Big Sky Resort Area District
11 Lone Peak Drive #204
PO Box 160661
Big Sky, MT 59716
www.resorttax.org
info@resorttax.org
406.995.3234

Board Meeting Agenda

November 13, 2025 | 8:45 am

November's Board meeting will be held on Thursday, November 13, at 8:45 am at the Resort Tax office (11 Lone Peak Drive, Suite #204) and through Zoom.
Join this meeting here: https://us02web.zoom.us/j/81826961371

I. Open Meeting

- A. Roll Call — 8:45 am
- B. Public Comment
- C. Consent Agenda: *Action* — 8:50 am
  1. Approval of Minutes: September 10, September 18, and October 8
  2. Finance Report: August & September
- D. Regular Agenda
  1. Old Business
     - a. Wellness District Update: Discussion — 8:55 am
     - b. Ordinance 98-01 Amendment Second Reading: *Action* — 9:00 am
     - c. Ordinance 2008-01 Amendment Second Reading: *Action* — 9:05 am
     - d. Resolution 2025-08R-FY26 Awards: *Action* — 9:10 am
  2. New Business
     - a. FY25 Audit: *Action* — 9:15 am
     - b. Resolution 2025-09R-Authorizing Interfund Transfer: *Action* — 9:25 am
     - c. BSCHT Cold Smoke Bond Grant Agreement: *Action* — 9:30 am
     - d. Resolution 2025-10R-Cold Smoke Critical Water Infrastructure Funding*: Action* — 9:35 am
     - e. BSWSD Planning Overview: *Discussion* — 9:45 am
     - f. MDT Winter Road Maintenance Plan: *Discussion* — 10:15 am
     - g. VBS Seasonal Outlook: *Discussion* — 10:25 am
     - h. FY26 Budget Amendment-Microgrant: *Action* — 10:45 am
     - i. Microgrant-Updated Big Sky Child Care Report: *Action* — 10:50 am
     - j. Microgrant-MT 64 Youth Hockey Program Funding: *Action* — 10:55 am
     - k. Microgrant-Sustainable Access to Beehive Basin: *Action* — 11:00 am
     - l. Microgrant-Navigator Network: *Action* — 11:05 am
     - m. Microgrant-MDT Housing Support: *Action* — 11:10 am
- E. Public Comment — 11:15 am

Please note that all listed times are estimates; we encourage participants to attend for the duration of the meeting.

BSRAD BOARD & STAFF: Sarah Blechta | Kevin Germain | Michelle Kendziorski | Grace Young | John Zirkle | Daniel Bierschwale | Jenny Christensen | Kristin Drain | Tammy Estensen | Jackie Haines

All Board Meetings are recorded. Please visit resorttax.org for more information.
Materials for this meeting, once available, can be found under "Upcoming Events" on the District website.

THANK YOU SO MUCH!

From Morningstar Learning Center

Dear BSRAD Board and Staff,

We are incredibly grateful for your continued belief in our mission and for the support you provide to MLC and so many organizations across our community. Your generous allocation this cycle allows us to continue our vital Tuition Assistance Program, helping our hard-working families quality care and education, and ensuring our dedicated teachers earn a livable wage for the invaluable work they do each day.

Thank you for all you do to strengthen Big Sky. Your partnership truly makes a difference and we are deeply appreciative.

Sincerely,
The MLC Team

BIG SKY RESORT AREA DISTRICT
11 LONE PEAK DRIVE NO. 204
BIG SKY, MONTANA

MINUTES OF THE BOARD OF DIRECTORS MEETING
SEPTEMBER 10, 2025, 9:00 A.M.

MEMBERS:

Sarah Blechta	Chair
Grace Young	Secretary and Treasurer
Michelle Kendziorski	Director

STAFF:

Daniel Bierschwale	Executive Director
Jackie Haines	Director of Economic and Strategic Development
Kristin Drain	Finance and Compliance Director
Tammy Estensen	Communications and Community Engagement Director
Jenny Christensen	Deputy Director
Kim Beatty	Legal Counsel (via teleconference)
Bridget Ekstrom	Public Finance Banker, D. A. Davidson (via teleconference)
Courtney Ellis	Bond Counsel, Dorsey and Whitney (via teleconference)

ABSENT:

John Zirkle	Vice Chair
Kevin Germain	Director

Minutes prepared by Larissa Cherry of Minutes Solutions Inc. from a recording.

1. CALL TO ORDER

There being a quorum present, and adequate and proper notice of the meeting having been given, the meeting was called to order at 9:00 a.m.

2. PUBLIC COMMENT

Mariel Butan, Co-chair, Coordinating Council of Big Sky (CCBS), provided an update that the Pizza with a Purpose event will be held during Community Week, on October 9, 2025. The focus will be on the Wellness District.

3. CONSENT AGENDA

On a motion made by Michelle Kendziorski, seconded by Grace Young, it was resolved to approve the consent agenda as presented. Motion carried.

Grace Young provided a brief finance update. The fiscal year 2025 audit has commenced, and the results will be presented in November, 2025. The operating account and investment account are doing well. She requested the Board's opinion and approval on consolidating finances with DA Davidson, with whom there is an existing, positive relationship. The Board agreed to consolidate and will put an item on the agenda to this effect for a motion at the next meeting.

4. OLD BUSINESS

4.1 Subcommittee Updates

4.1.1 Grants

Jenny Christensen reported that 29 project applications were received, for a total of just over $6.3 million in requests. Board review has commenced, and the projects will be added as agenda items to Board meetings held in October 2025.

Daniel Bierschwale reported that two requests for grant increases could not be accepted because the requests came in after the acceptance period was closed.

4.1.2 Incorporation Exploration

The project team is working on the draft report, the subcommittee will meet next month, and the final report will be presented on November 18, 2025, at The Wilson Hotel.

4.1.3 Legislative

Jackie Haines reported that on September 14 and 15, 2025, Big Sky will host legislators. The goal is to build relationships with the legislators and familiarize them with Big Sky's projects and values. Preparations for the upcoming year are ongoing, including involvement in the statewide sales tax conversations, which could have an impact on communities with resort tax.

4.1.4 SB260 Implementation

The team is focused on getting petition signatures from Gallatin County residents, with a goal to receive 400 signatures, which is 20% more than required and has received 133 signatures so far. There is a need for Community Members interested in running for both boards (Gallatin and Madison counties)

Madison County partners agreed to work toward an agreement with County Commissioners. County Commissioners will meet in the afternoon of September 10, 2025, to discuss this.

Grace and Michelle have been appointed to serve on the SB260 committee, and Danny and Jenny are supporting the School District's efforts. The first meeting of the joint committee is set for September 11, 2025.

4.2 Subcommittee Assignments

On a motion made by Michelle Kendziorski, and seconded by Grace Young, it was resolved to approve BSRAD Subcommittee (Option 1), as presented. Motion carried.

On a motion made by Michelle Kendziorski, seconded by Grace Young, it was resolved to approve staff recommendations for subcommittee members. Motion carried.

Daniel Bierschwale explained that there are 11 subcommittees and a proposal to organize and consolidate the structure of the committees. There are two options for reorganization of the subcommittees. The first option is to consolidate the existing subcommittees.

The subcommittees will be consolidated as follows and run by the Board Members as listed below:

- Community Investments – John Zirkle and Michelle Kendziorski
- Elections & Community Engagement – Sarah Blechta and Michelle Kendziorski
- Finance & Operations – Grace Young and John Zirkle
- Government Relations – John Zirkle and Kevin Germain
- Properties & Facilities – Sarah Blechta and Grace Young
- Incorporation Exploration – Sarah Blechta
- SB 260 Implementation – Michelle Kendziorski and Grace Young

4.3 BSCO Community Park Renovation Bond Grant Agreement

On a motion made by Grace Young, seconded by Michelle Kendziorski, it was resolved to approve the Grant Agreement with the BSCO, substantiating the form provided to the Board with such changes as may be approved by the finance and operations subcommittee and to authorize and direct the Executive Director to execute the agreement, once finalized. Motion carried.

Daniel Bierschwale and Courtney Ellis gave a brief summary of the draft Community Park Renovation Bond Grant Agreement. After discussion with the BSCO, they adjusted the agreement as follows:

- Section 3 – The language was changed to identify types of appropriate expenses.
- Section 4C – The phase "sole discretion" was changed to "reasonable discretion".
- Section 17 – An affirmative obligation of the District was added, to use commercially reasonable efforts to sell and issue the bonds by October, 2025. In addition, "in good faith" was added to the end of the phrase "the District and the Contractor will meet..."

4.4 Bylaw Revision Draft:

Daniel Bierschwale outlined the changes made to the draft bylaws. The Board did not have any comments. This item will be made into an action item for the November meeting.

4.5 Lone Peak Film Festival Contract Amendment

On a motion made by Michelle Kendziorski, seconded by Grace Young, it was resolved to approve the amendment to the Lone Peak Film Festival Contract, as presented. Motion carried.

5. NEW BUSINESS

5.1 Ordinance 98-01 Amendment First Reading

On a motion made by Grace Young, seconded by Michelle Kendziorski, it was resolved to approve the first reading of the amendment made to Ordinance 98-01. Motion carried.

5.2 Ordinance 2008-01 Amendment First Reading

On a motion made by Michelle Kendziorski, seconded by Grace Young, it was resolved to approve the first reading of the amendment made to Ordinance 2008-01. Motion carried.

5.3 Microgrant-Support of a Tourism Improvement District

On a motion made by Grace Young, seconded by Michelle Kendziorski, it was resolved to approve the financial support of the Tourism Improvement District for Big Sky in the amount of $25,000, and that the grant will be reimbursed within 12 months of the formation of the District. Motion carried.

Brad Niva briefly outlined the project, which involves a request to cover legal funds to establish two Tourism Improvement Districts. The aim is to have the Districts up and running by the summer of 2026.

5.4 Community Week 2025 Schedule

Jenny Christensen gave an overview of the events taking place during Community Week, October 6-10.

6. PUBLIC COMMENT

There was no public comment.

7. NEXT MEETING

The date of the next Board meeting is to be decided.

8. ADJOURNMENT

On a motion duly made and carried, it was agreed that there was no further business to transact; the meeting closed at 10:00 a.m.

DISCLAIMER

The above document should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.

Respectfully submitted,

_____

Grace Young, Secretary and Treasurer

BIG SKY RESORT AREA DISTRICT
11 LONE PEAK DRIVE NO. 204
BIG SKY, MONTANA

MINUTES OF THE BOARD OF DIRECTORS MEETING
SEPTEMBER 18, 2025, 8:30 A.M.

MEMBERS:

Sarah Blechta	Chair
John Zirkle	Vice Chair
Grace Young	Secretary and Treasurer
Kevin Germain	Director
Michelle Kendziorski	Director

STAFF:

Daniel Bierschwale	Executive Director
Kristin Drain	Finance and Compliance Director
Jenny Christensen	Deputy Director
Kim Beatty	Legal Counsel (via teleconference)

1. CALL TO ORDER

There being a quorum present, and adequate and proper notice of the meeting having been given, the meeting was called to order at 8:30 a.m.

2. PUBLIC COMMENT

No public comment for items not on the agenda.

3. OLD BUSINESS

3.1 Finance & Investment Strategy

Daniel Bierschwale and Grace Young gave an overview of the Finance & Investment Strategy and asked for the authority for the Chair and the Treasurer to move money into different accounts.

Kevin Germain encouraged them to work with local banks as much as possible.

On a motion made by Kevin Germain, and seconded by John Zirkle, it was resolved that the Chair and the Treasurer have the authority to move money into different accounts. Motion carried.

4. PUBLIC COMMENT

There was no public comment.

5. ADJOURNMENT

On a motion duly made and carried, it was agreed that there was no further business to transact; the meeting closed.

Respectfully submitted,

_____
Grace Young, Secretary and Treasurer

BIG SKY RESORT AREA DISTRICT
11 LONE PEAK DRIVE NO. 204
BIG SKY, MONTANA

MINUTES OF THE BSRAD/JOINT COUNTY COMMISSION MEETING
OCTOBER 8, 2025, 9:00 A.M.

MEMBERS:

Sarah Blechta	Big Sky Area Resort District Board Member (via teleconference)
Grace Young	Big Sky Area Resort District Board Member
Michelle Kendziorski	Big Sky Area Resort District Board Member
John Zirkle	Big Sky Area Resort District Board Member
Jennifer Boyer	Gallatin County Commissioner
Zach Brown	Gallatin County Commissioner
Scott MacFarlane	Gallatin County Commissioner
Bill Todd	Madison County Commissioner
Duke Gilman	Madison County Commissioner
Ron Nye	Madison County Commissioner

Minutes prepared by Bethany Young of Minutes Solutions Inc. from a recording

1. CALL TO ORDER

There being a quorum present, and adequate and proper notice of the meeting having been given, the meeting was called to order at 9:00 a.m.

2. PUBLIC COMMENT

Kristin Gardner, CEO of the Gallatin River Task Force, thanked the Gallatin and Madison County Commissioners for supporting the latest legislation to designate the Gallatin River and Madison River as wild and scenic. The Task Force would appreciate endorsements for the Greater Yellowstone Recreation Enhancement and Tourism Act to help get the legislation passed during this congressional session.

Shannon Brennan of the Morningstar Learning Center thanked BSRAD and other sponsors for their support. She reported they are celebrating an average teacher tenure of four years, offering care to children as young as three months old, focusing on providing a scholar program and professional development to staff, and reopening on Fridays. The BSRAD support has allowed them to fulfill their mission of providing excellent and affordable early childhood education to serve and strengthen the Big Sky community.

Lydia Pulley, resident of the Beehive area, expressed concern for the safety and inadequate infrastructure support for the high number of people using the Beehive area trails. She thanked the County Commissioners and organizations that have already come together to discuss how the area can be improved. She looks forward to determining how the issues can be addressed.

Jackie Haines, Big Sky Resort Area District, stated that state legislators visited two weeks ago. Demystifying Big Sky was the topic of the visit, focusing on building relationships with the legislators and helping them understand the Big Sky area, workforce, and projects. She highlighted new property tax value information from slides presented to the state legislators, specifically the increased shift of statewide taxable values in the BSRAD area.

3. OLD BUSINESS

3.1 Local Government Study Commission

Brian Conklin, a member of the Madison County Study Commission, reviewed the purpose of the local government study commission. He highlighted the fact that there are no self-governing powers under the current form of government, which restricts local government to only measures allowed by the state government. Self-governing powers provide more problem-solving tools for regulations and services by allowing anything not prohibited by state law.

Brian Conklin presented areas of consideration for local government customization. He outlined the Madison County study commission steps leading to a potential ballot item in November 2026. He encouraged residents to take a survey on the Madison County Study website at https://madisoncostudycommission.my.canva.site/

Jackie Haines, a member of the Gallatin County Study Commission, provided an update on the study commission's activities. She encouraged residents to attend a November 12, 2025, listening session in Big Sky and to send direct comments to sc@gallatinmt.gov.

The floor was opened for public comments and the following questions were asked and answered:

- What is the time frame for a plan to go on the ballot?
- What were the recommended changes for Gallatin County that were not passed in 1996?
- Review what has been learned about the number of commissioners, for example three versus five.

3.2 Final Park Renovation Bond Resolution

On a motion made by Grace Young, seconded by Michelle Kendziorski, it was resolved to adopt the final park renovation bond resolution. Motion carried.

Courtney Ellis, Bond Counsel at Dorsey and Whitney, provided a high-level overview of the resolutions structure and terms. Bridget Ekstrom, Public Finance Banker at D. A. Davidson, explained that by taking a bank qualified loan for under $10 million in a calendar year, they were able to secure a lower rate, saving $830,000.

4. NEW BUSINESS

4.1 Gallatin County Sheriff's Office Location

Zach Brown explained that the sheriff's office would be moving the sheriff offices to renovated office space on the BSRAD property at the intersection of US-191 and MT-64. Nathan Kamerman, Undersheriff of Gallatin County, highlighted the benefits of the new location, including proximity to the highway and the potential to grow in the larger space.

4.2 Highway 64 Speed Study Request

Bill Todd led a discussion regarding past speed studies that may have been conducted on MT-64 by the resort at any time, hoping to avoid duplicating efforts. David Kack, who works with the Western Transportation Institute and was involved with the TIGER grant, reported that a

speed study was done when the left turn lane was created; however, it involved a limited stretch of highway. He indicated it would be worth studying again. Commissioner Brown noted that MDT priorities do not always align with the county and that community advocacy and engagement is needed to encourage MDT action.

4.3 Gallatin County Zoning Reform

Jennifer Boyer reviewed the process that led to the Commissioners' decision to leave the current 22 districts in place and work to establish and reform zoning in high-growth areas. While no official lines have been drawn, the growth area focused reform will encompass areas such as Four Corners and Gallatin Gateway, where there is development pressure near existing services and infrastructure. She also noted there will be targeted outreach for rural engagement to identify their concerns and comfort levels for future land use. She encouraged residents to attend the October 21, 2025, Gallatin County Commission meeting to comment on the plan. Zach Brown emphasized that there were no plans to change the Big Sky zoning district that has been in place for over 40 years.

The floor was opened for public comments and the following question was asked and answered:

- Will all districts come under the new Montana Land Use Plan (MLUPA) process, or will the existing districts be left outside of MLUPA and others be put under MLUPA?

4.4 FY26 & FY27 BSRAD Interlocal Government Grants

4.4.1 Gallatin Canyon County Water and Sewer District (GCCWSD)

On a motion made by Sarah Blechta, seconded by Grace Young, it was resolved to approve the intergovernmental grant request for the Gallatin Canyon County Water and Sewer District for FY26 and FY27. Motion carried.

Mace Mangold, Vice President of Infrastructure at WGM Group, provided a status update on the GCCWSD and explained the need for additional funding to continue operations support to keep the district advancing in a progressive direction.

A Board discussion took place:

Sarah Blectha expressed concern that despite the community's commitment to water and sewer, efforts to continue the project to protect the Gallatin River will not be enough without assistance from Gallatin County and the state.

Grace Young noted that last year's wastewater challenge and infrastructure efficiency build a case for broader funding needs.

John Zirkle shared a timeline for feasibility and ballot measures if the project is to stay on track.

The floor was opened for public comments and the following question was asked and answered:

- Is this primarily a sewer issue or also supplying water to Gallatin County Canyon?

4.4.2 Firelight Meadows Water and Sewer District (FMWSD)

On a motion made by Grace Young, seconded by Michelle Kendziorski, it was resolved to approve the intergovernmental grant request for the Firelight Meadows Water and Sewer District for FY26 and FY27. Motion carried.

Becky Brockie, Vice Chair of FMWSD, reviewed the request for funding which will support the assessment of aging infrastructure and the development of a preliminary engineering report needed to qualify for state and federal grants. She noted the project will advance DEQ compliance and ultimately protect the Gallatin River.

The floor was opened for public comments and the following comments were made:

- A Firelight resident supported the scientific basis of the request and stated that there is not time to wait for continued degradation of the system. The project has widespread support and the whole community whose livelihood depends on the Gallatin River benefits from clean water.

- Support was given for the project the Firelight residents have been working on for over a decade to make the water and sewer systems better for everyone and the rivers.

- The septic plume from Firelight Meadows goes towards the public drinking water system. This project would be a benefit to the award-winning public water system.

- The entire Firelight Meadows community has supported this project in two elections. Since water does not respect district lines, this is also an entire Big Sky community problem.

- Without the grant, the costs faced would be passed on to the tenants in Firelight, putting even more pressure on the affordability of workforce housing. Supporting the grant would protect waterways, continue to stabilize housing, and keep Big Sky livable for year-round residents.

4.5 Gallatin County Commission Statement on the GCCWSD

Zach Brown explained why the Gallatin County Commission decided not to support the Targeted Economic Development District (TEDD) proposal for the GCCWSD. He noted the County has already contributed $1.5 million to the project. After speaking with representatives of Dorsey and Whitney, WGM Group, and BSRAD regarding what a TEDD would look like, the Gallatin County Commission is not committed at this time to pursuing a fully fledged economic development program. The Commissioners do not believe Gallatin County voters and taxpayers would support the County government financially incentivizing new development. They felt the developers of the Quarry, with resources from BSRAD, the GCCWSD, and corporate landowners in the district, could achieve the level of financing and bonding required on their own. They were not convinced the project would substantially solve the nitrogen plume problem. The Commissioners were concerned that new property tax legislation passed in 2025 would reduce the amount of tax collections to fund existing county operations. The legislation could further limit future taxable value, potentially causing constraints on maintaining services and serving growth within very limited taxation authority and strained budgets. However, they do support the project and welcome more discussion in the future.

