ASPEN HISTORICAL SOCIETY

FINANCIAL STATEMENTS

December 31, 2025

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FINANCIAL STATEMENTS

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INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Board of Trustees
Aspen Historical Society
Aspen, Colorado

We have reviewed the accompanying financial statements of Aspen Historical Society (a nonprofit organization), which comprise the statement of financial position as of December 31, 2025, the related statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements
Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; 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.

Accountant's Responsibility
Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

We are required to be independent of Aspen Historical Society and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our review.

Accountant's Conclusion

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Reese Henry & Company, Inc.

Certified Public Accountants
Aspen, Colorado
July 17, 2026

ASPEN HISTORICAL SOCIETY
STATEMENT OF FINANCIAL POSITION
December 31, 2025

ASSETS		
Cash and Cash Equivalents	$	2,588,595
Inventory		6,574
Unrestricted Investments		1,310,893
Restricted Cash and Cash Equivalents		108,590
Restricted Investments		180,179
Prepaid Expenses		25,150
Property and Equipment, net		1,716,143
Development Costs		281,828
Construction in Progress		8,536
TOTAL ASSETS	**$**	**6,226,488**

LIABILITIES AND NET ASSETS		
LIABILITIES		
Accounts Payable	$	13,284
Accrued Expenses		41,393
Note Payable		161,214
TOTAL LIABILITIES		**215,891**
NET ASSETS		
Net Assets without Donor Restrictions		
Undesignated		4,382,450
Board Designated Endowments		1,339,378
Total Net Assets without Donor Restrictions		5,721,828
Net Assets with Donor Restrictions		
Purpose Restrictions		163,927
Perpetual in Nature		124,842
Total Net Assets with Donor Restrictions		288,769
TOTAL NET ASSETS		**6,010,597**
TOTAL LIABILITIES AND NET ASSETS	**$**	**6,226,488**

ASPEN HISTORICAL SOCIETY
STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2025

	Without Donor Restrictions	With Donor Restrictions	Total
REVENUES, GAINS AND OTHER SUPPORT			
Contributions	$ 343,556	$ 100,000	$ 443,556
Grants	1,632,394	91,900	1,724,294
In-Kind Contributions	19,848	19,255	39,103
Admissions	94,034	-	94,034
Sales, net	28,783	-	28,783
Investment Return, net	115,124	17,550	132,674
Interest Income	69,623	-	69,623
Net Assets Released From Restrictions:			
Satisfaction of Program Restrictions	405,274	(405,274)	-
TOTAL REVENUES, GAINS AND OTHER SUPPORT	**2,708,636**	**(176,569)**	**2,532,067**
EXPENSES			
Program Expenses	1,365,918	-	1,365,918
Supporting Services:			
General and Administration	276,305	-	276,305
Fundraising	282,992	-	282,992
Total Supporting Services	559,297	-	559,297
TOTAL EXPENSES	**1,925,215**	**-**	**1,925,215**
CHANGE IN NET ASSETS	**783,421**	**(176,569)**	**606,852**
NET ASSETS, Beginning	**4,938,407**	**465,338**	**5,403,745**
NET ASSETS, Ending	**$ 5,721,828**	**$ 288,769**	**$ 6,010,597**

ASPEN HISTORICAL SOCIETY
STATEMENT OF FUNCTIONAL EXPENSES
For the Year Ended December 31, 2025

		Supporting Services			
	Program Services	General and Administration	Fundraising	Cost of Goods Sold	Total
Salaries and Wages	$ 679,250	$ 154,876	$ 147,038	$ -	$ 981,164
Employee Benefits	72,532	16,538	15,701	-	104,771
Payroll Taxes	50,185	11,443	10,864	-	72,492
Accounting	-	46,311	-	-	46,311
Professional Services	14,674	14,674	91,325	-	120,673
Advertising and Promotion	49,366	-	1,962	-	51,328
Office Expenses	27,742	7,836	4,935	-	40,513
Information Technology	56,937	13,164	7,789	-	77,890
Occupancy	123,553	-	-	-	123,553
Depreciation	88,725	-	-	-	88,725
Insurance	44,450	4,939	-	-	49,389
Licenses and Fees	2,252	6,524	3,378	-	12,154
Museum Operations, Education, and Exhibits	141,086	-	-	-	141,086
Capital Campaign Graphic Design	9,500	-	-	-	9,500
Interest	5,666	-	-	-	5,666
Cost of Goods Sold	-	-	-	4,382	4,382
Total Expenses by Function	1,365,918	276,305	282,992	4,382	1,929,597
Less Expenses Included with Revenues on the Statement of Activities:					
Cost of Goods Sold	-	-	-	(4,382)	(4,382)
Total Expenses Included in the Expense Section of the Statement of Activities	**$ 1,365,918**	**$ 276,305**	**$ 282,992**	**$ -**	**$1,925,215**

See accompanying notes and independent accountant's review report.

