [1]	2024 [1]	2025
General government	83	80	84	93	93	96	97	107	113	113
Public Safety	37	36	37	37	38	37	40	40	41	41
Public Works	29	29	28	30	29	29	28	29	28	30
Public Health and Welfare	16	13	13	12	13	13	14	16	15	15
Culture and Recreation	107	75	77	81	83	80	86	98	101	105
Water	22	25	26	24	25	25	26	26	26	26
Electric	5	13	14	13	14	14	14	14	13	13
Parking	10	14	14	14	14	14	14	14	14	14
Golf	11	6	6	7	7	7	7	8	7	6
Affordable Housing	13	14	16	16	16	16	17	18	19	20
Total:	333	305	314	326	331	331	344	369	378	384

Source: City Finance Department
[1] Reflects full-time budgeted employees for each department (excludes seasonal employees) at time of budget adoption (rounded)

City of Aspen, Colorado
Operating Indicators by Function/Program
Last Ten Years

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
General Government										
Building permits issued	580	490	397	345 *	348 *	387 *	406 *	495 *	477 *	518
Building inspections conducted	1,919	2,356	1,346	1,990 *	2,355 *	2,552	2,467	2,965	1,972 *	2,918
Certificates of occupancy										
& letters of completion issued	92	97	184	482	68 *	210 *	360 *	221 *	274 *	549
Police[1]										
Number of crimes	879	812	815	794	570	761	707	633	648	588
Traffic Citations	156	228	226	243	195	221	166	150	549 *	661
Traffic Accidents	653	665	626	688	476	333 *	411 *	383 *	331 *	292
Public Works										
Square yards reconstructed	0	0	0	0	0	0	0	0	2,000	0
Square yards overlaid	73,598	0	0	0	0	0	0	0	2,200	56,046
Square yards seal coated	0	0	0	0	0	0	0	0	0	525
Transit										
Passengers	1,319,200	1,466,253	1,421,664	1,413,782	646,663	708,643	896,967	994,276	1,045,681	1,127,375
Free bus routes	8	8	8	8	8	8	8	8	8	8
Utility										
New taps issued	10	15	6	9	10	17	11	8	10	2

Source: City of Aspen departmental data
** 2019-2024 data revised from prior year figures (Building permits, Building inspections, Certificates of occupancy, Traffic citations, Carfax eCrash Report).*