The Board commented on the statement:

Sarah Blectha noted that water is not an electability issue but a water quality issue. The river needs to be protected in any way possible. If Gallatin County does not support a TED District, then BSRAD, Gallatin County, and the state need to find a way to work together to continue the project that the community voted to support.

John Zirkle noted the challenge BSRAD faces with $60 million recently approved for workforce housing and park renovations. Mace Mangold was encouraged to continue to seek meaningful funding. The conversations should continue in order to find solutions to the gap in funding without a TEDD.

5. BIG SKY TRANSPORTATION DISTRICT GROWTH

Darren Brugmann, Executive Director of the Big Sky Transportation District (BSTD), reviewed the history and purpose of the BSTD. He identified the five member Board, provided an overview of the five-year strategic plan, outlined services offered, and provided ridership data. He presented their future service approach encompassing their infrastructure, capital, and enhanced services needs, and the budgetary needs to support the plans. He explained the BSTD is seeking dedicated funding sources and exploring revenue options. He indicated the BSTD plans to review their bylaws, investigate service integration with the Gallatin Valley Urban Transportation District, and pursue interlocal agreements and a mill levy.

The floor was opened for public comments and questions. The following comments were given:

- Support was expressed for the transportation services that allow workers to enjoy the area. The BSTD was encouraged to focus on the fact that the services are used mostly by workers as they move forward with any expansions or modifications of the service. The BSTD was encouraged to work with local private transportation companies that already exist to develop creative solutions to solve problems since they understand the needs and want to help.

- The exploration of electronic fare technology is an exciting step forward.

6. PUBLIC COMMENT

Sarah Blectha, as a Gallatin County resident, encouraged residents in the Gallatin County portion of Big Sky to sign the petition to allow a vote on the creation of a wellness district. The petition does not create the district but opens the door for future discussion and ensures the decision rests within the community. Establishing a wellness district in Gallatin County, in collaboration with Madison County's existing efforts, would bring much needed resources and funding to Big Sky to address critical issues such as mental health, social services, and food security.

Heather Morris, a Madison County resident in the Big Sky area, encouraged other dual citizens to pay attention to the hearing on October 14, 2025, in Madison County regarding the Madison County Hospital District. The hope is that a resolution will be reached so that Madison County can form its own wellness district.

Ciara Wolfe, Vice President of Philanthropy for the Yellowstone Club Community Foundation, thanked the Gallatin County Commissioners for their critical $1.5 million grant to Lighthouse Ranch. Residents were encouraged to learn about and support the Lighthouse Ranch that was created to address the youth mental health crisis.
David O'Connor, Coordinating Council of Big Sky, explained the Coordinating Council is a group of leaders from different non-profits, special districts, and groups receiving funding that

gather monthly to inform BSRAD and philanthropic funders of the communities' needs in order to help guide funding. The Council is hosting a Pizza with a Purpose event on October 9, 2025, as a forum to discuss behavioral health and wellness, and a high school student-driven youth forum in mid-December 2025.

Madeleine Feher, CEO of the Big Sky Community Organization (BSCO), provided a brief update on the park renovation that is on schedule thanks to grant funding from BSRAD that allowed work to continue until bond funding is available. In August 2025, the racquet courts opened, work on the athletic fields began, and renovations were completed on the former tennis club building now referred to as the courthouse. Funding has also been secured for bathrooms on the new community campus.

Holly Coltea, Executive Director of the Big Sky Homeowner's Association and President of the PTO at Big Sky High School, thanked the Commissioners for their attendance and Darren Brugmann for his transit district work. HOA and parent survey results show transportation, congestion, safety of children, and the nature of future development are common concerns among Big Sky residents. Since the US-101/MT-64 improvement will take years, she supports the solutions proposed by Darren Brugmann to address the predicted population increases and limited road capacities. Creative solutions for transportation, traffic, and congestion are going to be needed in the next five-to-ten years. While the costs are high, the community was encouraged to come together to support these solutions.

7. ADJOURNMENT

The meeting closed at 11:15 a.m.

DISCLAIMER

The above minutes should be used as a summary of the motions passed and issues discussed at the meeting. This document shall not be considered a verbatim copy of every word spoken at the meeting.

Respectfully submitted,

_____

Grace Young, Secretary and Treasurer

Accountant's Summary
Month Ended August 31, 2025

Balance Sheet

- The employee housing property purchase closed in August. Therefore, the fixed assets increased by approx. $620,000.
- No other significant or unusual changes to address.

Profit & Loss

- Instead of presenting the Profit & Loss by class, the Corner Lot income and expenses are presented vertically on the Profit & Loss report. The presentation was updated given the small number of transactions attributable to the Corner Lot. The updated presentation still allows the reader to identify Corner Lot related activity.
- As noted in the Balance Sheet section above, the employee housing purchase closed in August. Typically, fixed assets are not recorded on both the balance sheet and income statement. However, we reported the cash outflow on the income statement for year-end tracking purposes for Governmental Accounting purposes. The cash outflow is presented within the special projects account.
- The total budgeted expenditures for FY26 are $3,068,180 (including special projects) and $810,000 (26%) of the budget was expended as of August 31, 2025. The $810,000 amount does not include appropriations or capital outlay associated with the new building since these were not included in the budgeted amount.

BIG SKY RESORT AREA DISTRICT

Balance Sheet

As of August 31, 2025

	TOTAL	
	AS OF AUG 31, 2025	AS OF JUL 31, 2025 (PP)
ASSETS		
Current Assets		
Bank Accounts		
10000 Funds Available		
10100 Reserved Funds	-14,662,250.92	-12,544,506.19
10120 FSB-Checking #80073430	250,000.00	247,053.06
10121 FSB - Repurchase Checking	19,936,569.92	19,112,189.54
10125 FSB - Disbursements #1336	2,576.33	10,818.74
10140 FSB-MM #80073422 - .19	119,732.53	112,375.93
10160 Petty Cash	200.00	200.00
10170 STIP	12,659.32	12,611.40
10180 DA Davidson - #65611532 Operating	6,952,562.09	6,911,198.57
10190 DA Davidson - #17191343 Investment	3,834,080.15	3,802,635.88
Total 10000 Funds Available	**16,446,129.42**	**17,664,576.93**
10500 Funds Reserved		
10505 Infrastructure Tax Collected, net	11,226,855.60	9,109,110.87
10510 Emergency reserve	2,500,000.35	2,500,000.35
10520 Operating reserve	340,785.00	340,785.00
10551 Microgrant fund	2,024.42	2,024.42
10552 Arts & Culture Fund	38,597.00	38,597.00
10553 Conservation Fund	142,212.50	142,212.50
10554 Education & Childcare Fund	384,852.00	384,852.00
10555 Housing Fund	23,224.00	23,224.00
Total 10500 Funds Reserved	**14,658,550.87**	**12,540,806.14**
1072 Bill.com Money Out Clearing	256.84	256.84
Total Bank Accounts	**$31,104,937.13**	**$30,205,639.91**
Accounts Receivable		
12000 Accounts Receivable	2,347,102.37	2,229,559.57
12001 Installment Plans	16,890.00	16,890.00
Total Accounts Receivable	**$2,363,992.37**	**$2,246,449.57**
Other Current Assets		
13100 Prepaid expenses	10,103.00	11,546.29
13100.2 Prepaid software	2,768.33	4,570.07
Total 13100 Prepaid expenses	**12,871.33**	**16,116.36**
Total Other Current Assets	**$12,871.33**	**$16,116.36**
Total Current Assets	**$33,481,800.83**	**$32,468,205.84**
Fixed Assets		
15001 Land	5,613,131.19	5,613,131.19
15030 Capital Furnishings & Fixtures	5,228.49	5,228.49
15040 Buildings & Improvements	4,631,454.12	4,011,454.12

BIG SKY RESORT AREA DISTRICT

Balance Sheet

As of August 31, 2025

	TOTAL	
	AS OF AUG 31, 2025	AS OF JUL 31, 2025 (PP)
16000 Accumulated Depreciation	-209,023.97	-209,023.97
Total Fixed Assets	**$10,040,789.83**	**$9,420,789.83**
Other Assets		
19010 Deferred outflows		
19011 Deferred Outflows - BSWS Agreement	12,702,449.00	12,702,449.00
19012 Deferred Outflows - Appropriations	10,521,383.16	10,521,383.16
Total 19010 Deferred outflows	**23,223,832.16**	**23,223,832.16**
Total Other Assets	**$23,223,832.16**	**$23,223,832.16**
TOTAL ASSETS	**$66,746,422.82**	**$65,112,827.83**
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
21000 General Accounts Payable	49,810.38	169,403.97
Total Accounts Payable	**$49,810.38**	**$169,403.97**
Credit Cards		
21100 Divvy Credit Card	11,217.67	8,320.69
Total Credit Cards	**$11,217.67**	**$8,320.69**
Other Current Liabilities		
23000 Payroll Liabilities	0.00	0.00
23011 457 Employee	3,284.77	0.07
23020 Accrued Leave	32,775.37	32,775.37
23030 Federal Withholding	6,516.83	-552.99
23100 State Unemployment	-120.28	-120.28
23110 State Withholding	3,682.93	2,558.93
23401 Health Insurance (company paid)	-1,256.61	-2,026.84
Total 23000 Payroll Liabilities	**44,883.01**	**32,634.26**
23500 General Appropriations		
Big Sky Animal Shelter	143,583.00	143,583.00
Big Sky Community Housing Trust	676,776.87	749,545.96
Big Sky Community Organization	906,388.00	906,388.00
Big Sky Fire Department	2,404,535.00	2,404,535.00
Big Sky School District #72	100,000.00	100,000.00
Big Sky Trails, Recreation & Parks District	1,560,481.00	1,560,481.00
Big Sky Transportation District	3,100,000.00	3,100,000.00
Friends of the Comm. Library	51,666.43	51,666.43
Sheriff's Office	1,486,829.00	1,486,829.00
Visit Big Sky	400,000.00	400,000.00
Wellness in Action	-0.02	18,354.77

BIG SKY RESORT AREA DISTRICT

Balance Sheet

As of August 31, 2025

	TOTAL	
	AS OF AUG 31, 2025	AS OF JUL 31, 2025 (PP)
Total 23500 General Appropriations	**10,830,259.28**	**10,921,383.16**
23510 Microgrant Awards	25,690.83	25,690.83
Total Other Current Liabilities	**$10,900,833.12**	**$10,979,708.25**
Total Current Liabilities	**$10,961,861.17**	**$11,157,432.91**
Long-Term Liabilities		
22010 Security Deposits	24,502.00	24,502.00
23600 WRRF Phase I Project	12,702,449.00	12,702,449.00
25001 Note Payable - Corner Lot	2,187,500.00	2,187,500.00
Total Long-Term Liabilities	**$14,914,451.00**	**$14,914,451.00**
Total Liabilities	**$25,876,312.17**	**$26,071,883.91**
Equity		
30100 Retained Earnings	1,347,104.34	1,347,104.34
30200 Committed Fund Balance	3,431,695.27	3,431,695.27
30300 Fund Balance	14,809,891.93	14,809,891.93
30500 Investment in Fixed Assets	7,853,289.83	7,233,289.83
31000 Restricted Fund Balance	10,707,877.22	10,707,877.22
32000 Nonspendable Fund Balance	19,361.39	19,361.39
Net Income	2,700,890.67	1,491,723.94
Total Equity	**$40,870,110.65**	**$39,040,943.92**
TOTAL LIABILITIES AND EQUITY	**$66,746,422.82**	**$65,112,827.83**

BIG SKY RESORT AREA DISTRICT

Budget vs. Actuals: FY_2025_2026 - FY26 P&L

August 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
40010 Interest Earned	29,524.95	50,000.00	-20,475.05	59.05 %
40020 Late Payment Interest	1,233.66	500.00	733.66	246.73 %
40030 Late Fees from Tax Collections	1,601.50	1,500.00	101.50	106.77 %
41000 Tax Collections	1,956,969.87	2,075,518.25	-118,548.38	94.29 %
49000 Rental income	4,606.60	3,875.00	731.60	118.88 %
Total Income	**$1,993,936.58**	**$2,131,393.25**	**$ -137,456.67**	**93.55 %**
GROSS PROFIT	**$1,993,936.58**	**$2,131,393.25**	**$ -137,456.67**	**93.55 %**
Expenses				
60000 Bad Debt		41.67	-41.67	
60010 Bank Charges & Advisor Fees	20.00	4,166.67	-4,146.67	0.48 %
60021 Microgrant Appropriations	25,000.00	0.00	25,000.00	
60080 Board & Staff Meeting Expenses	447.76	1,666.67	-1,218.91	26.87 %
60090 Public Information & Engagement	7,040.67	11,650.06	-4,609.39	60.43 %
61000 Dues & Property Taxes	9,913.35	3,835.42	6,077.93	258.47 %
62000 Insurance	72.65	700.00	-627.35	10.38 %
63000 Office Expenses	18,356.71	7,660.42	10,696.29	239.63 %
64000 Professional Fees	24,943.29	33,625.01	-8,681.72	74.18 %
65000 Travel	0.00	430.02	-430.02	0.00 %
66000 Utilities	466.38	833.33	-366.95	55.97 %
67000 Personnel Expenses	87,812.19	66,078.08	21,734.11	132.89 %
69000 Capital Expenditures		70,833.33	-70,833.33	
69500 Special Projects	639,527.54	37,048.58	602,478.96	1,726.19 %
69600 Corner Property	13,400.07	10,375.00	3,025.07	129.16 %
69700 Aspen Court Unit 3	1,100.00	2,916.66	-1,816.66	37.71 %
Total Expenses	**$828,100.61**	**$251,860.92**	**$576,239.69**	**328.79 %**
NET OPERATING INCOME	**$1,165,835.97**	**$1,879,532.33**	**$ -713,696.36**	**62.03 %**
Other Income				
70000 Other Income	43,330.76	0.00	43,330.76	
Total Other Income	**$43,330.76**	**$0.00**	**$43,330.76**	**0.00%**
NET OTHER INCOME	**$43,330.76**	**$0.00**	**$43,330.76**	**0.00%**
NET INCOME	**$1,209,166.73**	**$1,879,532.33**	**$ -670,365.60**	**64.33 %**

BIG SKY RESORT AREA DISTRICT

Profit and Loss - Comparative by Month

August 2025

	TOTAL			
	AUG 2025	AUG 2024 (PY)	CHANGE	% CHANGE
Income				
40010 Interest Earned	29,524.95	14,383.02	15,141.93	105.28 %
40020 Late Payment Interest	1,233.66	996.39	237.27	23.81 %
40030 Late Fees from Tax Collections	1,601.50	1,934.55	-333.05	-17.22 %
41000 Tax Collections	1,956,969.87	1,643,440.72	313,529.15	19.08 %
49000 Rental income	4,606.60	11,970.40	-7,363.80	-61.52 %
Total Income	**$1,993,936.58**	**$1,672,725.08**	**$321,211.50**	**19.20 %**
GROSS PROFIT	**$1,993,936.58**	**$1,672,725.08**	**$321,211.50**	**19.20 %**
Expenses				
60010 Bank Charges & Advisor Fees	20.00		20.00	
60021 Microgrant Appropriations	25,000.00		25,000.00	
60022 Appropriations - Conservation Fund		96,322.50	-96,322.50	-100.00 %
60080 Board & Staff Meeting Expenses	447.76	1,033.31	-585.55	-56.67 %
60090 Public Information & Engagement	7,040.67	8,050.76	-1,010.09	-12.55 %
61000 Dues & Property Taxes	9,913.35	5,989.00	3,924.35	65.53 %
62000 Insurance	72.65	82.65	-10.00	-12.10 %
63000 Office Expenses	18,356.71	17,083.90	1,272.81	7.45 %
64000 Professional Fees	24,943.29	17,776.50	7,166.79	40.32 %
65000 Travel	0.00	405.21	-405.21	-100.00 %
66000 Utilities	466.38	1,654.30	-1,187.92	-71.81 %
67000 Personnel Expenses	87,812.19	84,103.33	3,708.86	4.41 %
69500 Special Projects	639,527.54	50,000.00	589,527.54	1,179.06 %
69600 Corner Property	13,400.07		13,400.07	
69700 Aspen Court Unit 3	1,100.00		1,100.00	
Total Expenses	**$828,100.61**	**$282,501.46**	**$545,599.15**	**193.13 %**
NET OPERATING INCOME	**$1,165,835.97**	**$1,390,223.62**	**$ -224,387.65**	**-16.14 %**
Other Income				
70000 Other Income	43,330.76	49,620.29	-6,289.53	-12.68 %
Total Other Income	**$43,330.76**	**$49,620.29**	**$ -6,289.53**	**-12.68 %**
NET OTHER INCOME	**$43,330.76**	**$49,620.29**	**$ -6,289.53**	**-12.68 %**
NET INCOME	**$1,209,166.73**	**$1,439,843.91**	**$ -230,677.18**	**-16.02 %**

BIG SKY RESORT AREA DISTRICT

Budget vs. Actuals: FY_2025_2026 - FY26 P&L

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
40010 Interest Earned	321,477.11	600,000.00	-278,522.89	53.58 %
40020 Late Payment Interest	2,862.10	6,000.00	-3,137.90	47.70 %
40030 Late Fees from Tax Collections	5,975.34	18,000.00	-12,024.66	33.20 %
41000 Tax Collections	4,534,600.41	24,906,219.00	-20,371,618.59	18.21 %
49000 Rental income	16,096.60	46,500.00	-30,403.40	34.62 %
Sales	1,000.00	0.00	1,000.00	
Total Income	**$4,882,011.56**	**$25,576,719.00**	**$ -20,694,707.44**	**19.09 %**
GROSS PROFIT	**$4,882,011.56**	**$25,576,719.00**	**$ -20,694,707.44**	**19.09 %**
Expenses				
60000 Bad Debt		500.00	-500.00	
60010 Bank Charges & Advisor Fees	14,110.03	50,000.00	-35,889.97	28.22 %
60020 Appropriations	400,000.00	0.00	400,000.00	
60021 Microgrant Appropriations	78,392.05	0.00	78,392.05	
60080 Board & Staff Meeting Expenses	25,387.34	20,000.00	5,387.34	126.94 %
60090 Public Information & Engagement	44,678.64	160,400.00	-115,721.36	27.85 %
61000 Dues & Property Taxes	43,264.39	56,825.00	-13,560.61	76.14 %
62000 Insurance	2,176.60	8,400.00	-6,223.40	25.91 %
63000 Office Expenses	54,119.31	92,545.00	-38,425.69	58.48 %
64000 Professional Fees	180,986.37	414,490.00	-233,503.63	43.66 %
65000 Travel	2,193.49	7,500.00	-5,306.51	29.25 %
66000 Utilities	2,271.36	10,000.00	-7,728.64	22.71 %
67000 Personnel Expenses	304,768.93	793,437.00	-488,668.07	38.41 %
69000 Capital Expenditures	10,000.00	850,000.00	-840,000.00	1.18 %
69500 Special Projects	673,710.10	444,583.00	229,127.10	151.54 %
69600 Corner Property	62,813.77	124,500.00	-61,686.23	50.45 %
69700 Aspen Court Unit 3	17,031.82	35,000.00	-17,968.18	48.66 %
Uncategorized Expense	1,297.08	0.00	1,297.08	
Total Expenses	**$1,917,201.28**	**$3,068,180.00**	**$ -1,150,978.72**	**62.49 %**
NET OPERATING INCOME	**$2,964,810.28**	**$22,508,539.00**	**$ -19,543,728.72**	**13.17 %**
Other Income				
70000 Other Income	30,873.63	0.00	30,873.63	
Total Other Income	**$30,873.63**	**$0.00**	**$30,873.63**	**0.00%**
NET OTHER INCOME	**$30,873.63**	**$0.00**	**$30,873.63**	**0.00%**
NET INCOME	**$2,995,683.91**	**$22,508,539.00**	**$ -19,512,855.09**	**13.31 %**

Accountant's Summary
Month Ended September 30, 2025

Balance Sheet

- The Operations fund was approx. 46% of liquid reserve funds within the target of the district's investment policy.
- The Investment fund was approx. 25% of liquid reserve funds which is below the district's investment policy of 40%.
- No significant or unusual changes to address.