ASPEN HISTORICAL SOCIETY
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES	
Change in Net Assets	$ 606,852
Adjustments to Reconcile Change in Net Assets to	
Net Cash and Cash Equivalents Provided by Operating Activities:	
Depreciation Expense	88,725
Unrealized Gain on Investments	(104,824)
Realized Gain on Sale of Investments	(5,766)
In-Kind Contributions of Property and Equipment	(12,000)
In-Kind Contributions of Development Costs	(19,255)
In-Kind Contributions of Construction in Progress	(1,897)
(Increase) Decrease in Assets:	
Inventory	(1,783)
Prepaid Expenses	4,642
Increase (Decrease) in Liabilities:	
Accounts Payable	(3,974)
Accrued Expenses	3,432
Customer Deposits	(6,752)
NET CASH PROVIDED BY OPERATING ACTIVITIES	**547,400**
CASH FLOWS FROM INVESTING ACTIVITIES	
Proceeds and Purchases of Investments, Net	(12,325)
Purchase of Property and Equipment	(4,688)
Payments for Development Costs	(48,000)
Payments for Construction in Progress	(6,639)
NET CASH USED IN INVESTING ACTIVITIES	**(71,652)**
CASH FLOWS FROM FINANCING ACTIVITIES	
Payments on Note Payable	(7,786)
NET CASH USED IN FINANCING ACTIVITIES	**(7,786)**
NET INCREASE IN CASH, RESTRICTED CASH AND CASH EQUIVALENTS	**467,962**
CASH, RESTRICTED CASH AND CASH EQUIVALENTS, Beginning	**2,229,223**
CASH, RESTRICTED CASH AND CASH EQUIVALENTS, Ending	**$ 2,697,185**
CASH AND CASH EQUIVALENTS	$ 2,588,595
RESTRICTED CASH AND CASH EQUIVALENTS	108,590
TOTAL CASH, RESTRICTED CASH AND CASH EQUIVALENTS	**$ 2,697,185**
SUPPLEMENTARY CASH FLOW DISCLOSURES:	
Interest Paid	$ 5,666

See accompanying notes and independent accountant's review report.

ASPEN HISTORICAL SOCIETY
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2025

1. ORGANIZATION AND PURPOSE

The Aspen Historical Society (the "Society") was incorporated in 1963 as a nonprofit organization under the laws of the State of Colorado. The Society brings together people interested in the history of the upper Roaring Fork Valley by discovering, collecting, and preserving materials that help illustrate or establish the history of the area. The Society has been granted an exemption from Federal income taxes under Section 501(c)(3) of the Internal Revenue Code and is classified as a publicly supported charity under Section 509(a)(1) of the Code.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

BASIS OF ACCOUNTING
The financial statements of the Society have been prepared in accordance with generally accepted accounting principles in the United States of America ("GAAP"). The significant accounting policies followed are described below to enhance the usefulness of the financial statements to the reader.

RECLASSIFICATION
Amounts totaling $30,330 classified as investments as of December 31, 2024, were reclassified to cash and cash equivalents to conform with current year presentation. This reclassification resulted in an increase of $30,330 to the previously reported balance of cash, restricted cash and cash equivalents at December 31, 2024, of $2,198,893, resulting in a beginning cash, restricted cash and cash equivalents balance on the accompanying statement of cash flows of $2,229,223. This reclassification had no effect on the previously reported change in net assets, but did increase the previously reported net increase in cash, restricted cash and cash equivalents.

USE OF ESTIMATES
Management uses estimates and assumptions in preparing the financial statements. Those estimates and assumptions affect the reported assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could differ from those estimates.