Profit & Loss

- The interest income is significantly more than budgeted due to the timing of interest deposits on the repurchase account. Includes two months of interest totaling approx. $100k.
- No other significant variations to note.
- The total budgeted expenditures for FY25 are $3,068,180 (including special projects) and approx. $820,000 (28%) of the budget was expended as of September 30, 2025.

BIG SKY RESORT AREA DISTRICT

Balance Sheet

As of September 30, 2025

	TOTAL	
	AS OF SEP 30, 2025	AS OF AUG 31, 2025 (PP)
ASSETS		
Current Assets		
Bank Accounts		
10000 Funds Available		
10100 Reserved Funds	-15,177,231.16	-14,662,250.92
10120 FSB-Checking #80073430	250,000.00	250,000.00
10121 FSB - Repurchase Checking	20,401,124.39	19,936,569.92
10125 FSB - Disbursements #1336	2,576.33	2,576.33
10140 FSB-MM #80073422 - .19	122,629.93	119,732.53
10160 Petty Cash	200.00	200.00
10170 STIP	12,705.53	12,659.32
10180 DA Davidson - #65611532 Operating	6,964,115.32	6,952,562.09
10190 DA Davidson - #17191343 Investment	3,850,481.67	3,834,080.15
Total 10000 Funds Available	**16,426,602.01**	**16,446,129.42**
10500 Funds Reserved		
10505 Infrastructure Tax Collected, net	11,741,835.84	11,226,855.60
10510 Emergency reserve	2,500,000.35	2,500,000.35
10520 Operating reserve	340,785.00	340,785.00
10551 Microgrant fund	2,024.42	2,024.42
10552 Arts & Culture Fund	38,597.00	38,597.00
10553 Conservation Fund	142,212.50	142,212.50
10554 Education & Childcare Fund	384,852.00	384,852.00
10555 Housing Fund	23,224.00	23,224.00
Total 10500 Funds Reserved	**15,173,531.11**	**14,658,550.87**
1072 Bill.com Money Out Clearing	256.84	256.84
Total Bank Accounts	**$31,600,389.96**	**$31,104,937.13**
Accounts Receivable		
12000 Accounts Receivable	1,712,607.37	2,347,102.37
12001 Installment Plans	16,890.00	16,890.00
Total Accounts Receivable	**$1,729,497.37**	**$2,363,992.37**
Other Current Assets		
13100 Prepaid expenses	8,659.71	10,103.00
13100.2 Prepaid software	966.59	2,768.33
Total 13100 Prepaid expenses	**9,626.30**	**12,871.33**
Total Other Current Assets	**$9,626.30**	**$12,871.33**
Total Current Assets	**$33,339,513.63**	**$33,481,800.83**
Fixed Assets		
15001 Land	5,613,131.19	5,613,131.19
15030 Capital Furnishings & Fixtures	5,228.49	5,228.49
15040 Buildings & Improvements	4,631,454.12	4,631,454.12

BIG SKY RESORT AREA DISTRICT

Balance Sheet

As of September 30, 2025

	TOTAL	
	AS OF SEP 30, 2025	AS OF AUG 31, 2025 (PP)
16000 Accumulated Depreciation	-209,023.97	-209,023.97
Total Fixed Assets	**$10,040,789.83**	**$10,040,789.83**
Other Assets		
19010 Deferred outflows		
19011 Deferred Outflows - BSWS Agreement	12,702,449.00	12,702,449.00
19012 Deferred Outflows - Appropriations	10,521,383.16	10,521,383.16
Total 19010 Deferred outflows	**23,223,832.16**	**23,223,832.16**
Total Other Assets	**$23,223,832.16**	**$23,223,832.16**
TOTAL ASSETS	**$66,604,135.62**	**$66,746,422.82**
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
21000 General Accounts Payable	46,578.61	49,810.38
Total Accounts Payable	**$46,578.61**	**$49,810.38**
Credit Cards		
21100 Divvy Credit Card	11,125.55	11,217.67
Total Credit Cards	**$11,125.55**	**$11,217.67**
Other Current Liabilities		
23000 Payroll Liabilities	0.00	0.00
23011 457 Employee	0.07	3,284.77
23020 Accrued Leave	32,775.37	32,775.37
23030 Federal Withholding	-552.99	6,516.83
23100 State Unemployment	-120.28	-120.28
23110 State Withholding	2,558.93	3,682.93
23401 Health Insurance (company paid)	-1,656.83	-1,256.61
Total 23000 Payroll Liabilities	**33,004.27**	**44,883.01**
23500 General Appropriations		
Big Sky Animal Shelter	143,583.00	143,583.00
Big Sky Community Housing Trust	676,776.87	676,776.87
Big Sky Community Organization	0.00	906,388.00
Big Sky Fire Department	2,009,701.67	2,404,535.00
Big Sky School District #72	100,000.00	100,000.00
Big Sky Trails, Recreation & Parks District	1,560,481.00	1,560,481.00
Big Sky Transportation District	3,100,000.00	3,100,000.00
Friends of the Comm. Library	25,992.05	51,666.43
Sheriff's Office	1,486,829.00	1,486,829.00
Visit Big Sky	228,203.80	400,000.00
Wellness in Action	-0.02	-0.02

BIG SKY RESORT AREA DISTRICT

Balance Sheet

As of September 30, 2025

	TOTAL	
	AS OF SEP 30, 2025	AS OF AUG 31, 2025 (PP)
Total 23500 General Appropriations	**9,331,567.37**	**10,830,259.28**
23510 Microgrant Awards	25,690.83	25,690.83
Total Other Current Liabilities	**$9,390,262.47**	**$10,900,833.12**
Total Current Liabilities	**$9,447,966.63**	**$10,961,861.17**
Long-Term Liabilities		
22010 Security Deposits	24,502.00	24,502.00
23600 WRRF Phase I Project	12,702,449.00	12,702,449.00
25001 Note Payable - Corner Lot	2,187,500.00	2,187,500.00
Total Long-Term Liabilities	**$14,914,451.00**	**$14,914,451.00**
Total Liabilities	**$24,362,417.63**	**$25,876,312.17**
Equity		
30100 Retained Earnings	1,347,104.34	1,347,104.34
30200 Committed Fund Balance	3,431,695.27	3,431,695.27
30300 Fund Balance	14,809,891.93	14,809,891.93
30500 Investment in Fixed Assets	7,853,289.83	7,853,289.83
31000 Restricted Fund Balance	10,707,877.22	10,707,877.22
32000 Nonspendable Fund Balance	19,361.39	19,361.39
Net Income	4,072,498.01	2,700,890.67
Total Equity	**$42,241,717.99**	**$40,870,110.65**
TOTAL LIABILITIES AND EQUITY	**$66,604,135.62**	**$66,746,422.82**

BIG SKY RESORT AREA DISTRICT

Budget vs. Actuals: FY_2025_2026 - FY26 P&L

September 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
40010 Interest Earned	153,023.38	50,000.00	103,023.38	306.05 %
40020 Late Payment Interest	1,206.92	500.00	706.92	241.38 %
40030 Late Fees from Tax Collections	3,747.25	1,500.00	2,247.25	249.82 %
41000 Tax Collections	1,378,028.03	2,075,518.25	-697,490.22	66.39 %
49000 Rental income	2,750.00	3,875.00	-1,125.00	70.97 %
Total Income	**$1,538,755.58**	**$2,131,393.25**	**$ -592,637.67**	**72.19 %**
GROSS PROFIT	**$1,538,755.58**	**$2,131,393.25**	**$ -592,637.67**	**72.19 %**
Expenses				
60000 Bad Debt		41.67	-41.67	
60010 Bank Charges & Advisor Fees		4,166.67	-4,166.67	
60021 Microgrant Appropriations	25,000.00	0.00	25,000.00	
60080 Board & Staff Meeting Expenses	220.00	1,666.67	-1,446.67	13.20 %
60090 Public Information & Engagement	22,366.62	26,949.98	-4,583.36	82.99 %
61000 Dues & Property Taxes	8,000.00	3,835.42	4,164.58	208.58 %
62000 Insurance	1,886.00	700.00	1,186.00	269.43 %
63000 Office Expenses	5,675.81	8,280.42	-2,604.61	68.54 %
64000 Professional Fees	13,383.29	33,625.01	-20,241.72	39.80 %
65000 Travel	333.71	356.18	-22.47	93.69 %
66000 Utilities	672.96	833.33	-160.37	80.76 %
67000 Personnel Expenses	59,032.94	66,078.08	-7,045.14	89.34 %
69000 Capital Expenditures		70,833.33	-70,833.33	
69500 Special Projects	8,989.00	37,048.58	-28,059.58	24.26 %
69600 Corner Property	8,996.63	10,375.00	-1,378.37	86.71 %
69700 Aspen Court Unit 3	609.25	2,916.66	-2,307.41	20.89 %
Uncategorized Expense	171.68	0.00	171.68	
Total Expenses	**$155,337.89**	**$267,707.00**	**$ -112,369.11**	**58.03 %**
NET OPERATING INCOME	**$1,383,417.69**	**$1,863,686.25**	**$ -480,268.56**	**74.23 %**
Other Income				
70000 Other Income	-11,810.35	0.00	-11,810.35	
Total Other Income	**$ -11,810.35**	**$0.00**	**$ -11,810.35**	**0.00%**
NET OTHER INCOME	**$ -11,810.35**	**$0.00**	**$ -11,810.35**	**0.00%**
NET INCOME	**$1,371,607.34**	**$1,863,686.25**	**$ -492,078.91**	**73.60 %**

BIG SKY RESORT AREA DISTRICT

Profit and Loss - Comparative by Month

September 2025

	TOTAL			
	SEP 2025	SEP 2024 (PY)	CHANGE	% CHANGE
Income				
40010 Interest Earned	153,023.38	141,620.56	11,402.82	8.05 %
40020 Late Payment Interest	1,206.92	444.46	762.46	171.55 %
40030 Late Fees from Tax Collections	3,747.25	2,583.45	1,163.80	45.05 %
41000 Tax Collections	1,378,028.03	1,306,313.77	71,714.26	5.49 %
49000 Rental income	2,750.00	10,470.40	-7,720.40	-73.74 %
Total Income	**$1,538,755.58**	**$1,461,432.64**	**$77,322.94**	**5.29 %**
GROSS PROFIT	**$1,538,755.58**	**$1,461,432.64**	**$77,322.94**	**5.29 %**
Expenses				
60021 Microgrant Appropriations	25,000.00		25,000.00	
60080 Board & Staff Meeting Expenses	220.00	3,309.57	-3,089.57	-93.35 %
60090 Public Information & Engagement	22,366.62	18,328.86	4,037.76	22.03 %
61000 Dues & Property Taxes	8,000.00		8,000.00	
62000 Insurance	1,886.00	1,912.70	-26.70	-1.40 %
63000 Office Expenses	5,675.81	11,627.28	-5,951.47	-51.19 %
64000 Professional Fees	13,383.29	33,737.21	-20,353.92	-60.33 %
65000 Travel	333.71	-48.97	382.68	781.46 %
66000 Utilities	672.96	713.33	-40.37	-5.66 %
67000 Personnel Expenses	59,032.94	55,414.44	3,618.50	6.53 %
69500 Special Projects	8,989.00	105,438.86	-96,449.86	-91.47 %
69600 Corner Property	8,996.63		8,996.63	
69700 Aspen Court Unit 3	609.25		609.25	
Uncategorized Expense	171.68		171.68	
Total Expenses	**$155,337.89**	**$230,433.28**	**$ -75,095.39**	**-32.59 %**
NET OPERATING INCOME	**$1,383,417.69**	**$1,230,999.36**	**$152,418.33**	**12.38 %**
Other Income				
70000 Other Income	-11,810.35	14,678.70	-26,489.05	-180.46 %
Total Other Income	**$ -11,810.35**	**$14,678.70**	**$ -26,489.05**	**-180.46 %**
NET OTHER INCOME	**$ -11,810.35**	**$14,678.70**	**$ -26,489.05**	**-180.46 %**
NET INCOME	**$1,371,607.34**	**$1,245,678.06**	**$125,929.28**	**10.11 %**

BIG SKY RESORT AREA DISTRICT

Budget vs. Actuals: FY_2025_2026 - FY26 P&L

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
40010 Interest Earned	321,477.11	600,000.00	-278,522.89	53.58 %
40020 Late Payment Interest	2,991.78	6,000.00	-3,008.22	49.86 %
40030 Late Fees from Tax Collections	7,564.95	18,000.00	-10,435.05	42.03 %
41000 Tax Collections	5,307,670.20	24,906,219.00	-19,598,548.80	21.31 %
49000 Rental income	16,096.60	46,500.00	-30,403.40	34.62 %
Sales	1,000.00	0.00	1,000.00	
Total Income	**$5,656,800.64**	**$25,576,719.00**	**$ -19,919,918.36**	**22.12 %**
GROSS PROFIT	**$5,656,800.64**	**$25,576,719.00**	**$ -19,919,918.36**	**22.12 %**
Expenses				
60000 Bad Debt		500.00	-500.00	
60010 Bank Charges & Advisor Fees	14,110.03	50,000.00	-35,889.97	28.22 %
60020 Appropriations	400,000.00	0.00	400,000.00	
60021 Microgrant Appropriations	78,392.05	0.00	78,392.05	
60080 Board & Staff Meeting Expenses	25,387.34	20,000.00	5,387.34	126.94 %
60090 Public Information & Engagement	44,678.64	160,400.00	-115,721.36	27.85 %
61000 Dues & Property Taxes	43,264.39	56,825.00	-13,560.61	76.14 %
62000 Insurance	2,176.60	8,400.00	-6,223.40	25.91 %
63000 Office Expenses	54,119.31	92,545.00	-38,425.69	58.48 %
64000 Professional Fees	180,986.37	414,490.00	-233,503.63	43.66 %
65000 Travel	2,193.49	7,500.00	-5,306.51	29.25 %
66000 Utilities	2,271.36	10,000.00	-7,728.64	22.71 %
67000 Personnel Expenses	304,768.93	793,437.00	-488,668.07	38.41 %
69000 Capital Expenditures	10,000.00	850,000.00	-840,000.00	1.18 %
69500 Special Projects	673,710.10	444,583.00	229,127.10	151.54 %
69600 Corner Property	62,813.77	124,500.00	-61,686.23	50.45 %
69700 Aspen Court Unit 3	17,031.82	35,000.00	-17,968.18	48.66 %
Uncategorized Expense	1,297.08	0.00	1,297.08	
Total Expenses	**$1,917,201.28**	**$3,068,180.00**	**$ -1,150,978.72**	**62.49 %**
NET OPERATING INCOME	**$3,739,599.36**	**$22,508,539.00**	**$ -18,768,939.64**	**16.61 %**
Other Income				
70000 Other Income	30,873.63	0.00	30,873.63	
Total Other Income	**$30,873.63**	**$0.00**	**$30,873.63**	**0.00%**
NET OTHER INCOME	**$30,873.63**	**$0.00**	**$30,873.63**	**0.00%**
NET INCOME	**$3,770,472.99**	**$22,508,539.00**	**$ -18,738,066.01**	**16.75 %**

BIG SKY RESORT AREA DISTRICT

ORDINANCE No. 98-01-ORD, as amended
Adopted on: November 13, 2025
(Effective on: December 13, 2025)

AN ORDINANCE PROVIDING FOR THE ADMINISTRATION OF THE RESORT TAX WITHIN THE BIG SKY RESORT AREA DISTRICT

PURSUANT TO THE AUTHORITY VESTED IN THE BIG SKY RESORT AREA DISTRICT BOARD OF DIRECTORS UNDER§ 7-6-1505, §7-6-1542 and §7-6-1547, MCA, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE BIG SKY RESORT AREA DISTRICT TO AMEND ORDINANCE NO. 98-01-ORD AS FOLLOWS:

Section 1. Purposes:

(1) The purpose of the District is to provide for the local collection, appropriation, and expenditure of resort taxes.

(2) The purpose of the resort tax is to tax (a) Goods and Services sold to tourists and transient visitors, but which locals and other members of the general public also may purchase, and (b) Luxuries. Necessities of Life are not intended to be taxed.

(3) Resort taxes are to be collected on all Goods and Services sold by Enumerated Establishments.

(4) Resort taxes are to be collected on all Luxuries wherever they are sold within the District.

(5) If first approved by a majority of the qualified electors voting on the question, the District may impose an additional tax of up to one percent (1%) on Goods and Services and on Luxuries to fund specific infrastructure projects consistent with Title 7, Chapter 6, Part 15, MCA.

(6) Resort taxes collected will be used to fund infrastructure facilities or projects, public transportation, tourism development, and other public services and facilities within the District as well as all costs associated with the collection, administration, appropriation, expenditure, litigation of resort taxes; consistent with Ordinance No. 99-01-Ord.

Section 2. Effective Date of the Resort Tax and of the Big Sky Resort Area District: Pursuant to the election held on April 13, 1992 in Gallatin County, and the election held on April 21, 1992 in Madison County, a majority of the qualified electors authorized a resort tax within the District, the resort tax became effective on June 1, 1992. The District became effective on April 7, 1998.

Section 3. Duration of the Resort Tax: The original duration of the resort tax was for twenty (20) years commencing on June 1, 1992 and terminating on June 1, 2012. On November 7, 2006, by a majority vote of the qualified electors, the District was extended until June 1, 2032. On May 6, 2025, by a majority vote of the qualified electors, the District was further extended and shall now terminate on June 30, 2065 unless further extended.

Section 4. Definitions: For purposes of this Ordinance, the following definitions apply:

(1) "Administrative Officer" means the person hired by the District Board to lead the administration of the resort tax and the District's business and who serves at the pleasure of the District Board.

(2) "Audit" means the examination of the books, records, accounting, sales, and financial data of a business pursuant to agreed-upon procedures by the District's auditor.

(3) "District" or "Big Sky Resort Area District" means the district created under sections 7-6-1531 through 1550, MCA, that has been established as a resort area under section 7-6-1508.

(4) "District Board" means the board of directors of the Big Sky Resort Area District elected pursuant to Title 7, Chapter 6, Part 15, MCA.

(5) "Enumerated Establishments" means each of the following businesses:

a. hotels, motels, and other lodging or camping facilities;
b. restaurants, fast food stores, or other food service establishments;
c. taverns, bars, night clubs, lounges, and other public establishments that serve beer, wine, liquor, or other alcoholic beverages by the drink; and
d. destination ski resorts and other destination recreational facilities.

If any establishment operates one or more of the above enumerated businesses, and simultaneously operates other lines of business that do not reasonably fall within the above definition, then the establishment must collect taxes on that portion of its business that falls within one of the above enumerated businesses. Each situation will be evaluated at the time of business registration and a determination will be made.

(6) "Goods and Services" means any tangible consumable item, any item of merchandise, any beverage or food, and any service offered for compensation, which are sold at any Enumerated Establishment. The term does not include items sold at wholesale; or items sold by individuals for resale (such as garage sales or ski/gear swaps).

(7) "Luxuries" means goods, services, products, or items wherever sold within the District at retail that are not considered Necessities of Life, including but not limited to each of the following:

a. any item of clothing;
b. any purchase or rental of sporting goods, or recreational equipment;
c. all recreational activities, lessons, or guided tour services provided on land, water, or air which charge compensation in the form of daily fees, season passes, limited use passes, punch-cards, or other fees or dues to participate;
d. all souvenirs, curios, antiques, jewelry, books, games, and home accessories; gift, art, and photographic items;, flowers not used in landscaping; and sales of fireworks;
e. all prepared, or served food; and all food, food truck, catering, and/or private chef services;
f. all tobacco, nicotine, nicotine delivery devices, and other tobacco related products and all kratom products in whatever form;

g. all alcohol, excluding any sold at wholesale;

h. all recreational marijuana, recreational marijuana delivery services, and other recreational marijuana related products;

i. all entertainment, including but not limited to, tickets or other admission fees, dues or payments for concerts, theaters, movies, shows, plays, sporting events, firework displays, rental movies, rental video games, and all related rental equipment; haunted houses and escape rooms;

j. massages, facials, manicures, pedicures, and all other day spa services, unless prescribed by a physician;

k. all event and entertaining services of any kind for events such as parties, weddings, meeting groups, and reunions, including, but not limited to space and facility rental, equipment rental, photography, florist, catering, and event planning/management;

l. all unrelated business taxable income of any tax-exempt, non-profit, or educational organization; and/or

m. all rental agreements for all lodging facilities, including without limitation all charges and fees a renter must pay to facilitate the rental of the facility, any management fees or other service fees arising from or related to the rental of the facility, and any fees for a service, commission, or other charge by any online hosting platform, except rental agreements for rental of a facility or unit to the same user for thirty (30) consecutive days or more and employee housing regardless of duration or location within the District.

(8) "Medical Supplies and Services" means items or services that are sold to be used for health care, curative, prosthetic, or medical maintenance purposes, whether or not prescribed by a physician.

(9) "Medicine" means substances sold for curative or remedial properties, including both; physician prescribed and over-the-counter medications.

(10) "Necessities of Life" means each of the following wherever sold within the District:

a. all food purchased and unprepared or unserved including without limitation to all food or beverage items qualifying for purchase under the Supplemental Nutrition Assistance Program ("SNAP") whether or not the purchaser of the item actually qualifies to participate in the program administered by the USDA Food and Nutrition Service and regardless of the origin of the item;

b. all forms or methods of transportation;

c. all utility services;

d. all gasoline, diesel, ethanol, and other motor fuel;

e. all landscaping, snow removal services, and other similar property management, and maintenance services;

f. all propane and home heating fuel;

g. all personal hygiene products of any kind;

h. all Medicine;

i. all Medical Supplies and Services;

j. all business equipment;

k. all appliances;

l. all hardware supplies and tools;
m. all Goods and Services, Luxuries, or programs offered or provided by tax-exempt, non- profit, or educational organizations other than such organization's unrelated business taxable income.

Section 5. Rates of Resort Taxes: The rate of the resort tax is three percent (3%) of the retail value of all Good and Services sold at Enumerated Establishments, and three percent (3%) of the retail value of Luxuries sold anywhere within the District ("Resort Tax"). The District shall also be permitted to provide for an additional tax of up to one percent (1%) on the retail value of Goods and Services and of Luxuries to specifically support infrastructure projects as authorized by MCA §7-6-1503(1)(b), if such additional infrastructure tax is first approved by a majority of the qualified electors voting on the question("Infrastructure Resort Tax"). The imposition and collection of any Infrastructure Resort Tax must also comply with all other applicable sections of Title 7, Chapter 6, Part 15, MCA. The sale of livestock is exempt from all Resort Tax and Infrastructure Resort Tax.

Section 6. Taxation of Goods and Services: All Goods and Services sold at Enumerated Establishments within the District are subject to resort taxes.

Section 7. **Taxation of Luxuries:** All Luxuries wherever sold within the District by any establishment, business, seller, or vendor are subject to resort taxes.

Section 8. Exemptions from Resort Taxes: All Necessities of Life, sold within the District, other than those sold at establishments enumerated in section 4, are exempt from all resort taxes.

Section 9. Business Registration: All establishments, businesses, sellers, retailers, and vendors of any kind, operating within the District, or operating at special events held within the District, whether providing Goods and Services, Luxuries, or Necessities of Life, , must annually register with the District per established procedures unless otherwise exempt by District Ordinance, procedures, or administrative guidance. All event organizers operating within the District must require all vendors operating at any of its events, providing services of any kind, or distributing information, materials, Goods and Services or Luxuries within the District, are required to register with the District prior to the opening date of the event. Failure to timely register with the District, and failure of an event organizer to require each vendor operating or providing information at any of its events within the District to timely register with the District is deemed a violation of the Ordinance and such establishment, business, seller, vendor, and/or event organizer will be subject to fines and penalties set forth in Section 17 below.

Section 10. Time of Remittance of Resort Taxes:

(1) For establishments, businesses, sellers, or vendors that remit resort taxes on a monthly basis, the resort taxes collected must be received by the District on or before the last day of each month for the prior month.

(2) For establishments, businesses, sellers, or vendors that remit resort taxes on a quarterly basis, the resort taxes collected must be received by the District on or before the last day of April, July, October, and January for the prior quarter.

(3) Resort taxes collected must be paid to the District pursuant to the policies and procedures of the District which are available for viewing on the District's website or upon request. Any delinquent payments will be subject to the penalties, interest and late fees described in Section 17.

(4) Establishments, businesses, sellers, or vendors that collect less than $5,000 of resort taxes in the prior year, extending from January through December, may remit the resort taxes collected on a quarterly basis as set forth in (2) above.

(5) Establishments, businesses, sellers, or vendors that operate seasonally within the District have the option to remit resort taxes seasonally per the District's established policies and procedures.

Section 11. Administration Withholding Permitted: Pursuant to section 7-6- 1505, MCA, each establishment, business, seller or vendor collecting resort taxes is entitled to withhold the authorized maximum of five percent (5%) of the resort taxes collected to defray the costs for the administration of the tax collection. The administration fee may be withheld at time of remitting the resort taxes to the District.

Section 12. Reporting Forms for Resort Tax - Confidentiality:

(1) The District Board shall provide each establishment, business, seller or vendor within the District responsible for collecting the resort taxes with the proper forms for reporting and accounting for the resort taxes collected.

(2) The records and forms submitted to the District Board shall be confidential and not open to public inspection unless so ordered by the District Board pursuant to Article II, Sections 9 and 10, of the Constitution of the State of Montana, a court of competent jurisdiction, or upon the filing of an action in District Court.

Section 13. Maintenance of Records: Each establishment, business, seller or vendor required to collect and remit resort taxes shall keep, maintain, and preserve for a period of not less than five (5) years all records necessary to determine the accuracy of the taxes collected and remitted and shall make the same available for Audit or inspection on its business premises by the District at all reasonable times. It is the obligation of each establishment, business, seller or vendor that is required to collect and remit resort taxes to substantiate its compliance with this Ordinance through accurate and proper record keeping which may include disclosure on customer receipts or other forms of notifications to customers as defined by the District's established policies and procedures.

Section 14. Audits: Periodic random Audits shall be conducted under the direction of the District and all establishments, businesses, sellers or vendors shall cooperate in all respects in the conduct of the Audits. Any Audit shall be for the previous calendar year and shall be conducted in Big Sky on the premises of the establishment, business, seller or vendor collecting the resort tax or at such other location as the District may determine. If the Audit determines a deficiency, the District shall have the discretion but not the obligation to Audit the previous three (3) years and may further require a follow-up Audit on the next reporting year. Payments and/or arrangements for payment of the amount determined as outstanding resort taxes owed must be paid or payment arrangements made within thirty (30) days of the date of the notification of the Audit results. Failure to cooperate in any Audit, including the failure to comply with agreed upon procedures, to provide information, or to make the appropriate records available in Big Sky within fourteen (14) calendar days of the auditor's scheduled Audit, shall constitute a violation of the provisions of this Ordinance and may result in the imposition of penalties set forth in Section 17.

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Section 15. Enforcement of Collection of Resort Tax: The District Board shall enforce the collection of resort taxes and oversee the methods and procedures to be used in the enforcement as described in Ordinance No. 2008-1-Ord.

Section 16. Administrative Determinations and Appeals:

(1) The Administrative Officer and his/her agents, employees, or designees shall be responsible for answering questions regarding those Enumerated Establishments, those Goods and Services, and those Luxuries that are subject to resort taxes, and for interpreting any other term, condition or obligation set forth in this Ordinance. All questions related to the imposition or collection of resort taxes shall be submitted to the Administrative Officer in writing and shall be answered in thirty (30) working days or less. The Administrative Officer shall maintain a written file of all questions and interpretations rendered. The Administrative Officer, in his/her discretion, may seek advice and/or guidance from the Board and its attorneys.

(2) Any determination rendered by the Administrative Officer pursuant to Section 16(1) may be appealed to the Board; provided, that notice of appeal shall be in writing and shall be filed with the Board within thirty (30) days of the issuance of the Administrative Officer's determination or interpretation. After receipt of an appeal, the Board shall, at the next open board meeting, fix the time and place for hearing the appeal, and the Board shall cause notice in writing to be personally served upon the appellant. The findings and decision of the Board shall be final and conclusive and shall be served upon the appellant in the manner prescribed for service of notice of hearing or by certified mail directed to the appellant's last known address.

Section 17. Penalties, Interest, Late Fees and Liens:

(1) The following penalties, referrals, or liens may be imposed as authorized by section 7-6-1505, MCA, for failure to report resort taxes due, failure to remit resort taxes due, and violations of this Ordinance:
   a. a criminal penalty, not to exceed a fine of $1,000 or six-months imprisonment, or both;
   b. a civil penalty if the District prevails in a suit for the collection of resort taxes, not to exceed fifty percent (50%) of the resort taxes found due, plus the costs and attorney fees incurred by the District in the enforcement action;
   c. upon referral to the County Commissioners of Gallatin or Madison Counties, revocation of the county license held by the offender, if applicable;
   d. upon proper legal procedure secure and file a lien against the property of the establishment, business, seller or vendor failing to report, collect or remit resort taxes.

(2) The Administrative Officer is authorized to report any establishment, business, seller or vendor which is delinquent in its collection or remittance of resort taxes to any county, state or federal licensing authorities administering any licenses held by such establishment and request that such licensing authority take action to suspend or revoke such license until the required resort taxes are paid in full. Nothing in this Ordinance shall be presumed to require any licensing authority to take any specific action.

(3) Delinquent taxes shall bear interest at the rate of one percent (1%) per calendar month, for the delinquent month (12% per annum). The assessed interest of one percent (1%) per month, shall apply after the last day of the month in which the payment is due, and to each subsequent month, regardless of when the payment is made; and

(4) A late fee shall be assessed for each reporting month that is delinquent.

(5) Additional compliance requirements, rules, procedures, and enforcement actions are set forth in the District's Enforcement Procedures, which is incorporated herein by this reference.

Section 18. Appropriation and Expenditure of Resort Tax:

(1) All revenue derived from the imposition of the Resort Tax or from the imposition of the Infrastructure Resort Tax will be appropriated by the District Board in compliance with Title 7, Chapter 6, Part 15, MCA and with District Ordinance No. 99-01-Ord.

(2) The Board may issue bonds and pledge the proceeds to implement the appropriation, expenditure and purpose of resort taxes as authorized in section 7-6-1542, MCA, and consistent with District Ordinance No. 2014-02-Ord.

Section 19. Authority to Hire Administrative and Other Employees: The District Board may hire an Administrative Officer and other employees to assist in the administration, collection, and oversight of the resort taxes and who shall serve at the pleasure of the District Board.

Section 20. Ratification: The District Board hereby ratifies all prior appropriations and obligations of resort tax funds made by the Madison and Gallatin County Commissions which preceded the creation of the District.

Section 21. Severance Clause: If any section, subsection, subdivision, paragraph, sentence, or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or in violation of any law, such decision shall not affect the validity of the remaining portions of this Ordinance or any part thereof.

Section 22. Amendment of Ordinance: This Administrative Ordinance may be amended at any time thereafter as may be necessary to effectively administer the resort tax and must include the requirements of section 7-6-150 5, MCA, but may not be amended to alter the specifications contained in the original ballot approved by the electors creating the resort area and imposing the resort tax.

Section 23. Map of Big Sky Resort Area District: A map of the District as approved by the electors on April 7, 1998 is attached to this Ordinance for reference.

Passed by the District Board of the Big Sky Resort Area District on the following dates:
1st Reading I Date: September 10, 2025 Vote: 3 in Favor with 0 Opposed
2nd Reading I Date: November 13, 2025 Vote: ___ in Favor with __ Opposed

_____	_____
Chair, Sarah Blechta	Vice Chair, John Zirkle
_____	_____
Secretary & Treasurer, Grace Young	Director, Kevin Germain
_____	
Director, Michelle Kendziorski	

BIG SKY RESORT AREA DISTRICT

ORDINANCE No. 2008-1, as amended
Adopted on: November 13, 2025
(Effective on: December 13, 2025)

AN ORDINANCE DESCRIBING THE PROCEDURES FOR ENFORCEMENT AND COLLECTION OF THE BIG SKY RESORT TAX

PURSUANT TO THE AUTHORITY VESTED IN THE BIG SKY RESORT AREA DISTRICT BOARD OF DIRECTORS UNDER §7-6-1505, §7-6-1542 and §7-6-1547, MCA, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF THE BIG SKY RESORT AREA DISTRICT TO AMEND ORDINANCE NO. 2008-1 AS FOLLOWS:

1. **Amendment.** Ordinance No. 2008-1 was adopted on February 10, 2010 and effective March 12, 2010, is hereby repealed on the effective date of this amendment to Ordinance No. 2008-1, but shall remain in full force and effect until this amendment to Ordinance No. 2008-l is adopted by the Board. This Ordinance and any amendments thereto shall be known as the "Compliance Ordinance."

2. **Purpose.** Pursuant to Ordinance No. 98-01-ORD, as amended ("Administrative Ordinance"), the District Board is vested with the power of enforcing the collection of resort tax and overseeing the methods and procedures to be used in enforcement. The District Board thus empowers the District to use all lawful methods and procedures in enforcing compliance with the Administrative Ordinance as provided therein and in this Compliance Ordinance. Such enforcement actions may include, but are not limited to, correspondence demanding compliance, audits, penalties, civil lawsuits, liens, referrals for criminal prosecution, and possible revocation of liquor, food services establishment, lodging facility licenses by referrals to licensing authorities applicable to any delinquent Establishment.

3. **Incorporation.** The provisions of the Administrative Ordinance, and any duly adopted rules and procedures of the District are incorporated herein by reference. This Compliance Ordinance shall be construed in accordance with the provisions of the Administrative Ordinance and any interpretations, rules, policies and procedures adopted by the District from time to time. Any capitalized terms not otherwise defined in this Compliance Ordinance shall have the meaning prescribed to them in the Administrative Ordinance. To the extent any provision set forth in the Administrative Ordinance conflicts with a provision in this Compliance Ordinance, the provision in the Administrative Ordinance shall control.

4. **Definitions.** As used in this Compliance Ordinance, the following definitions apply:

    A. **Establishment.** The term "Establishment" means a Person required by the Administrative Ordinance to collect and pay Resort Taxes to the District.

    B. **Individual.** The term "individual" means a single human being.

    C. **Person.** The term "Person" means an individual, a corporation (domestic or foreign), a partnership, a business trust, an estate, a trust, a limited liability company, association

(incorporated or unincorporated), a joint venture, or any other legal or commercial entity.

D. **Responsible Individual.** The term "responsible individual" means any individual who is an officer, member, manager, employee, director, shareholder, partner, or other individual having control or supervision of, or who is charged with the responsibility for, the collecting, accounting, reporting or payment of Resort Taxes for an Establishment.

E. **Resort Tax.** The term "Resort Tax" or "Resort Taxes" means all resort taxes described in the Administrative Ordinance, including both Resort Tax and Infrastructure Resort Tax.

F. **Other Definitions and Guidance.** The District may, from time to time, issue guidance which contains additional definitions, requirements, and guidance for compliance with District Ordinances, policies and procedures.

5. Deadline for Registering; Reporting and Payment of Resort Taxes.

A. All Persons operating any business within the District boundaries, including but not limited to all sellers and vendors of Goods and Services and of Luxuries within the District and all establishments, businesses, sellers and vendors of any kind operating at special events within the District whether providing Goods and Services, Luxuries, or Necessities of Life within the District or information related to their Goods and Services, Luxuries, or Necessities of Life within the District, shall submit the proper forms to register with the District prior to conducting, transacting, engaging in, or providing information related to their business of any kind within the District. Any Person who fails to register with the District prior to operating or providing information about their operations within the District boundaries shall be in violation of the Administrative Ordinance.

B. It is the responsibility of a Person registered with the District to notify the District in writing immediately upon any change in ownership or upon complete or partial termination of the registered business. The notice must include the date of closure or date of sale. If the registered Person is ceasing doing business in the District, the notice must state that the registration should be canceled. If the business of the Person registered within the District was sold, the notice must state the last day of operation by the Person, the name of the new owner(s), and the contact information of the new owner(s), including their address, phone numbers, and email address. The Person who is the new owner of the sold business is required to register with the District. If the required information is not furnished to the District, and the new owner continues to operate the business without re-registering the business under the name of the new owner(s), the Responsible Individual(s) may be held liable responsible for all Resort Tax liability incurred during the period that the new owner operates the business.

C. Each establishment, business, seller, or vendor shall report and account for the Resort Taxes collected and pay the Resort Taxes by the deadlines established pursuant to the Administrative Ordinance (the "Deadline"). The proper forms for reporting and accounting for Resort Taxes collected must be submitted to the District per the District's Time of Remittance policy even if no resort taxes are collected based on the District approved remittance schedule for the establishment, business, seller or vendor (monthly, quarterly, or seasonal).

6. **Electronic Reporting and Payment.** The District has established an electronic process for registration of new establishments, businesses, sellers, or vendors, and reporting and payment of resort tax online at https://resorttax.org. Establishments, businesses, sellers or vendors are strongly encouraged to register, and report and pay resort taxes electronically using the District's electronic system. Any establishment, business, seller or vendor that fails to report taxable sales or remit resort tax electronically shall be imposed a monthly fee as established by the District Board. An additional fee as established by the District Board shall be imposed for all non-electronic payments returned to the District for insufficient funds.

7. **Resort Tax Administration.** The following actions may be taken against a delinquent establishment, business, seller or vendor to enforce the resort tax laws of the District:

   A. Charge interest for failure to report or remit resort tax payments by the Deadline which shall accrue on the delinquent taxes owed pursuant to the Administrative Ordinance and the policies and procedures of the District;

   B. Charge late fees, fines and penalties for failure to report or remit resort tax payments by the Deadline which shall accrue pursuant to the Administrative Ordinance and the policies and procedures of the District and which schedule of late fees, fines and penalties will increase overtime until the resort tax payments are remitted in full;

   C. Charge fines and penalties, including the payment of interest and collections costs, if the District is required to initiate enforcement proceedings against the establishment, business, seller or vendor before such person or entity complies with the District's ordinance, policies or procedures;

   D. Declare a forfeiture of any right to withhold an administrative fee as provided in Section 11 of the Administrative Ordinance for any month an establishment, business, seller or vendor fails to report or remit resort tax payments by the Deadline;

   E. Audit any establishment, business, seller or vendor as provided in Section 14 of the Administrative Ordinance that fails within thirty (30) days after the Deadline to report or remit resort tax payments. Such audit will be at the expense of the establishment, business, seller or vendor being audited;

   F. Referral of violation to county law enforcement officers;

   G. Pursue revocation of liquor, marijuana, food services establishment, and/or lodging facility license through referral of violation to licensing authority applicable to license held by the delinquent establishment, business, seller or vendor;

   H. Require the posting of a resort tax bond, cash bond or letter of credit bond with the District pursuant to Section 13 of this Ordinance;

   I. Require the establishment, business, seller or vendor to grant the District a general or specific lien to secure compliance with the Administrative Ordinance;

   J. Establish higher late fees for establishments, businesses, sellers or vendors having multiple delinquencies in reporting or remitting Resort Taxes in any twenty-four (24) month period;

K. Inclusion of any delinquent establishment, business, seller or vendor in a publication showing the names of establishment, business, seller or vendor who failed to timely remit or pay Resort Taxes, together with relevant information which in the opinion of the District Board may assist in the collection of delinquent Resort Taxes; or

L. Any other action authorized under Section 17 of the Administrative Ordinance.

8. **Courtesy Correspondence.** The Administrative Officer of the District may send courtesy reminders to any establishment, business, seller or vendor that violates any provision of the Ordinances of the District. A courtesy reminder by any means does not delay the accrual of the obligation to pay resort taxes, interest, late fees or penalties, or any other enforcement action authorized by this Compliance Ordinance, the Administrative Ordinance, or other applicable laws.

9. **Notice of Violation:** At any time after the Deadline, the District may issue a Notice of Violation to a delinquent establishment, business, seller or vendor. Such notice shall describe in reasonable detail the alleged violation, section(s) of any District Ordinance applicable to the violation, and a time period of at least ten (10) days in which the District requires the delinquent Establishment to cure the violation. If the violation is not cured by the date stated in the Notice of Violation, the District may file a civil enforcement action in the appropriate court seeking all legal and equitable remedies available to the District under applicable law or proceed with any other enforcement action authorized by the Ordinances of the District.