DATE OF MANAGEMENT'S REVIEW
Management has evaluated subsequent events through July 17, 2026, the date the financial statements were available to be issued.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

BASIS OF PRESENTATION

The Society is required to report information regarding its financial position and activities based on the existence or absence of donor or grantor-imposed restrictions. Accordingly, net assets and changes therein are classified and reported as follows:

> Net Assets without Donor Restrictions: Net assets available for use in general operations and not subject to donor or certain grantor restrictions. These net assets may be used at the discretion of the Society's management and the board of trustees. Net assets without donor restrictions include funds that have been designated as an endowment by the board of trustees.
>
> Net Assets with Donor Restrictions: Net assets subject to donor or certain grantor-imposed restrictions. Some donor-imposed restrictions are temporary in nature, such as those that will be met with the passage of time or other events specified by the donor. Other donor-imposed restrictions are perpetual in nature, where the donor stipulates that resources be maintained in perpetuity. The Society reports contributions restricted by donors as increases in net assets with donor restrictions if they are received with donor stipulations that limit the use of the donated assets. When a donor restriction expires, that is, when a stipulated time restriction ends or purpose restriction is accomplished, net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

CASH AND CASH EQUIVALENTS

Cash and cash equivalents include all cash held in deposits and highly liquid investments not held for resale with original maturities of three months or less. The Society has amounts on deposit at financial institutions that at times are not eligible for insurance coverage provided the U.S. Federal Deposit Insurance Corporation (FDIC). The Society has not experienced any losses in these accounts and believes there is no significant risk with respect to these deposits. As of December 31, 2025, the Society did not have any cash and cash equivalents in excess of FDIC coverage.

INVENTORY

Inventory consists of gift shop merchandise, photos and publications and is stated at lower of cost or net realizable value less selling costs.

INVESTMENTS

The Society carries investments in marketable debt and equity securities with readily determinable fair values. The Society records investment purchases at cost, or if donated, at fair value on the date of donation. Thereafter, investments are reported at their fair values in the statement of financial position. Net investment return is reported in the statement of activities and consists of interest and dividend income, realized and unrealized capital gains and losses, less direct investment management fees.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

FAIR VALUE MEASUREMENTS

The Society has categorized its applicable financial instruments into a required fair value hierarchy. The fair value hierarchy gives the highest priority to quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). If the inputs used to measure the financial instruments fall within different levels of the hierarchy, the categorization is based on the lowest level input that is significant to the fair value measurement of the instrument.

The three-tier hierarchy categorizes the inputs as follows: quoted market prices in active markets for identical assets and liabilities (Level 1); inputs other than quoted market prices that are observable for the asset or liability, either directly or indirectly (Level 2); and unobservable inputs for the asset or liability (Level 3).

As of and for the year ended December 31, 2025, the Society's assets and liabilities which were measured at fair value on a recurring basis and subject to the disclosure requirements of the fair value measurements and disclosures topic include only its investments, as described in Note 4 of these financial statements.

PROPERTY AND EQUIPMENT

Property and equipment additions over $2,500 are recorded at cost, or if donated, at fair value on the date of donation. Costs of maintenance and repairs that do not improve or extend the useful lives of the respective assets are expensed as incurred. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. Useful lives range from ten to thirty-nine years for buildings and improvements, and five to seven years for equipment and vehicles.

During the year ended December 31, 2025, the Society received a contribution of a vehicle with an estimated fair value of $12,000, which has been included in in-kind contributions on the statement of activities. Fair value was determined using a sales comparison approach, also known as the market method. This valuation technique analyzes recent sales and prices of comparable vehicles. Adjustments are then made taking into consideration the age, condition, features, model, and accessories of the vehicle.

DEVELOPMENT COSTS

Various planning costs (architect fees, planning fees, etc.) related to the construction of a ski museum have been incurred. The Society has selected a site for the ski museum and intends to build a museum in the future. When the projects are completed, these costs will be placed into service and recognized as building costs.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

CONSTRUCTION IN PROGRESS

Construction in progress represents costs incurred for capital improvement projects that are not yet substantially complete and ready for their intended use. Construction in progress is not depreciated until the associated asset is substantially complete and placed into service. Upon completion, the total accumulated costs will be reclassified to buildings and improvements and depreciated over its estimated useful life.

DONATED HISTORICAL ITEMS

The Society does not capitalize donated historical items or recognize them as revenues or gains. Donations of historical items are added to collections that are held for public exhibition, education, or research in furtherance of public service rather than financial gain; are protected, kept unencumbered, cared for, and preserved; and are subject to a policy that requires the proceeds from sales of collection items to be used to acquire other items for collections.

CONTRIBUTIONS AND GRANTS

Contributions and grants are recognized when cash, securities, other assets, an unconditional promise to give, or notification of a beneficial interest is received. Conditional contributions and grants, that is, those with a measurable performance or other barrier, and a right of return, are not recognized until the conditions on which they depend have been substantially met. Payments received in advance under cost-reimbursable grant contracts are deferred to the applicable period in which the related expenditures are incurred.