10. **Civil Action.** The District may initiate a civil action in any court of competent jurisdiction against a delinquent establishment, business, seller or vendor and any Responsible Individual(s) if after sending to an establishment, business, seller vendor a Notice of Violation, the establishment, business, seller, or vendor fails to cure the violation in the time period required by the District. If the District prevails in court, the District is authorized to request that the court include any of the following amounts and remedies in the final judgment:

A. Declaration that a violation of the District's Ordinance(s) or other applicable resort tax law(s) has occurred;

B. Declaration of liability of Responsible Individual(s);

C. Amount of delinquent Resort Taxes;

D. Pre-judgment and Post-judgment interest on the delinquent Resort Taxes of 12% per annum;

E. A late fee for each reporting month that the Resort Taxes are delinquent;

F. A civil penalty up to fifty percent (50%) of the delinquent Resort Taxes found due;

G. Revocation or suspension of any license;

H. The costs and attorney fees incurred by the District in the court action and any pre-filing collection efforts; and

I. Any other penalty, remedy or judicial relief to which the District is entitled.

11. **Criminal Prosecution Referral.** The District may refer an establishment, business, seller or vendor and/or any Responsible Individual to the proper county law enforcement agency for criminal prosecution if after sending a Notice of Violation, the establishment, business, seller or vendor fails to cure the violation in the time period required by the District. The referral for criminal investigation does not preclude the District from proceeding with any other enforcement action authorized by the Ordinances of the District.

12. **License Reporting.** As provided in Section 17 of the Administrative Ordinance, the District may report to a proper licensing authority and request that such licensing authority take action to suspend or revoke such license until the required resort taxes are paid in full. License reporting will only occur after the District sends a Notice of Violation, and the establishment, business, seller or vendor fails to cure the violation in the time period required by the District. Any reporting to a licensing authority does not preclude the District from proceeding with any other enforcement action authorized by the Ordinances of the District.

13. Resort Tax Bond.

A. Existing establishments, businesses, sellers or vendors may be required to post a bond in an amount set by resolution of the District Board when they have had two or more delinquencies in reporting or remitting Resort Taxes during the last twenty-four (24) months. If the District Board requires a resort tax bond, such bond shall be executed by a surety company licensed to do business in Montana. In lieu of a surety bond, the establishment, business, seller or vendor may submit a cash bond or irrevocable letter of credit of equal value payable to the District and issued by an FDIC insured financial institution for the same purpose.

B. Any bond required by this Section 13 must be approved by the District Board and must be conditioned upon the collection and remittance of Resort Taxes in accordance with all requirements of the Administrative Ordinance. Any resort tax bond, cash or letter of credit must remain effective for two (2) full calendar years after the date of issuance.

C. When an existing establishment, business, seller or vendor that is subject to a resort tax bond changes ownership, the new owner must provide a resort tax bond to the District in the same manner set forth above.

D. If the establishment, business, seller or vendor fails to collect, report, and remit Resort Taxes or otherwise violates the provisions of the Administrative Ordinance, the District may proceed to revoke the bond, cash or letter of credit to pay the entity's unpaid Resort Taxes, as well as interest, civil penalties and attorney's fees allowed by Ordinances of the District or state law.

E. If an establishment, business, seller or vendor violates this section and the District must pursue the bond, cash bond, or letter of credit for unpaid Resort Taxes, the bonding requirement under this section is extended for five (5) years for the offending Establishment.

14. **Liability Imposed.** A Responsible Individual(s) is personally liable for Resort Taxes, penalties,

and interest owed or arising under the Administrative Ordinance.

15. Successor Liability.

A. If an establishment, business, seller or vendor liable for any amount of Resort Taxes sells their business, the purchaser shall make an inquiry to the District and withhold from the purchase price any amount of Resort Taxes that may be due until such time as the establishment, business, seller or vendor produces a receipt stating that no amount of Resort Taxes are due.

B. If the purchaser of an establishment, business, seller or vendor fails to withhold from the purchase price as above required, that purchaser is personally liable for the payment of the amount required to be withheld under this Section 15.

16. **Waiver Authority.** A delinquent establishment, business, seller or vendor has no right to an adjustment of interest, late fees and/or penalties authorized under the Administrative Ordinance or this Compliance Ordinance. However, the Administrative Officer has the authority to adjust the amount of interest, late fees and/or penalties authorized under the Administrative Ordinance or this Compliance Ordinance for reasonable cause, provided the delinquent establishment, business, seller or vendor first pays in full delinquent principal amount of Resort Taxes owed to the District, and delivers to the Administrative Officer upon making such payment a written request for any adjustment to the interest, late fees and/or penalties imposed by the District. Such request must state facts and circumstances that in the opinion of the delinquent establishment, business, seller or vendor satisfy the standard of reasonable cause for the requested adjustment. The general standard for determining whether reasonable cause exists is whether the delinquent establishment, business, seller or vendor exercised ordinary business care and prudence and was nevertheless unable to perform the act required, or significant mitigating factors exist. In reviewing a request for an adjustment, the Administrative Officer may review and consider the prior reporting and payment history and the complexity, amount, frequency and materiality of the violation. The determination of the Administrative Officer shall be made within ten (10) days after receipt of an adjustment request, and such determination is final. Any adjustment in excessive of five thousand dollars ($5,000.00) must be approved by the District Board.

17. **Severance Clause.** If any section, subsection, subdivision, paragraph, sentence , or phrase of this Compliance Ordinance or any part thereof is for any reason held to be unconstitutional or in violation of any law, such decision shall not affect the validity of the remaining portions of this Compliance Ordinance or any part thereof.

18. **No Waiver; Remedies.** No failure on the part of the District to exercise, and no delay in exercising, any right to enforce the Ordinances of the District shall operate as a waiver thereof; nor shall any single or partial exercise of any right hereunder preclude any other or further exercise thereof or the exercise of any other right. The enforcement actions authorized, and remedies provided are cumulative and not exclusive of any remedies provided by law.

Passed by the District Board of the Big Sky Resort Area District on the following dates:

1st Reading | Date: September 10, 2025 Vote: 3 in Favor with 0 Opposed

2nd Reading | Date: November 13, 2025 Vote: ___ in Favor with __ Opposed

_____	_____
Chair, Sarah Blechta	Vice Chair, John Zirkle
_____	_____
Secretary & Treasurer, Grace Young	Director, Kevin Germain
_____	
Director, Michelle Kendziorski	

BIG SKY RESORT AREA DISTRICT
RESOLUTION NO. 08R

RESOLUTION OF THE BIG SKY RESORT AREA DISTRICT BOARD OF DIRECTORS AUTHORIZING THE ALLOCATION OF RESORT TAX FUNDS FOR FISCAL YEAR 2026: JULY 1, 2025 THROUGH OCTOBER 31, 2026

PURSUANT TO THE AUTHORITY VESTED IN THE BIG SKY RESORT AREA DISTRICT BOARD OF DIRECTORS UNDER SECTION 7-6-1542, MCA, AND SECTION 7-6-1547(4), MCA, THE BOARD OF DIRECTORS HEREBY RESOLVES TO ADOPT RESOLUTION NO. 2023-01 AS FOLLOWS:

WHEREAS, the Big Sky Resort Area District ("District") was created effective April 7, 1998 pursuant to sections 7-6-1531 through 1550, MCA; and

WHEREAS, members of the District Board of Directors ("Board") have been duly elected by the electors residing within the District; and

WHEREAS, pursuant to section 7-6-1542, MCA, the Board may appropriate and expend revenue from the resort tax; and

WHEREAS, pursuant to section 7-6-1547(4), MCA, the Board is authorized to act by Resolution; and

WHEREAS, in a duly noticed public meeting on May 8, 2024, the Board previously approved appropriation of $4,232,346 of resort tax funds for FY26 to Big Sky Transportation District, Big Sky Fire District, Gallatin County Sheriff's Office, Big Sky School District, and Big Sky Trails Recreation and Parks; and

WHEREAS, in a duly noticed public meeting on July 9, 2025, the Board approved an out of cycle appropriation of resort tax funds for FY26 to Visit Big Sky for Visitor Marketing; and

WHEREAS, in a duly noticed public meeting on October 8, 2025, the Board approved appropriation of resort tax funds for FY26 to Gallatin Canyon County Water & Sewer District and to Firelight Meadows County Water & Sewer District; and

WHEREAS, the Board received numerous additional applications for receipt of resort tax funds for FY26 and held duly noticed public meetings on such FY26 applications on October 21 and 23, 2025, where questions were posed to the applicants by the Board about their applications, and public comment was received on the applications; and

WHEREAS, during the duly noticed public meetings on October 21 and 23, 2025, the Board discussed and voted on the FY26 appropriations of resort tax funds to various resort tax applications; and

WHEREAS, the Board will execute a separate appropriation agreement for the receipt of resort tax funds with each entity that was awarded resort tax funds;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

The following amounts of resort tax revenue are awarded for FY26 to the following entities, subject to the conditions, specifications, and provisions set forth in the specific award agreements to be executed between the Board and each entity:

[*LIST ON FOLLOWING PAGE*]

PROJECT	APPROVED FUNDING
Arts & Culture	
WMPAC 25/26 Annual Cultural Programming *Warren Miller Performing Arts Center*	**$290,000**
Music in the Mountains 2026 *Arts Council of Big Sky*	**$250,000**
Big Sky Center for the Arts - Capital for a Building Transformation *Arts Council of Big Sky*	**$1,000,000**
Conservation	
Gallatin River Access Restoration *Gallatin River Task Force*	**$210,064**
West Fork Restoration *Gallatin River Task Force*	**$258,820**
Forest Stewardship *Grow Wild*	**$76,669**
Big Sky Water Conservation Program *Gallatin River Task Force*	**$101,703**
Water Monitoring *Gallatin River Task Force*	**$88,169**
Land Stewardship *Grow Wild*	**$100,075**
Wildlife Habitat Conservation *Grow Wild*	**$94,605**
Climate Action Plan (CAP) Implementation *Big Sky SNO*	**$300,000**
Water Planning, Coordination & Outreach *Gallatin River Task Force*	**$134,988**
Economic Development	
Destination Research Stewardship Plan *Visit Big Sky*	**$277,333**
VBS Operations *Visit Big Sky*	**$300,000**
Big Sky Chamber Operations *Big Sky Chamber of Commerce*	**$206,667**
Development of Business Skills Programming *Big Sky Chamber of Commerce*	**$116,000**
Visitor Marketing *Visit Big Sky*	**$400,000**

Education and Childcare	
Early Childhood Tuition Assistance Program	**$200,000**
Big Sky Discovery Academy	
Big Sky Community Library Operations	**$106,108**
Friends of the Big Sky Community Library	
Early Childhood Education and Tuition Assistance Program	**$850,000**
Morningstar Learning Center	
Big Sky Community Language Learning Program	**$60,000**
World Language Initiative – MT	
BSSD FY26 Interlocal Agreement	**$50,000**
Big Sky School District #72	
Health & Safety	
Workforce & Community Food Security	**$100,000**
Big Sky Community Food Bank	
Big Sky Animal Shelter	**$105,757**
Riley's Urgent Fund for Friends	
Affordable Counseling for Improved Mental Health	**$115,000**
Wellness in Action	
BSFD FY26 Interlocal Agreement	**$1,184,500**
Big Sky Fire Department	
GCSO FY26 Interlocal Agreement	**$729,760**
Gallatin County Sheriff's Office	
Housing	
BSCHT Operations & Administration	**$475,000**
Big Sky Community Housing Trust	
BSRAD Housing	**$850.000**
Big Sky Resort Area District	
Cold Smoke Bond Estimate	**$2,2167,978**
Big Sky Community Housing Trust	
Public Works	
FMWSD FY26 Interlocal Agreement	**$100,000**
Firelight Meadows County Water & Sewer District	
GCWSD FY26 Interlocal Agreement	**$200,000**
Gallatin Canyon County Water & Sewer District	
BSTD FY26 Interlocal Agreement	**$1,525,000**
Big Sky Transportation District	
Governance Initiatives	**$182,845**
Big Sky Resort Area District	
Highway 191/MT 64 Property	**$2,730,000**
Big Sky Resort Area District	
WRRF Debt Service (1% for Infrastructure)	**$3,302,379**
Big Sky County Water & Sewer District	

Recreation	
The Elkhorn Downhill Trail	**$50,000**
Southwest Montana Mountain Bit Association	
Buck Ridge Snowmobile Trail Additional Groomings	**$30,000**
Gallatin Valley Snowmobile Association	
BSTRP FY26 Operations	**$743,086**
Big Sky Trails, Recreation and Parks District	
Community Park Bond Estimate	**$259,574**
Big Sky Resort Area District	

Total Approved Nonprofit Grants:	**$6,296,958**
Total Approved Government Grants:	**$4,532,346**
Arts & Culture Fund	**$1,524**
Conservation Fund	**$377,120**
Economic Development Fund	**$0**
Education & Childcare Fund	**$732,535**
Health & Safety Fund	**$0**
Housing Fund	**$23,224**
Public Works Fund	**$0**
Recreation Fund	**$26,000**
Operating Reserve Fund Addition	**$105,908**

PASSED and APPROVED on the 13th day of November, 2025 by a vote of __ in favor and __ opposed.

Sarah Blechta, Chair

John Zirkle, Vice Chair

Grace Young, Secretary & Treasurer

Kevin Germain, Director

Michelle Kendziorski, Director

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November 3, 2025

Board of Directors
Big Sky Resort Area District
Big Sky, Montana

We have audited the financial statements of the governmental activities and major funds of Big Sky Resort Area District for the year ended June 30, 2025. Professional standards require that we provide you with the following related to our audit.

Our Responsibilities under U.S. Generally Accepted Auditing Standards and *Government Auditing Standards*

As stated in our engagement letter dated August 12, 2025, our responsibility, as described by professional standards, was to express opinions about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit of the financial statements does not relieve you or management of your responsibilities.

As part of our audit, we considered the internal control of the District. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we performed tests of the District's compliance with certain provisions of laws, regulations, contracts, and grants. However, providing an opinion on compliance with such provisions was not an objective of our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices
Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended June 30, 2025. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive estimates affecting the financial statements were management's estimate of the capital asset balances as the useful lives, potential impairments, and depreciation are estimates. We evaluated the key factors and assumptions used to develop the estimates in determining that the capital asset balance is reasonable in relation to the financial statements taken as a whole.

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Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were the disclosure of the summary of significant accounting policies in Note 1, the disclosure of long-term debt in Note 5 and the disclosure of amounts due to other governments in Note 6.

The financial statement disclosures are neutral, consistent and clear.

Difficulties Encountered in Performing the Audit
We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements
Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

In addition, none of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole (attached as *Reclassifying Journal Entries*).

Disagreements with Management
For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditors' report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations
We have requested certain representations from management that are included in the management representation letter dated November 3, 2025.

Management Consultations with Other Independent Accountants
In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditors' opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues
We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

<u>Other Matters</u>
We applied certain limited procedures to the Management's Discussion and Analysis, which is required supplementary information (RSI) that supplements the basic financial statements.

Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial

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statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Current Year Recommendations

The District's Compliance Audit Selection Policy specifies that the District will select 20 businesses annually for a compliance audit of the prior calendar year. In fiscal year 2025, the District completed one compliance audit and in fiscal year 2024, the District completed five compliance audits. The District should revisit its policy and results to determine if the overall objectives are being met.

Restriction of Use

This information is intended solely for the information and use of management, the District's Board of Directors, and the Montana Department of Administration and is not intended to be, and should not be, used for any other purpose.

Sincerely,

Amatics CPA Group

Bozeman, Montana

Attachment

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Big Sky Resort Area District: Primary Governme
Year End: June 30, 2025
Reclassifying journal entries
Date: 7/1/2024 To 6/30/2025

Preparer	Reviewer	Reviewer
MS 10/8/2025		

C-RJE

Number	Date	Name	Account No	Reference	Debit	Credit	Net Income (Loss)	Amount Chg
		Net Income (Loss) Before Adjustments					1,359,979.31	
RJE-1	6/30/2025	Current portion of LT Debt	23698 GF			3,302,379.00		
RJE-1	6/30/2025	Current portion of LT Debt (Debit)	23699 GF		3,302,379.00			
		To report current portion of WRRF funds separately						
					3,302,379.00	3,302,379.00	1,359,979.31	0.00
RJE-2	6/30/2025	Current portion of appropriations	23598 GF	Q-26		7,568,921.00		
RJE-2	6/30/2025	Current portion of appropriations (D	23599 GF	Q-26	7,568,921.00			
		To reclassify current portion of appropriations payable						
					7,568,921.00	7,568,921.00	1,359,979.31	0.00
RJE-3	6/30/2025	General Accounts Payable	21000 GF	CTB-5		3,484.00		
RJE-3	6/30/2025	Professional Fees:Elections	64000.5 GF	CTB-5	3,484.00			
		To record client expense for FY25 entered after the trial balance download date						
					3,484.00	3,484.00	1,356,495.31	(3,484.00)
RJE-4	6/30/2025	Fund Balance	30300 GF	W-2	2,943,191.00			
RJE-4	6/30/2025	Restricted Fund Balance	31000 GF	W-2		2,943,191.00		
		To adjust restricted net position						
					2,943,191.00	2,943,191.00	1,356,495.31	0.00
					13,817,975.00	**13,817,975.00**	**1,356,495.31**	**(3,484.00)**

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BIG SKY RESORT AREA DISTRICT

AUDITED FINANCIAL STATEMENTS

June 30, 2025

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BIG SKY RESORT AREA DISTRICT
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INDEPENDENT AUDITOR'S REPORT

To the Board of Trustees
Big Sky Resort Area District
Big Sky, MT

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the major funds of Big Sky Resort Area District ("the District") as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the District'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 and major funds of Big Sky Resort Area District, as of June 30, 2025, and the respective changes in financial position, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

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

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

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

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Required Supplementary Information

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

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated November 3, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Amatics CPA Group

Bozeman, Montana
November 3, 2025

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MANAGEMENT'S DISCUSSION AND ANALYSIS

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The discussion and analysis of the Big Sky Resort Area District ("District") financial performance provides an overall review of the District's financial activities for the fiscal year ended June 30, 2025. The intent of this discussion and analysis is to look at the District's financial performance as a whole; readers are encouraged to consider the information presented here in conjunction with the additional information contained in the financial statements and the notes thereof.

Using this Annual Financial Report

This discussion and analysis section is intended to serve as an introduction to the Big Sky Resort Area District's basic financial statements. The Big Sky Resort Area District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-wide financial statements - Reporting the Big Sky Resort Area District as a Whole

Statement of Net Position and Statement of Activities

The Statement of Net Position presents information on all the Big Sky Resort Area District's assets and liabilities, with the difference between the two reported as net position. Over time, an increase or decrease in net position may serve as a useful indictor of whether the financial position of the Big Sky Resort Area District is improving or deteriorating. Both the Statement of Net Position and the Statement of Activities use the accrual basis of accounting similar to the accounting used by most private-sector companies. The accrual basis of accounting includes all of the current year's revenues and expenses regardless of when cash is received or paid.

Fund Financial Statements - Reporting the Big Sky Resort Area District's Most Significant Funds

Fund Financial Statements

Fund financial reports provide detailed information about the District's major fund. The District's major governmental funds are the General fund and the Infrastructure Tax fund.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on the balance of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements. These funds are reported using the modified accrual method of accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances, provide a reconciliation to facilitate a comparison between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds.

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Financial Highlights

Government-wide Financial Analysis - Big Sky Resort Area District as a Whole

As noted earlier, the Statement of Net Position looks at the Department as a whole and can prove to be a useful indicator of the District's financial position.

The following table provides a summary of the District's net position June 30, 2025.

Statement of Net Position

	Governmental Activities	
	2025	2024
Assets		
Current and other assets	$ 32,110,001	$ 30,045,698
Capital assets, net	9,420,789	960,097
Total assets	41,530,790	31,005,795
Deferred outflows of resources	23,223,832	16,164,097
Total assets and deferred outflows	$ 64,754,622	$ 47,169,892
Liabilities		
Current liabilities	$ 11,137,368	$ 4,508,936
Noncurrent liabilities	16,065,535	12,732,033
Total liabilities	27,202,903	17,240,969
Net position		
Invested in capital assets	7,233,290	960,097
Restricted	10,707,877	7,764,686
Unrestricted	19,610,552	21,204,140
Total net position	$ 37,551,719	$ 29,928,923

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Total assets increased 34% from the prior fiscal year end. This is mostly attributable to an increase in resort tax collections throughout the year in addition to the 1% infrastructure tax.

Deferred outflows increased from the prior year due to the approval of several multi-year appropriation contracts.

Noncurrent liabilities increased as a result of the approval of several multi-year appropriation contracts and note payable used to purchase capital assets.

The following table shows the changes in net assets for the fiscal year 2025 and corresponds to the Statement of Activities presented in the basic financial statements.

Changes in Net Position

	Governmental Activities	
	2025	2024
General Revenues		
Resort tax revenue	$ 23,135,037	$ 20,756,712
Interest and penalties	36,716	26,497
Investment income	1,244,769	1,086,601
Miscellaneous	24,265	6,683
Total general revenues	24,440,787	21,876,493
Program Expenses		
General government	1,763,328	1,487,502
Community development	14,306,164	14,469,612
Interest	857,500	-
Total program expenses	16,926,992	15,957,114
Change in net position	7,513,795	5,919,379
Net position, beginning	29,928,923	24,009,544
Net position, ending	$ 37,442,718	$ 29,928,923

In general revenues, resort tax revenue increased 11% from the prior year. This is mainly due to the local economy's continued growth within the District's boundary. The District also continues to increase public outreach and education regarding compliance for resort tax which is another contributing factor.

Investment income increased 15% from the prior year despite the nationwide decrease in interest rates.

General government expenses increased approximately 19% from the prior year. The majority of this increase was attributable to the District's efforts in the 2025 legislative session, education regarding the bonds on the May ballot, and additional board meetings held throughout the year relating to the aforementioned topics.

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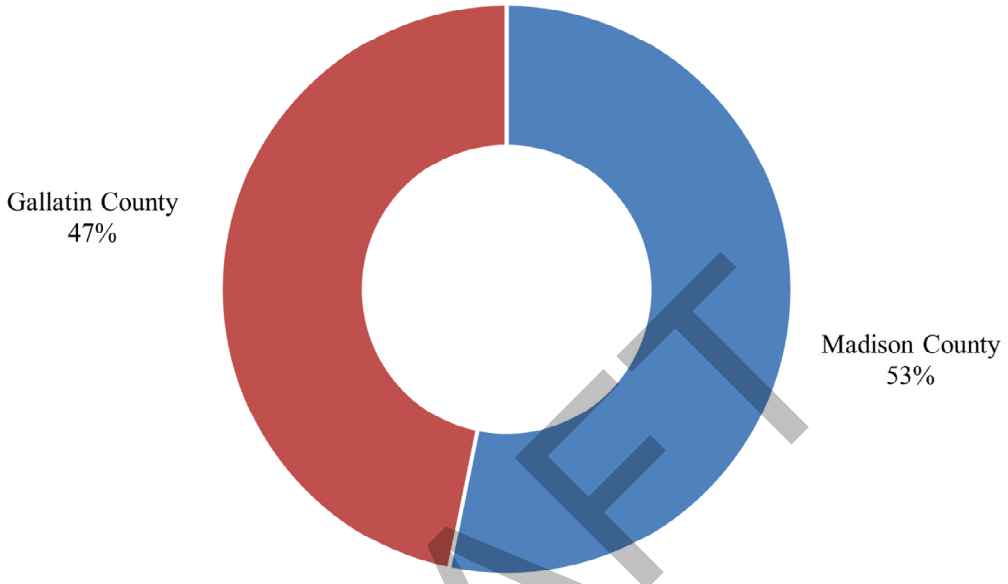
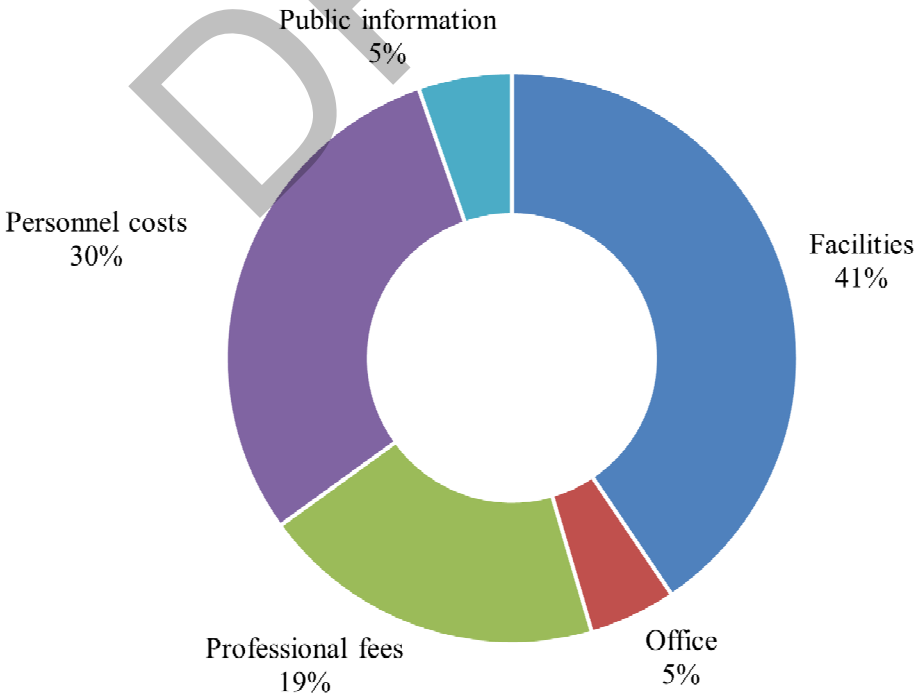
Tax Revenue by Business Area



General Government Expenses



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Economic Factors and Next Year's Budget

In preparing the fiscal year 2026 budget, the District carefully evaluated upcoming initiatives and financial commitments to ensure a responsible spending plan. FY2026 marks the start of the new grant cycle timing, with allocations occurring in October 2025. Debt service expenses are expected to rise significantly due to planned principal payments, including the second Corner Property payment made in July 2025 and the final payment due in July 2026. Following voter approval of two bonds in May 2025, the associated debt service has been fully forecasted in the FY2026 budget to maintain transparency and predictability. Recognizing Big Sky's ongoing housing challenges, the District purchased an employee housing property in August 2025. Both the Corner Property and employee housing expenses are included as distinct line items in the operating budget to ensure clear accounting and oversight. Several special projects launched in FY2025—such as the Wellness District formation, the Governance Exploration Study, and continued funding for the CCBS—will carry forward into FY2026, funded outside of the annual allocation process. Overall, FY2026 revenues are forecasted to increase by approximately 10% over FY2025 actual collections, supported by consistent growth trends.

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BIG SKY RESORT AREA DISTRICT
STATEMENT OF NET POSITION
June 30, 2025

	Governmental Activities
ASSETS	
Current assets	
Cash and investments	$ 20,467,132
Taxes receivable	1,231,234
Prepaid expenses	19,361
Total current assets	21,717,727
Noncurrent assets	
Restricted cash	10,392,274
Capital assets, net of accumulated depreciation	9,420,789
Total noncurrent assets	19,813,063
Total assets	41,530,790
DEFERRED OUTFLOWS OF RESOURCES	
WRRF interlocal agreement	12,702,449
Appropriations	10,521,383
Total deferred outflows of resources	23,223,832
LIABILITIES	
Current liabilities	
Accounts payable	266,068
Appropriations payable, current	7,568,921
Due to other governments, current	3,302,379
Total current liabilities	11,137,368
Noncurrent liabilities	
Appropriations payable	4,445,190
Long-term debt	2,187,500
Due to other governments	9,400,070
Compensated absences	32,775
Total noncurrent liabilities	16,065,535
Total liabilities	27,202,903
NET POSITION	
Net investment in capital assets	7,233,290
Restricted	10,707,877
Unrestricted	19,610,552
Total net position	$ 37,551,719

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See the accompanying independent auditor's report.

BIG SKY RESORT AREA DISTRICT
STATEMENT OF ACTIVITIES
Year Ended June 30, 2025

	Expenses	Net (Expense) Revenue and Changes in Net Position Governmental Activities
FUNCTIONS/PROGRAMS:		
Governmental activities		
General government	$ 1,763,328	$ (1,763,328)
Community development	14,306,164	(14,306,164)
Interest	857,500	(857,500)
Total governmental activities	16,926,992	(16,926,992)
General revenues		
Resort tax revenue		23,135,037
Interest and penalties		36,716
Investment earnings		1,244,769
Rental income		109,001
Miscellaneous		24,265
Total general revenues		24,549,788
Change in net position		7,622,796
Net position, beginning		29,928,923
Net position, ending		$ 37,551,719

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BIG SKY RESORT AREA DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
June 30, 2025

	General Fund	Infrastructure Tax Fund	Total Governmental Funds
ASSETS			
Cash and investments	$ 20,467,132	$ -	$ 20,467,132
Restricted cash	-	10,392,274	10,392,274
Taxes receivable	915,631	315,603	1,231,234
Prepaid expenses	19,361	-	19,361
Total assets	21,402,124	10,707,877	32,110,001
DEFERRED OUTFLOWS OF RESOURCES			
WRRF interlocal agreement	-	3,302,399	3,302,399
Appropriations	6,101,884	-	6,101,884
Total deferred outflows of resources	6,101,884	3,302,399	9,404,283
Total assets and deferred outflows of resources	$ 27,504,008	$ 14,010,276	$ 41,514,284
LIABILITIES			
Accounts payable	$ 266,068	$ -	$ 266,068
Appropriations payable	7,594,612	-	7,594,612
Due to other governments	-	3,302,399	3,302,399
Total liabilities	7,860,680	3,302,399	11,163,079
FUND BALANCE			
Nonspendable	19,361	-	19,361
Restricted	-	10,707,877	10,707,877
Committed	3,431,695	-	3,431,695
Unassigned	16,192,272	-	16,192,272
Total fund balances	19,643,328	10,707,877	30,351,205
Total liabilities, deferred inflows of resources, and fund balances	$ 27,504,008	$ 14,010,276	$ 41,514,284

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See the accompanying independent auditor's report.

BIG SKY RESORT AREA DISTRICT
RECONCILIATION OF THE BALANCE SHEET OF THE
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
June 30, 2025

Total fund balance, governmental funds	$ 30,351,205
Amounts reported for governmental activities in the statement of net position are different because of the following:	
Capital assets used in governmental activities are not current financial resources and, therefore are not reported in the governmental funds balance sheet	9,420,789
Long-term liabilities are not due and payable in the current period and therefore, are not included in governmental funds:	
Compensated absences	(32,775)
Long-term debt	(2,187,500)
Total net position of governmental activities	$ 37,551,719

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See the accompanying independent auditor's report.

BIG SKY RESORT AREA DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended June 30, 2025

	General Fund	Infrastructure Tax Fund	Total Governmental Funds
REVENUES			
Resort tax revenue	$ 17,046,724	$ 6,088,313	$ 23,135,037
Interest and penalties	36,716	-	36,716
Investment earnings	1,244,769	-	1,244,769
Rental income	109,001	-	109,001
Miscellaneous	24,265	-	24,265
Total revenues	18,461,475	6,088,313	24,549,788
EXPENDITURES			
Current			
General government	1,651,325	-	1,651,325
Community development	11,161,042	3,145,122	14,306,164
Capital outlay	8,565,804	-	8,565,804
Debt service			
Principal	6,362,500	-	6,362,500
Interest	857,500	-	857,500
Total expenditures	28,598,171	3,145,122	31,743,293
Excess (deficiency) of revenues over expenditures	(10,136,696)	2,943,191	(7,193,505)
OTHER FINANCING SOURCES (USES)			
Proceeds from debt issuance	8,550,000	-	8,550,000
Total other financing sources (uses)	8,550,000	-	8,550,000
Net change in fund balances	(1,586,696)	2,943,191	1,356,495
Fund balances, beginning of the year	21,230,024	7,764,686	28,994,710
Fund balances, end of the year	$ 19,643,328	$ 10,707,877	$ 30,351,205

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See the accompanying independent auditor's report.

BIG SKY RESORT AREA DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
June 30, 2025

Net change in fund balances - total governmental funds	$ 1,356,495
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlay 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.	
Capital outlay	8,565,804
Depreciation expense	(105,112)
Proceeds from the issurance of long-term debt provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net positionn.	(8,550,000)
The repayment of the principal of long-term debt consumes the current financial resources of governmental funds. The repayment; however, has no effect on net position.	6,362,500
Change in compensated absences. The governmental funds reflect this activity when it is paid with measurable and available resources. The change from prior year balances is reflected in the statement of activities and change in net position.	(6,891)
Change in net position of governmental activities	$ 7,622,796

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Big Sky Resort Area District (District) have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the District's accounting policies are described below.

a. Reporting Entity

The Big Sky Resort Area District was created on April 7, 1998. With the formation of the District, all collection and administration responsibilities with respect to the resort tax were transferred from the Counties. The District has sole responsibility for collection of the resort tax from area businesses.

County Ordinance 92-01 passed by the County Commissioners of the Gallatin and Madison Counties in Montana created a 5-member Big Sky Resort Area Board of Advisors, whose role is to make recommendations as to the spending of the resort tax monies collected by the District. The District's Board appropriates funds each year and expends it for infrastructure, public services, and for payment of costs associated with the collection and administration of the resort tax. The District's term expires on June 1, 2032.

As required by accounting principles generally accepted in the United States of America, these financial statements present Big Sky Resort Area District (the primary government) and any component units. The District has no component units.

b. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all the activities of the primary government. Governmental activities, which normally are supported by taxes, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. For the year ended June 30, 2025, the District did not have any business-type activities.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function. For the year ended June 30, 2025, the District did not receive any program revenues. Taxes and other items are reported as general revenues.

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned with the exception of tax revenue that is not measurable. Tax revenue does not become measurable until the vendors submit a tax remittance form, which reports the amount of resort tax due to the District.

Revenue is recognized for tax remittance forms received within 60 days of the fiscal year end; any tax revenue that has been earned but for which a tax remittance form has not been submitted is not measurable after this time. Expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, expenditures related to compensated absences are recorded only when payment is due.

The District reports the following major governmental funds:

General Fund – This is the District's primary operating fund. It accounts for all financial resources of the general government.

Infrastructure Tax Fund - This is a special revenue fund. It accounts for the assessments and expenditures of the additional 1% resort taxes approved for infrastructure projects.

d. Cash and Investments

The District is authorized by statute to invest in time and savings deposits with a bank, savings and loan association, or credit union in the state. In addition, it may also invest in obligations of the United States Government, securities issued by agencies of the United States, repurchase agreements, and the State Short-Term Investment Pool (STIP).

Investments are reported at fair value. Fair value is defined as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value is determined annually, and requires the use of valuation techniques, a specific method or combination of methods using one or more of three approaches: market, cost or income approach.

In April 2023, the District adopted an investment policy with the objective to (1) protect the principal value of tax receipts received, (2) generate income from investments to sustain the real spending power of accrued tax receipts, and (3) provide the District additional investment returns to offset the costs of its operations. The investments of the District will be split between two investment pools: the Operating Fund and the Investment Fund.

i. Operating Fund

The Operating Fund's purpose is to generate income to help meet the funding requirements of the District and to provide supplemental sources of liquidity to those held in deposit accounts. Assets in this portfolio are to be invested conservatively in instruments maturing 12 months or less. The District's target is between 40-60% of the District's liquid cash reserve are to be held in this fund at any point in time.

The District has established the following restrictions for the fund: (1) all investments must be readily marketable and have daily liquid markets or be backed by FDIC insurance; (2) all investments must have maturities of 12 months or less; (3) there shall be no investments in foreign denominated securities; and (4) repurchase agreements must be 100% collateralized by U.S. Government securities.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Allowable investments include FDIC-insured banking deposits, certificates of deposit (CD), U.S. Government treasury bills, commercial paper rated AA or greater by a major ratings agency, and commingled investment vehicles such as mutual funds and exchange traded funds whose underlying holdings are substantially consistent with these guidelines. The benchmark used to assess performance of the fund shall be the 3-month U.S. Treasury bill.

ii. Investment Fund

The Investment Fund is a short-term fund with the purpose to generate income and investment returns in excess of those achievable in cash investments and fixed income instruments utilized by the Operating Fund. It is expected that the short-term fund will engage in an investment approach assuming marginally greater duration and credit exposure than short-term assets. Investment income from this fund may be used by the District to fund its operating expenses and to boost cash and Operated Fund reserves. The District's target is between 40-60% of the District's liquid cash reserve are to be held in this fund at any point in time. A maximum of 10% may be held in cash.

The fixed income assets in the portfolio are managed with the objective of generating a net-of-fee return in excess of the benchmark. The benchmark used in measuring the fund's performance is the ICE/BAML 1-3 year U.S. Treasury Index. The portfolio is expected to be managed in a prudent manner with regard to capital preservation while pursuing returns in excess of the benchmark, meeting liquidity needs and providing a steady flow of interest/income to assist in meeting the budgetary needs of the District.

The District has established the following restrictions for the fund: (1) maintain an average credit quality rating of A/A2 as rated by either Standard and Poor's or Moody's Investors service respectively; (2) maintain an overall duration of no greater than 2.5 years; (3) except for U.S. Government or Agency securities, no more than 10% of the Fund's value shall be held in securities of any single issuing entity; and (4) maintain sufficient liquidity that it may be reasonable converted to cash in 5 days in most market environments.

Allowable investments include fixed income instruments of the U.S. Government, including Treasury Bills, Treasury Bonds, and securities guaranteed by Government Agencies; corporate bonds; mortgage-backed securities; asset-backed securities; bank loans; utility bonds; and commingled funds such as mutual funds and exchange traded funds whose underlying holdings are substantially consistent with this policy.

e. Taxes Receivable

Taxes receivable are recognized for revenue that has been earned and is measurable, but for which payment has not been received. Taxes that are recorded as receivable as of June 30, 2025, but were not received within 60 days of the fiscal year end are reported as unavailable tax revenue on the balance sheet – governmental fund.

f. Prepaid Expenses

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid expenses in both the government-wide and fund financial statements. The cost of prepaid expenses is recorded as expenditures/expenses when consumed rather than when purchased.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

g. Capital Assets

Capital assets, which include building, furniture, and equipment, are reported in the governmental activities column in the government-wide financial statements. The District's capitalization policy requires individual assets to be capitalized if the original cost is at least $5,000. Such assets are recorded at historical cost.

The costs of normal maintenance and repairs that do not add to the value of an asset or materially extend an asset's life are not capitalized.

Building, furniture and equipment are depreciated using the straight-line method over the following estimated useful lives:

Asset class	Est. Life
Buildings	40
Equipment	5
Furniture and fixtures	7-10
Improvements	15

h. Deferred Outflows of Resources

In addition to assets, the statement of net position includes a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period and, therefore, will not be recognized as an outflow of resources (expense/expenditure) until then. The District has two items that qualify for this type of reporting. Deferred outflows includes the sum of future minimum payments to Big Sky County Water & Sewer District as a result of the interlocal agreement disclosed in Note 6, and the portion of multi-year appropriations applicable to future periods.

i. Compensated Absences

The District accrues accumulated paid time off (PTO) when earned by the employee. An employee may accumulate PTO up to two times the eligible accrual rate per year. The accumulated unpaid balance is reported only as a general long-term obligation in the government-wide statement of net position and represents a reconciling item between the fund and government-wide presentations.

j. Long-Term Debt

In the government-wide financial statements long term debt and other long term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bond issuance costs are expensed at issuance.

In the fund financial statements, the face amount of debt issued is reported as other financing sources.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

k. Fund Balance

Net position in government-wide financial statements is classified as invested in capital assets, net of related debt; restricted; and unrestricted. Restricted net position represents constraints on resources that are either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or (b) imposed by law through state statute.

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraint placed on how fund balance can be spent. The governmental fund types classify fund balances as follows:

i. Nonspendable fund balance

This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

ii. Restricted fund balance

This classification includes revenue sources that are restricted to specific purposes externally imposed by creditors, grantors, or imposed by law.

iii. Committed fund balance

The portion of fund balance that can only be used for specific purposes imposed by majority vote of the Board of Directors. Any changes or removal of specific purposes requires majority action by the Board of Directors.

iv. Assigned fund balance

The portion of fund balance that has been identified by the Board of Directors for a specific purpose.

v. Unassigned fund balance

All amounts not included in other spendable classifications.

l. Use of Restricted and Unrestricted Net Position

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District's policy is to apply restricted net position first.

m. Use of Estimates

The preparation of the basic financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

n. Budget

The Board of Directors of the District approves a formal expenditure budget in July for the following year. The budget covers operational expenditures as well as appropriations of monies to the community entities. The District is not legally required to adopt a budget; therefore, management has decided not to present the budget in the financial statements.