DONATED SERVICES

Donated services are recognized as contributions if the services (a) create or enhance nonfinancial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Society. Volunteers provide a variety of services throughout the year that are not recognized as contributions in the financial statements since the recognition criteria were not met. The Society values these items as either face value or fair value on the date received depending on the nature of the item. The value of donated services received during the year ended December 31, 2025 was $27,103, which is included in in-kind contributions on the statement of activities. Of this amount, $21,152 was capitalized as development costs and construction in progress.

ADMISSIONS

Admissions revenue consists of fees charged for the use of the Society’s archives and grounds, and the provision of tours and events.

ADVERTISING

The Society expenses advertising costs as incurred. Advertising expenses totaled $51,328 for the year ended December 31, 2025.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

INCOME TAXES

The Society is organized as a Colorado nonprofit corporation and has been recognized by the IRS as exempt from Federal income taxes under Internal Revenue Code Section 509(a)(1) as an organization described in IRS Section 501(c)(3) and qualifies for the charitable contribution deduction under Code Section 170(b)(1)(A)(vi) and has been determined to not be a private foundation under Code Sections 509(a)(1) and (3). The Society is annually required to file a Return of Organization Exempt from Income Tax (Form 990) with the IRS. In addition, the Society is subject to income tax on net income that is derived from business activities that are unrelated to their exempt purpose. The Society has determined that it has no activities unrelated to its exempt purpose.

FUNCTIONAL ALLOCATION OF EXPENSES

The cost of program and supporting services activities have been summarized on a functional basis in the statement of activities. The statement of functional expenses presents the natural classification detail of expenses by function. Accordingly, certain costs have been allocated among the programs and supporting services benefited. The financial statements report certain categories of expenses that are attributed to more than one program or supporting function. Therefore, expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include salaries and wages, employee benefits, payroll taxes, and professional services, which are allocated based on estimates of time and effort. Additional allocated expenses include advertising and promotion, office expenses, information technology, insurance, and licenses and fees, all of which are allocated based on estimates of actual usage, and time and effort of the underlying services.

3. LIQUIDITY AND AVAILABILITY OF RESOURCES

Financial assets available for general expenditure, that is, without donor or other restrictions limiting their use, within one year of the balance sheet, comprise the following:

Cash and Cash Equivalents	$ 2,588,595
Unrestricted Investments	1,310,893
Total assets available for general expenditures	$ 3,899,488

As part of the Society’s liquidity management, it has a policy to structure its financial assets to be available as its general expenditures, liabilities, and other obligations come due. The Society has a goal to maintain financial assets, which consist of cash on hand to meet 90 days of minimal operating expenses. Although the Society does not intend to spend from its board designated funds, the funds could be made available if necessary.

4. INVESTMENTS

The Society's investments are all valued using Level 1 inputs of the fair value hierarchy described in Note 2. The following is a summary of investments as of December 31, 2025:

Equities	$ 610,665
Exchange Traded Funds	664,076
Bond Funds	100,027
Fixed Income	116,304
	$ 1,491,072

Net investment return is summarized as follows for the year ended December 31, 2025:

Interest and Dividend Income	$ 35,015
Realized Gain	5,766
Unrealized Gain	104,824
Investment Management Fees	(12,931)
Investment Return, Net	$ 132,674

5. ENDOWMENT

The Society's endowment consists of funds established for a variety of purposes. Its endowment includes both donor-restricted funds and funds designated by the Board of Trustees (the "Board") to function as endowments. As required by generally accepted accounting principles, net assets associated with endowments are classified and reported based on the existence or absence of donor-imposed restrictions.

The Board of the Society has not adopted the Uniform Prudent Management of Institutional Funds Act (UPMIFA). Though they have not adopted this Act, the Board classifies as permanently restricted net assets (a) the original value of gifts donated to the permanent endowment, (b) the original value of subsequent gifts to the permanent endowment, and (c) accumulations to the permanent endowment made in accordance with the direction of the applicable donor gift instrument at the time the accumulation is added to the fund. The remaining portion of the donor-restricted endowment fund that is not required to be held in perpetuity is classified as net assets with donor restrictions, temporary in nature.

The expendable investment return earned from the corpus, which includes interest and dividends, and realized and unrealized gains, net of administrative fees, is included in the net assets with donor restrictions, temporary in nature, and is reported as net assets released from restrictions as the funds are spent. The Society is committed to preserving the corpus of its endowment.