2. CASH AND INVESTMENTS

As of June 30 2025, cash and investments was comprised of the following:

Deposit accounts	$ 20,030,504
Money market	112,304
Short-term investment pool (STIP)	12,563
Investment fund	
Cash and cash equivalents	29,498
Corporate bonds	2,753,922
U.S. Government bonds	1,023,320
Operating fund	
Cash and cash equivalents	58,523
Certificates of deposit	4,115,067
U.S. Government bonds	2,067,175
Mutual funds	656,530
	$ 30,859,406
Cash and investments as presented in financial statements	
Cash and investments	$ 20,467,132
Restricted cash	10,392,274
	$ 30,859,406

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Investments are measured at fair value on a recurring basis. Recurring fair value measurements are those that Governmental Accounting Standards Board (GASB) Statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Level 1 fair value measurements: Money market funds, corporate bonds, U.S. Government bonds, and mutual funds are valued using quoted market prices.

Level 2 fair value measurements: Certificates of deposit are valued using quoted prices in markets that are not active.

Net asset value practical expedient: Short Term Investment Program (STIP) is valued at net asset value (NAV). The NAV is used as a practical expedient to estimate fair value.

2. CASH AND INVESTMENTS (Continued)

The District voluntarily participates in the Short Term Investment Program (STIP) administered by the Montana Board of Investments (MBOI). A local government's STIP ownership is represented by shares, the prices of which are fixed at $1.00 per share, and participants may buy or sell shares with one business days' notice. STIP administrative expenses are charged daily against the STIP income, which is distributed on the first calendar day of each month. Shareholders have the option to automatically reinvest their distribution income in additional shares. STIP is not registered with the Securities and Exchange Commission. STIP is not FDIC-insured or otherwise insured or guaranteed by the federal government, the State of Montana, the MBOI or any other entity against investment losses, and there is no guaranteed rate of return on funds invested in STIP shares. The MBOI maintains a reserve fund to offset possible losses and limit fluctuations in STIP's valuation. The STIP investment portfolio consists of securities with maximum maturity of 2 years. Information on investments held in the STIP can be found in the Annual Report on the MBOI website at http://investmentmt.com/AnnualReportsAudits.

a. Custodial credit-risk deposits

The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover pledged (collateral) securities that are in the possession of an outside party. To minimize custodial credit risk in relation to the District's deposits, it is the District's policy to have uninsured deposits covered by collateral held by the pledging bank's agent in the District's name.

As of June 30, 2025, the carrying amount of the District's deposit balance (cash and interest-bearing money market accounts) was $20,142,808, and the bank balance was $20,158,615. Account balances are covered by the Federal Deposit Insurance Corporation ("FDIC") up to $250,000 per bank, per depositor, except for the repurchase account with First Security Bank which is covered by a repurchase agreement. Balances in excess of the FDIC limit, including the repurchase account, are materially covered by collateral held by the pledging bank's agent in the District's name. The uninsured deposit balance as of June 30, 2025 was $12,563, which was the balance invested in the Short Term Investment Pool (STIP).

The Investment and Operating Funds are held in brokerage accounts covered by FDIC and the Securities Investor Protection Corporation (SIPC). Account balances are covered by the SIPC up to $500,000 for each separate capacity. The District's accounts are not considered separate capacities and are combined, limiting the District's SIPC protection to $500,000. FDIC insurance limits are managed by the investment broker to spread cash and certificate of deposit balances up to coverage limits across multiple banking institutions. The uninsured deposit balance as of June 30, 2025 was $6,234,324.

Investment Type	Rating	Less than 1 Year	1 to 5 Years
Corporate Bonds	A-	$ 349,703	$ 375,581
Corporate Bonds	BB+	119,853	-
Corporate Bonds	BBB	195,070	943,326
Corporate Bonds	BBB+	-	770,390
U.S. Government Bonds	AAA	2,610,060	480,434
		$ 3,274,686	$ 2,569,731

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2. CASH AND INVESTMENTS (Continued)

b. Risks related to STIP

Effective June 30, 2005, the State of Montana Board of Investments implemented the provisions of GASB Statement No. 40 – Deposit and Investment Risk Disclosures. The unaudited financial statements as of June 30, 2025 have disclosures pertaining to STIP's exposure to credit risk, custodial credit risk, concentration of credit risk, interest rate risk, and legal and credit risk.

Although the STIP investments have been rated by investment security type, STIP, as an external investment pool, has not been rated.

c. Security lending

STIP is eligible to participate in securities lending. Securities lending transactions for fiscal year ended June 30, 2025 are disclosed in STIP's financial statements.

An unaudited copy of the STIP fiscal year 2024 financial statements is available online at the Montana Board of Investments' website.

3. CAPITAL ASSETS

All of the District's capital assets are depreciated as described in Note 1. Capital asset activity for the fiscal year ended June 30, 2025 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
Capital assets:				
Land	$ 500,000	$ 5,113,131	$ -	$ 5,613,131
Buildings	558,781	3,452,673	-	4,011,454
Furniture and fixtures	5,228	-	-	5,228
	1,064,009	8,565,804	-	9,629,813
Accumulated depreciation:				
Buildings	(100,144)	(104,597)	-	(204,741)
Furniture and fixtures	(3,768)	(515)	-	(4,283)
	(103,912)	(105,112)	-	(209,024)
Capital assets, net	$ 960,097	$ 8,460,692	$ -	$ 9,420,789

Depreciation expense was charged to the following function/program of the District:

Governmental activities:	
General government	$ 105,112

DRAFT

4. APPROPRIATIONS PAYABLE

On July 10, 2024, the Board approved resolution No. 2024-03R authorizing the appropriation of resort tax funds for fiscal year ended June 30, 2025. The appropriations payable balance as of June 30, 2025 represents the remaining balance of appropriations that were requested and paid prior to the July 15th deadline and the unpaid portion of multi-year appropriation contracts. Unspent funds that were not rolled over in accordance with Ordinance 99-01 were removed from the appropriations payable balance as of June 30, 2025. See Note 13 for more information.

5. LONG-TERM DEBT

On July 1, 2024, the District purchased two lots and commercial buildings for the purpose of providing space for upcoming highway infrastructure projects. The total sales price was $9,050,000 and was financed by the seller. The first payment of $4,990,000, including $315,000 of interest, was paid at purchase and the remaining balance was to be paid in two annual installments of $2,730,000, including $542,000 of interest. During the year, the District made a payment in advance of the payment schedule. The final payment is due in the year ended June 30, 2027.

Long-term debt activity for the year ended June 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
Governmental activities:				
Purchase Agreement	$ -	$ 8,550,000	$ (6,362,500)	$ 2,187,500

6. DUE TO OTHER GOVERNMENTS

On February 4, 2020, the District and Big Sky County Water & Sewer District No. 363 entered into an interlocal agreement with respect to the WRRF Phase I Project, the Canyon Project and the payment or financing costs thereof. Pursuant to the agreement, the electors of the District approved the imposition of the additional 1% infrastructure resort tax commencing July 1, 2020 and terminating June 1, 2032. The additional infrastructure tax will be used to pay the lesser of 60% of the total costs of the WRRF Phase I Project or $27,000,000, and $12,000,000 for the costs of the Canyon Project if it is determined to be feasible in accordance with Section 3.3. On April 4, 2021, the interlocal agreement was amended to account for various changes including the source of funding obtained by the Water & Sewer District, the estimated cost of the project, and the agreed upon minimum contributions required by the District. The future minimum annual contributions for the District are as follows.

	Minimum Contributions
2026	$ 3,302,379
2027	3,467,497
2028	3,640,872
2029	2,291,701
Total	$ 12,702,449

During the year ended June 30, 2025, the District paid the minimum annual contribution of $3,145,122. The total remaining balance due at year end was $12,702,449 and is reported as a Deferred Outflow of Resources since it represents the consumption of net assets that apply to future periods.

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6. DUE TO OTHER GOVERNMENTS (Continued)

As of June 30, 2025, the Canyon Project had not met the conditions of Section 3.3 of the amended interlocal agreement; therefore the amount committed has not been recognized as a deferred outflow of resources, nor included in the balance reported as due to other governments.

In July 2024, the Canyon Project was determined to be feasible, however the cost has increased to well beyond the original $12,000,000 committed by the District. The District is working with Big Sky County Water & Sewer District No. 363 to identify possible funding solutions.

7. GOVERNMENTAL FUND BALANCES

a. Nonspendable fund balance

At June 30, 2025, governmental fund balances in the amount of $19,361 were nonspendable. This balance represents prepaid expenses that were not in spendable form.

b. Restricted fund balance

At June 30, 2025, governmental fund balances were restricted for the following purposes:

Infrastructure tax account	$ 10,707,877

Infrastructure Tax Account: This represents the remaining balance of infrastructure tax collections after minimum annual payments for the WRRF project (see Note 6).

c. Committed fund balance

At June 30, 2025, governmental fund balances were committed to general government for the following purposes:

Emergency Reserve Fund	$ 2,500,000
Education & Childcare Fund	384,852
Operating Reserve Fund	340,785
Conservation Fund	142,213
Arts & Culture Fund	38,597
Housing Fund	23,224
Microgrant Fund	2,024
	$ 3,431,695

8. RETIREMENT PLAN

On April 8, 2009, the District entered into an agreement with the Montana Public Employees' Retirement Board to allow its employees to participate in the State of Montana 457 Deferred Compensation Plan (Plan). The agreement was effective as of July 1, 2009. The Plan is sponsored by the Montana Public Employees' Retirement Board and is authorized by Internal Revenue Code Section 457(b) and is subject to specific Internal Revenue Service laws and requirements.

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8. RETIREMENT PLAN (Continued)

The District is not required to contribute to the plan but may match up to 6.8% of the participant's earnings. For the year ended June 30, 2025, the District elected to match the max percentage of 6.8%.

During the fiscal year ended June 30, 2025, both the participant and District contributed a total of $80,616 to the plan.

9. RELATED PARTY TRANSACTIONS

In fiscal year ended June 30, 2025, the District distributed $3,954,577 in appropriations to entities that had Board or family members in common at the time of the appropriation. At June 30, 2025, $1,866,476 of appropriations were payable to these organizations.

10. CONCENTRATION

Three taxpayers provided approximately 51.3% of the total resort tax revenue received by the District during the fiscal year ended June 30, 2025.

11. INSURANCE

The District is considered a "local government or political subdivision" as the term is used in Montana Code Annotated (MCA) section 2-9-101(5). MCA limits these types of entities' liability on tort actions for damages suffered as a result of an act or omission of an officer, agent, or an employee of that entity, in an amount not to exceed $750,000 for each claim and $1,500,000 per occurrence (MCA Sec. 2-9-108). Accordingly, the District has purchased insurance coverage for adequate coverage.

12. COMMITMENTS

In fiscal year 2024, the District entered into an agreement for a governance exploration study. The District accepted a bid for the study in the amount of $329,750. $500,000 was budgeted for the study before the bid was received and accepted. The additional amount will be a budget contingency and cover any cost overruns. As of June 30, 2025, there are remaining funds of $193,972.

In fiscal year 2024, the District entered into an agreement to pay $75,000 in legal costs for the wellness coalition efforts. At the July 10, 2024 board meeting, the board approved an additional $75,000 for wellness coalition legal expenses. At the March 13, 2025 board meeting, the board approved a budget not to exceed $500,000 dollars, including the prior allocations, for the Wellness District subcommittee. As of June 30, 2025, $235,611 of the funds remain available for use.

13. SUBSEQUENT EVENTS

The District has evaluated all subsequent events through November 3, 2025, the date the financial statements were available to be issued.

a. Resolution No. 2024-03 Unspent Appropriations

The District is aware that $1,883,343 of fiscal year 2024 appropriations were unspent by the July 15, 2025 request deadline. The Board approved an extension for $1,869,538 of those funds for a request deadline of November 15, 2025. Both the Appropriations Payable and Current Appropriations were reduced by unspent funds that were not extended of $13,805 as of June 30, 2025.

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13. SUBSEQUENT EVENTS (Continued)

b. Appropriations Cycle Changes

The timing of the annual grant cycle will be shifted based on changes approved by the Board in FY2025. The next application for funding opened in August 2025 and funds will be allocated in November 2025. In the transitional year (FY2025-2026), organizations will apply for 16 months of funding, returning to the traditional 12 months of funding in FY2027. Contract terms will run from November-October, rather than being aligned with the fiscal year. These changes will allow for a firm available funds number because the allocations will occur after the fiscal year has closed. This shift will eliminate the need to forecast revenues and expenses at the end of the fiscal year, in anticipation of June allocation meetings.

c. Cold Smoke Project Bond Approval

On August 13, 2025, the District passed Resolution No. 2025-05R authorizing the issuance of bonds to fund the Cold Smoke Project to provide the Big Sky community with affordable housing. The board had authorized up to $45,000,000 for land acquisition costs and $15,000,000 for infrastructure costs related to the Cold Smoke Project with Resolution No. 2025-01R on March 13, 2025. The issuance of the bonds is contingent on several debt service metrics and payment of the entire balance of the Big Sky Water and Sewer District interlocal agreement balance. See Note 6.

d. Community Park Renovation Project Bond Approval

On August 13, 2025, the District passed Resolution No. 2025-06R authorizing the issuance of bonds to fund the Big Sky Community Organization's Community Park Renovation Project. The board had authorized up to $6,800,000 of funding for the project with Resolution No. 2025-01R on March 13, 2025.

DRAFT

AMATICS
CPA GROUP

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Bozeman, MT 59718

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

Board of Directors
Big Sky Resort Area District
Big Sky, MT

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and major funds of Big Sky Resort Area District, ("the District") as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated November 3, 2025.

DRAFT

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

Amatics CPA Group

Bozeman, Montana
November 3, 2025

DRAFT

BIG SKY RESORT AREA DISTRICT
SCHEDULE OF FINDINGS AND RESPONSES
June 30, 2025

The results of our tests disclosed no instances of noncompliance with certain provisions of laws, regulations, contracts and grant agreements and other matters, and no internal control deficiencies considered to be material weaknesses as of June 30, 2025.

DRAFT

BIG SKY RESORT AREA DISTRICT
STATUS OF PRIOR YEAR FINDINGS
June 30, 2025

The results of our tests disclosed no instances of noncompliance with certain provisions of laws, regulations, contracts and grant agreements and other matters, and no material weaknesses to be reported under Government Auditing Standards as of June 30, 2024.

DRAFT

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the Big Sky Resort Area District, Montana (the "District"), hereby certify that the attached resolution is a true copy of Resolution No. 2025-09R, entitled: "RESOLUTION RELATING TO WRRF CONTRIBUTION; PROVIDING FOR THE ESCROW OF FUNDS TO COMPLETE THE WRRF CONTRIBUTION AND AUTHORIZING A RELATED INTERFUND TRANSFER AND REPAYMENT" (the "Resolution"), on file in the original records of the District in my legal custody; that the Resolution was duly adopted by the Board of Directors of the District at a regular meeting on October 8, 2025, and that the meeting was duly held by the Board of Directors and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon the vote being taken on the Resolution at said meeting, the following Board members voted in favor thereof: _____ _____; voted against the same: _____; abstained from voting thereon: _____; or were absent: _____.

WITNESS my hand officially this 13th day of November, 2025.

_____
Secretary

RESOLUTION NO. 2025-09R

RESOLUTION RELATING TO WRRF CONTRIBUTION; PROVIDING FOR THE ESCROW OF FUNDS TO COMPLETE THE WRRF CONTRIBUTION AND AUTHORIZING A RELATED INTERFUND TRANSFER AND REPAYMENT

BE IT RESOLVED by the Board of Directors (the "Board") of the Big Sky Resort Area District, Montana (the "District"), as follows:

Section 1. Recitals. On May 5, 2020, the electors of the District authorized the District to impose an additional 1% resort tax (the "1% Resort Tax") for the purpose of funding two wastewater infrastructure projects, including the contribution from the District to the Big Sky County Water and Sewer District No. 363, Montana (the "BSWSD") of up to $27,000,000 (the "WRRF Contribution") to upgrade the water resource recovery facility using membrane bioreactor technology and related improvements (the "WRRF Phase I Project").

Pursuant to such authority, on April 20, 2021, BSWSD and the District entered into a First Amended and Restated Interlocal Agreement (the "Interlocal Agreement"), which sets forth the parties' agreement with respect to the WRRF Contribution. The WRRF Contribution is pledged by BSWSD to the repayment of certain of its outstanding sewer system revenue bonds.

As of the date of this Resolution, BSRAD has collected and paid $14,297,551 of the WRRF contribution, leaving a balance owed on its obligation of $12,702,449 ("Remaining Balance of WRRF Contribution"). As of the date of this Resolution, BSRAD presently has $_____ in a restricted fund ("Restricted WRRF Account") which will be used to make the Remaining Balance of WRRF Contribution.

On May 6, 2025, the electors of the District authorized the issuance of bonds payable from the 3% Resort Tax and to continue imposing the 1% Resort Tax, commencing when the WRRF Contribution has been paid or provided for, and to issue bonds payable therefrom for the purpose of financing applicable costs of the acquisition of land by the Big Sky Community Housing Trust for the development of the Cold Smoke workforce housing project and the design, construction, acquisition or installation of infrastructure related thereto (the "Cold Smoke Project"), and to pay related costs of issuance or other financing costs.

Section 2. Escrow of WRRF Contribution. The District is preparing to proceed with the issuance of bonds payable from the 1% Resort Tax to finance the costs of the Cold Smoke Project; however, the WRRF Contribution must first be paid or provided for in full. BSWSD has expressed its preference to continue receiving annual payments substantially in conformity with the Interlocal Agreement. Therefore, the District has concluded that it is in the best interests of the District, BSWSD and the Cold Smoke Project to satisfy its obligations with respect to the Remaining Balance of WRRF Contribution by depositing an additional amount not to exceed $_____into the Restricted WRRF Account ("Additional Deposit"), bringing the total in that account to $12,702,449. Following the Additional Deposit by the District into the Restricted WRRF Account, the WRRF Contribution shall be deemed to be provided for in full. Amounts escrowed in the Restricted WRRF Account shall be disbursed only to or as directed in

accordance with the Interlocal Agreement; provided however, any and all interest earned on the Restricted WRRF Account shall be retained by BSRAD and shall be used for any purpose deemed appropriate by the BSRAD Board.

Section 3. Authorization of Interfund Transfer. Given that the WRRF Contribution must be provided for in full prior to the formal launch of the financing for the Cold Smoke Project, and that there is presently a deficit in the amount of the Additional Deposit, the Board hereby authorizes District staff, if and to the extent necessary, to transfer an amount not to exceed the Additional Deposit from available 3% resort tax revenues or other funds on hand and available therefor to the Restricted WRRF Account so that the total amount escrowed in the Restricted WRRF Account will equal the Remaining Balance of WRRF Contribution. The Additional Deposit shall be repaid to the relevant District account from which the funds were transferred as promptly as possible from 1% Resort Taxes collections received; provided that the interfund transfer repayment shall be in all respects subordinate to the payment of bonds issued to finance the Cold Smoke Project.

PASSED AND APPROVED by the Board of Directors of the Big Sky Resort Area District, Montana, this 13th day of November 2025.