5. ENDOWMENT (CONTINUED)

The Society has a formal investment policy that was approved by the Board. The policy was set to provide long-term financial stability of the Society's assets. It requires the use of an investment manager to manage the portfolio and annually review the policy and outcome with the Board. Endowment assets are invested in a well-diversified asset mix which includes equities and bonds to result in a consistent inflation-protected rate of return that has sufficient liquidity to make an annual distribution that would approximate the annual earnings without invading corpus. Investment assets and allocation between asset classes and strategies are managed to not expose the fund to unacceptable levels of risk. The Society's spending policy is to only spend earnings and not invade corpus.

From time to time, certain donor-restricted endowment funds may have fair values less than the amount required to be maintained by donors or by law (underwater endowments). The Society has interpreted UPMIFA to permit spending from underwater endowments in accordance with prudent measures required under law. As of December 31, 2025, there were no underwater endowments.

The endowment's composition by type of fund as of December 31, 2025 is as follows:

	Net Assets without Donor Restrictions	Net Assets with Donor Restrictions	Total Endowment Funds
Donor-restricted endowment funds			
Original donor-restricted gift amount and amounts required to be maintained in perpetuity by donor	$ -	$ 124,842	$ 124,842
Accumulated Investment Gains	-	66,941	66,941
Board endowment funds - Ruth Whyte	983,863	-	983,863
Board endowment funds - Other	355,515	-	355,515
Total Endowment Funds	$ 1,339,378	$ 191,783	$ 1,531,161

Changes in the endowment net assets during the year ended December 31, 2025, are as follows:

	Net Assets without Donor Restrictions	Net Assets with Donor Restrictions	Total Endowment Funds
Endowment Net Assets, beginning of year	$ 1,224,254	$ 174,233	$ 1,398,487
Investment Return, net	115,124	17,550	132,674
Endowment Net Assets, end of year	$ 1,339,378	$ 191,783	$ 1,531,161

5. ENDOWMENT (CONTINUED)

The Ruth Whyte board designated endowment fund relates to the following: a donor gifted a residence to the Society, which was sold and the proceeds of which were designated to renovate the Wheeler Stallard Museum. After completion of the renovation, the board approved the designation of the remaining funds to be used for maintaining the museum and the Society's property.

The other board designated endowment fund relates to invested funds that the Board has designated to act as a reserve.

6. PROPERTY AND EQUIPMENT

As of December 31, 2025, property and equipment consists of the following:

Land, Buildings and Improvements	$ 3,349,341
Furniture and Fixtures	82,279
Equipment	38,792
Vehicles	39,010
	3,509,422
Less Accumulated Depreciation	(1,793,279)
Total Land, Buildings and Equipment, net	$1,716,143

Depreciation expense was $88,725 for the year ended December 31, 2025.

7. NOTE PAYABLE

On May 18, 2016, the Society signed a loan agreement with a bank for the purchase of warehouse space. On May 1, 2021, the note was amended with monthly payments of $1,121, including interest at a fixed rate of 3.38%, maturing in May 2026 with a final balloon payment. The note may be prepaid in full or in part at any time without indemnity. The balance of the note payable at December 31, 2025 was $161,214. The balance of the note payable was paid in full in May 2026.

8. NET ASSETS WITH DONOR RESTRICTIONS

Net assets with donor restrictions for a specific purpose consist of the following as of December 31, 2025:

Ashcroft - Jail Relocation	$ 63,468
Hodges - Parlor Room	50,183
Capital Campaign - Lift One Museum	30,918
Bridge to the Future (Apex)	16,758
Collections	2,600
	$ 163,927

8. NET ASSETS WITH DONOR RESTRICTIONS (CONTINUED)

Net assets to be held in perpetuity consist of the following as of December 31, 2025:

Hodges - Parlor Room	$ 99,842
Bridge to the Future (Apex)	25,000
	$ 124,842

9. SALES

Sales income consists of gift shop, photo and publication sales. For the year ended December 31, 2025, gross sales income was $33,165 and was reported net of $4,382 of expenses.

10. DEFINED CONTRIBUTION PLAN

The Society has adopted a 403(b) retirement plan covering all full-time employees. After one full year of employment, the Society will begin to contribute to the employee's individual retirement plan at the rate of 2% of the employee's salary. In addition to the 2% automatic contribution, the Society will match employee contributions up to 4% of the employee's salary. The maximum amount the Society will pay into the individual 403(b) retirement plan is 6% of applicable employees' salaries. Contributions to the plan for the year ended December 31, 2025 were $30,445.

11. CONCENTRATIONS

The Society received 90% of its grant revenue from one grantor during the year ended December 31, 2025.

The Society received 21% of its contribution revenue from one donor during the year ended December 31, 2025.