_____	_____
Sarah Blechta, Chair	John Zirkle, Vice Chair
_____	_____
Grace Young, Secretary & Treasurer	Michelle Kendziorski, Director
_____	
Kevin Germain, Director	

	FY26 Microgrant Fund	**$**	**150,000**

FY26 Microgrant Awards

Date	Project		Amount
7/9/2025	Lone Peak Film Festival	$	(24,550)
7/9/2025	Community of Conservation	$	(5,073)
7/9/2025	Firelight W&S Launch	$	(25,000)
8/13/2025	Task Force 151	$	-
8/13/2025	TBID Support	$	(25,000)
8/13/2025	Active Transportation Plan	$	(24,650)
	Balance	***$***	***45,727***

November Requests

Project		Request
Child Care Report	$	19,700
MT64 Youth Hockey Program	$	17,340
Access to Beehive Basin	$	25,000
MDT Housing Support	$	15,750
Navigator Network	$	25,000
Total	**$**	**102,790**
Difference	*$*	*(57,063)*

FY26 Microgrant Fund-with proposed budget amendment			**$200,000**

FY26 Microgrant Awards

Date	Project		Amount
7/9/2025	Lone Peak Film Festival	$	(24,550)
7/9/2025	Community of Conservation	$	(5,073)
7/9/2025	Firelight W&S Launch	$	(25,000)
8/13/2025	Task Force 151	$	-
8/13/2025	TBID Support	$	(25,000)
8/13/2025	Active Transportation Plan	$	(24,650)
	Balance		***$95,727***

November Requests

Project		Request
Child Care Report	$	19,700
MT64 Youth Hockey Program	$	17,340
Access to Beehive Basin	$	25,000
MDT Housing Support	$	15,750
Navigator Network	$	25,000
Total	**$**	**102,790**
Difference	*$*	*(7,063)*

Title

Updated Big Sky Child Care Report

09/26/2025

id. 51801686

by **Wylie Phillips** in **FY26 Microgrant Fund**

wylie@nrmedd.org

Original Submission

10/10/2025

Score	n/a
Request Name	Updated Big Sky Child Care Report
Who will be the fiscal sponsor of this request?	Northern Rocky Mountain Economic Development District
Description	This analysis builds upon our previous work to establish a clear understanding of the current and future child care needs in Big Sky, with a focus on both accessibility and affordability. The analysis will examine the economic impact of the child care gap, conduct a demand and capacity assessment to quantify unmet needs, and evaluate how child care availability intersects with local housing dynamics. This study will continue to assess the role of coordinated child care and housing strategies in supporting working families and strengthening community sustainability. The analysis will build on previous data to enable deeper research into key child care and workforce indicators, allowing for assessment of long-term progress. We will source data from local providers, employers, housing studies, previous child care studies, and demographic reports to inform this analysis.
Select the projects Investment Type	Programming
Select the projects Impact Area	Economic Development
Where will this project be taking place?	Research area will include Big Sky proper and the workforce that contributes to Big Sky.

Please explain the community benefit of the project	This project directly benefits the Big Sky community by providing the essential data needed to address the critical childcare gap, a significant barrier to economic stability and family well-being. By quantifying unmet needs and analyzing the economic impact, this analysis will empower community leaders to create targeted, practical solutions. By connecting child care access to local housing dynamics and workforce indicators, the study provides a comprehensive understanding of how these intertwined issues affect working families and the broader economy. This approach, inspired by recent local initiatives such as the Cold Smoke housing project, enables the community to develop coordinated strategies that support families and strengthen the local workforce. The long-term assessment of key indicators will also allow the community to track its progress and adapt over time.
What is the Resort Tax request for this project?	19700
What is the total cost of this project?	29700
Provide a list of the expenses this should this project be awarded funding	NRMEDD work to complete, including subcontracts -- Estimated 350 Hours at $75/hr. -- $26,250 Travel -- $450 Graphic Design for Final Document -- $3,000
When do you plan to have incurred the costs being requested?	2/1/2026
Please provide any additional information on this request if needed	NRMEDD published the first Big Sky Childcare Analysis in 2023. This report was well-received and was presented during Big Sky Community Week. Since then, the report has been cited at community meetings and childcare gatherings, and it has sparked broader community reports for Gallatin County and beyond. Recently, we have realized that an updated report is necessary. With recent developments like the Cold Smoke Housing project and the Gallatin River Childcare center, updated data is crucial. NRMEDD has been approached by local leaders, childcare providers, and community stakeholders, indicating that now is the right time for this important research. NRMEDD has a strong track record of expertise in strategic research and helping communities understand their economic landscapes. We look forward to continuing our work in the childcare sector and supporting Big Sky as it navigates these complex issues.

Please provide the name(s) and email addresses of who will be representing this request at the next BSRAD board meeting	Wylie Phillips, NRMEDD Executive Director - wylie@nrmedd.org
Application Review & Final Submission	If your application is still in progress you may save your work using the "Save Draft" button. If your application is complete and ready for District review submit using the "Submit Form" button. Once submitted you may not make changes or edits to your application. Application Review: Applications generally will be reviewed at the next regularly scheduled Board Meeting. The board meeting schedule can be found on the District website. If received less than 10 days before the next regularly scheduled meeting it will not be reviewed until the following month/meeting. The applicant must be present at the review meeting to answer questions or provide more information requested by the Board. Application review will not occur during the regular Annual Allocation Meetings.

Title

Program Funding: We are asking The Resort Tax to help fund our local area youth hockey program so that hockey is acessible to all children in the communiy of Big Sky. We anticipate approximately 100+ local children to participate.

10/13/2025

id. 51978085

by **Diane Dowd** in **FY26 Microgrant Fund**

dianedowd2@me.com

Original Submission

10/13/2025

Score	n/a
Request Name	Program Funding: We are asking The Resort Tax to help fund our local area youth hockey program so that hockey is acessible to all children in the communiy of Big Sky. We anticipate approximately 100+ local children to participate.
Who will be the fiscal sponsor of this request?	MT64 Association, Ltd
Description	We are seeking support to keep the cost of hockey affordable to all children in Big Sky. Our organization prides itself on getting Big Sky community children outdoors; learning to skate and play the sport of hockey in a structured, safe environment. They learn about being teammates, building relationships with peers as well as adults, and to relax in a stress-free environment. One unique aspect of our program is that we partner and compete with similar small-sized regional towns. Our players build enduring friendships with players from these towns that go beyond ice time. MT64 Hockey is dedicated to teaching children the skills necessary to play the game of hockey and succeed in life. Hockey is a very expensive sport. Here in Big Sky, hockey can be beyond many families' means. Our coaches are all volunteers and are USA Hockey certified. In addition to our 100% volunteer program, donations from local foundations and organizations make this goal a reality. As we start a new chapter of serving local children, we are asking BSRAD to please assist us in our programming costs totaling $17,340.00. With your assistance, ***MT64 Hockey*** will be able to serve as many local children as want to participate.

Select the projects Investment Type	Programming
Select the projects Impact Area	Recreation
Where will this project be taking place?	MT64 Hockey will take place in Town Center on the local ice arena. The program will have weekly practices and lessons. In addition, the program will hold clinics run by regional hockey coaches to teach skills and hockey fundamentals. Lastly, the program will sign up for regional tournaments so that the children playing in the M64 program will experience authentic hockey games against other regional programs.
Please explain the community benefit of the project	MT 64 is a youth hockey program; teaching children to skate and the fundamentals of hockey. It is a program that gets kids outside and builds their strength both physically and mentally. MT64 prides itself on a commitment to health and safety while teaching the game of hockey. Our organization prides itself on getting Big Sky community children outdoors; learning to skate and play the sport of hockey in a structured, safe environment. They learn about being teammates, building relationships with peers as well as adults, and to relax in a stress free environment. MT64 Hockey is dedicated to teaching children the skills necessary to play the game of hockey and succeed in life. ***MT64 Hockey Association, Ltd.*** enriches the lives of local children here in Big Sky by giving them a place that is safe and inviting to come out, relax, destress, and get their endorphins released all while learning to play the game of hockey!
What is the Resort Tax request for this project?	17340
What is the total cost of this project?	110800
Provide a list of the expenses this should this project be awarded funding	As we start a new chapter of serving local children, we are asking BSRAD to please assist us in our programming costs totaling $17,340.00. While tourists are allowed to ice skate for free at the local rink, MT64 Hockey Association has to pay for ice time as well as cleaning of the ice which totals $7,000 each year. We also must purchase insurance ($2,500) and pay for required coaching instruction by USA Hockey ($2,340) (Our coaches are all volunteers). An additional programming cost is having clinics for the children to learn the appropriate skills, techniques, and fundamentals of the sport ($6,000).
When do you plan to have incurred the costs being requested?	12/1/2025

Please provide any additional information on this request if needed	In addition to our 100% volunteer program, donations from local foundations and organizations make this goal a reality. We are seeking support from other local foundations and local businesses for other programming fees to help keep the cost of the program down for local residents. We look to make the cost of youth hockey minimal to residents and free for those who would like to play but cannot afford the cost. Implementation plan and cost for locals: 12-19 year olds; MT 64 fee is $200 8-11 year olds; MT 64 fee is $150 Under 8 is free The most comparable program is the Mountain League in Bozeman. The program starts at age 10. The Mountain League Program is approximately $500 plus the cost of equipment, skates, and the cost of traveling the canyon multiple times a week. The hockey program was heavily subsidized in the past to afford this opportunity. BASE tried to impose higher pricing to play hockey, which led to BASE no longer sponsoring hockey. Thus, we developed MT64 Hockey.
Please provide the name(s) and email addresses of who will be representing this request at the next BSRAD board meeting	Emily Voorheis (President); emilyvoorheis@gmail.com Matt Dodd (Member); matt@doddlawfirmpc.com
Application Review & Final Submission	If your application is still in progress you may save your work using the "Save Draft" button. If your application is complete and ready for District review submit using the "Submit Form" button. Once submitted you may not make changes or edits to your application. Application Review: Applications generally will be reviewed at the next regularly scheduled Board Meeting. The board meeting schedule can be found on the District website. If received less than 10 days before the next regularly scheduled meeting it will not be reviewed until the following month/meeting. The applicant must be present at the review meeting to answer questions or provide more information requested by the Board. Application review will not occur during the regular Annual Allocation Meetings.

Title

Beehive Basin Access Alliance - Exploring Collaborative Solutions, Funding Mechanisms, and Governance Options (Including a Potential Rural Improvement District) to Ensure Safe, Sustainable Access to Beehive Basin

10/17/2025

id. 52014685

by **Joseph Kiferbaum** in **FY26 Microgrant Fund**

joseph@kiferbaum.com

Original Submission

10/17/2025

Score	n/a
Request Name	Beehive Basin Access Alliance - Exploring Collaborative Solutions, Funding Mechanisms, and Governance Options (Including a Potential Rural Improvement District) to Ensure Safe, Sustainable Access to Beehive Basin
Who will be the fiscal sponsor of this request?	Beehive Basin Access Alliance
Description	The Beehive Basin Access Alliance seeks support from the Big Sky Resort Area District to fund professional services that will evaluate long-term, community-driven solutions for safe and sustainable access to Beehive Basin. The project will engage engineering, legal, and facilitation consultants to assess current road conditions, analyze access and safety challenges, and explore viable governance and funding mechanisms such as a Rural Improvement District (RID) or other partnership models. This effort will bring together Gallatin County, the U.S. Forest Service, local landowners, and Big Sky community organizations to develop a unified understanding of existing constraints and opportunities. The resulting feasibility report will provide data, conceptual options, and recommendations that can guide future capital investment from appropriate agencies. By focusing on planning, coordination, and collaboration, this study will create a clear, actionable pathway toward an equitable and lasting access solution that balances recreation, safety, and environmental stewardship in one of Big Sky's most cherished areas.
Select the projects Investment Type	Programming

Select the projects Impact Area	Recreation
Where will this project be taking place?	Beehive Basin Road
Please explain the community benefit of the project	Beehive Basin is one of Big Sky's most iconic recreation areas, attracting residents and visitors year-round for hiking, skiing, and wildlife viewing. However, rising use has led to safety concerns, congestion, and environmental pressures on the limited access road. Without coordination, these challenges will continue to impact public safety, emergency access, visitor experience, and the basin's natural integrity. This project benefits the Big Sky community by funding the studies and facilitation needed to develop a safe, sustainable, and equitable access plan. By focusing on planning rather than infrastructure, BSRAD's support will enable data-driven decisions and collaboration among Gallatin County, the U.S. Forest Service, local landowners, and recreation partners. The outcome will be a roadmap that advances recreation access, public safety, and environmental stewardship, ensuring Beehive Basin remains a safe and accessible destination for generations to come.
What is the Resort Tax request for this project?	25000
What is the total cost of this project?	40000
Provide a list of the expenses this should this project be awarded funding	Engineering studies, traffic studies, legal fees, consulting fees, signage, website
When do you plan to have incurred the costs being requested?	2/28/2026
Please provide any additional information on this request if needed	
Please provide the name(s) and email addresses of who will be representing this request at the next BSRAD board meeting	Joseph Kiferbaum joseph@kiferbaum.com Lindsay Poe lpoe@mybploan.com Rodney Willett rodneytwillett@gmail.com Lydia Pulley lrpulley@gmail.com

Application Review & Final Submission	If your application is still in progress you may save your work using the "Save Draft" button. If your application is complete and ready for District review submit using the "Submit Form" button. Once submitted you may not make changes or edits to your application. Application Review: Applications generally will be reviewed at the next regularly scheduled Board Meeting. The board meeting schedule can be found on the District website. If received less than 10 days before the next regularly scheduled meeting it will not be reviewed until the following month/meeting. The applicant must be present at the review meeting to answer questions or provide more information requested by the Board. Application review will not occur during the regular Annual Allocation Meetings.

Title

Navigator Network — strategically trained volunteers who show up for friends, neighbors, coworkers, and strangers to listen with care, offer calm support in tough moments, and connect people to local resources, making it easier to talk about struggles, ask for help, and get the support they need.

10/28/2025

id. 52115018

by **Shannon Steele** in **FY26 Microgrant Fund**

hello@bewellbigsky.org

Original Submission

10/28/2025

Score	n/a
Request Name	Navigator Network — strategically trained volunteers who show up for friends, neighbors, coworkers, and strangers to listen with care, offer calm support in tough moments, and connect people to local resources, making it easier to talk about struggles, ask for help, and get the support they need.
Who will be the fiscal sponsor of this request?	One Valley Community Foundation

Description	The Navigator Network includes 25+ trained volunteers including ski patrollers, teachers, HR managers, and chefs who serve as trusted peer supports in workplaces, schools, and community spaces. Navigators provide real-time emotional and practical support to individuals facing mental health and substance use challenges while serving as a bridge to professional resources. They help reduce stigma by normalizing help-seeking, sharing their own experiences, and integrating care into daily life. Each Navigator completes foundational trainings in Emotional First Aid and Suicide Prevention (QPR), equipping them with trauma-informed tools for recognizing distress, listening with empathy, and connecting people to resources safely and effectively. Navigator training must be strategic, relevant, practical, and responsive to community needs. In 2026, we plan to expand the program's annual training and integration efforts to include quarterly Referral Pathway Gatherings, where key service providers such as Wellness in Action, Bozeman Health, law enforcement, and Help Center meet with Navigators to build trust, share updates, and strengthen referral relationships. Additional annual trainings will include topics such as substance use and harm reduction, domestic violence and assault response, trafficking awareness, and scope-of-practice sessions covering active listening, boundaries, and referral tracking.
Select the projects Investment Type	Programming
Select the projects Impact Area	Health & Safety
Where will this project be taking place?	Within the Big Sky community / resort area district
Please explain the community benefit of the project	This project strengthens Big Sky's community-based support system by increasing access to mental and behavioral health resources, reducing stigma, and improving coordination between residents and providers. The 2023 Community Health Needs Assessment found 26% of residents report high stress, and 71% with mental health concerns did not seek care due to stigma, cost, or lack of awareness. Navigators fill this gap by listening without judgment, offering calm support, and connecting people to local resources, ensuring help is never more than one conversation away. The program reaches year-round, seasonal, and international workers, youth, and residents across all sectors. Twenty-five trained Navigators currently connect with at least one person weekly, impacting roughly 1,300 people annually. Success is tracked through navigator feedback, referral data, training completion, and strengthened collaboration and awareness across the community.
What is the Resort Tax request for this project?	25000

What is the total cost of this project?	92350
Provide a list of the expenses this should this project be awarded funding	• Network convening and facilitation • Community outreach and engagement
When do you plan to have incurred the costs being requested?	1/1/2026
Please provide any additional information on this request if needed	Be Well Big Sky is a volunteer-driven network supported by contracted experts under fiscal sponsorship with One Valley Community Foundation, allowing us to remain community-led, flexible, and rooted in lived experience. As we thoughtfully navigate our long-term formation, we recognize the vital role a Wellness District will play in sustaining both our work and essential health and wellness resources in Big Sky. Navigators play an important role: listening, educating, and facilitating dialogue about real community needs, and strengthening our collective capacity for care and ensuring wellness remains a shared responsibility. This micro grant will sustain and enhance the Navigator Network's ability to respond to emerging community needs during a critical period of transition, bridging the gap as long-term funding structures and organizational frameworks take shape.
Please provide the name(s) and email addresses of who will be representing this request at the next BSRAD board meeting	Shannon Steele - ssteele@bewellbigsky.org
Application Review & Final Submission	If your application is still in progress you may save your work using the "Save Draft" button. If your application is complete and ready for District review submit using the "Submit Form" button. Once submitted you may not make changes or edits to your application. Application Review: Applications generally will be reviewed at the next regularly scheduled Board Meeting. The board meeting schedule can be found on the District website. If received less than 10 days before the next regularly scheduled meeting it will not be reviewed until the following month/meeting. The applicant must be present at the review meeting to answer questions or provide more information requested by the Board. Application review will not occur during the regular Annual Allocation Meetings.

Title

MDT Housing Support

10/29/2025

by **David OConnor** in **FY26 Microgrant Fund**

id. 52121215

david@bigskyhousingtrust.com

Original Submission

10/29/2025

Score	n/a
Request Name	MDT Housing Support
Who will be the fiscal sponsor of this request?	Big Sky Community Housing Trust
Description	Highway 191 is the second busiest highway in southern Montana, behind only Interstate 90. It's critical that we have a dedicated Montana Department of Transportation staff member based in Big Sky whose responsibility is to maintain both Hwy 191 and MT 64. Josh Ritchie, MDT's new Maintenance Manager for Bozeman, emphasized that he could significantly improve maintenance on these corridors if additional staff were available. The stretch from Four Corners to the Yellowstone National Park boundary currently has the most open positions of any district in Montana. To compensate, MDT has temporarily rotated plow drivers from other parts of the state, for two-week winter shifts—a short-term fix that's neither efficient nor sustainable. To address this, the Big Sky Chamber and the Big Sky Housing Trust engaged four community partners, Big Sky Resort, Big Sky Owners Association, Big Sky Transportation District, and Lone Mountain Land Company, and secured 36% of the total project cost. The MDT employee who will be assigned to this position will contribute 28%. Our request is to fund the remaining 36% of the cost for this one-year pilot project. This will ensure a snowplow, maintenance truck and staff based in Big Sky for 12 months. We are confident this project will demonstrate measurable improvements in road safety, maintenance response times, and overall quality of service on Hwy 191 and MT 64 roads that are vital to the safety and success of our entire community.
Select the projects Investment Type	Programming
Select the projects Impact Area	Housing

Where will this project be taking place?	Highways MT-64 & US-191
Please explain the community benefit of the project	Residents, commuters, visitors, and first responders are all impacted by insufficient plowing and maintenance on our local highways. The drastically improved response time afforded by enabling MDT to house a full-time employee in Big Sky will have an immediate and tangible impact on all users of our local roads, increasing driver safety and accident response time while decreasing commuter and visitor travel impact, as well as cumulative degradation of the roads. • Year-round MDT employee, with both a snow plow and maintenance truck to be based in Big Sky • Plowing on MT 64 to receive 30% more plowing compared to past years • Quicker response to plowing and adding sand to MT64 • Quicker response to maintenance and repairs on MT64 and 191 • Driver and equipment will only work between Yellowstone park boundary to 4 Corners • Plowing and maintenance will continue to be supported from Bozeman as in the past. This would not be a replacement for that service, but an enhancement to it.
What is the Resort Tax request for this project?	15750
What is the total cost of this project?	43500
Provide a list of the expenses this should this project be awarded funding	Residential rent contribution to enable an MDT plow and maintenance employee to be Big Sky based. Overall contributions: • BSRAD: $15,750 • MDT Employee Participation: $12,000 • Matching Funds (Lone Mountain Land, Big Sky Resort, Big Sky Owners' Association, Big Sky Transportation District): $15,750
When do you plan to have incurred the costs being requested?	12/1/2025
Please provide any additional information on this request if needed	There is a two-bedroom apartment in the newly-opening Riverview Place apartments reserved for this use, beginning 12/1/25.

Please provide the name(s) and email addresses of who will be representing this request at the next BSRAD board meeting	David O'Connor // david@bigskyhousingtrust.org Brad Niva // brad@bigskychamber.com
Application Review & Final Submission	If your application is still in progress you may save your work using the "Save Draft" button. If your application is complete and ready for District review submit using the "Submit Form" button. Once submitted you may not make changes or edits to your application. Application Review: Applications generally will be reviewed at the next regularly scheduled Board Meeting. The board meeting schedule can be found on the District website. If received less than 10 days before the next regularly scheduled meeting it will not be reviewed until the following month/meeting. The applicant must be present at the review meeting to answer questions or provide more information requested by the Board. Application review will not occur during the regular Annual Allocation Meetings.