OLT

Board of Directors Meeting

PUBLIC Packet

(Final Packet PDF-10/10/2025)

Saturday October 18, 2025

9:00 AM

AGENDA_Draft

Orient Land Trust (OLT) Quarterly Board of Directors Meeting
Seitz House (Private Residence on Hot Springs Grounds)
Saturday, October 18, 2025, 9:00 AM

For the education, enjoyment, and well-being of current and future generations, Orient Land Trust:
promotes a positive clothing-optional experience at all properties including Valley View Hot Springs, Orient Mine and Everson Ranch;
preserves the viewshed, including land acquisition;
protects natural, wild, agricultural, and historic resources, in the northern San Luis Valley.

Record Attendance – Scott M.

Open Board Meeting Call to Order - 9:00 AM – Jon

Board Member Introductions for any new in-person or online attendees

Reading of Mission Statement - Board Member, staff or attendee volunteer

Approve Board Meeting Minutes from Previous Meetings - 9:02 AM (Pages 4-8)

General Guest Questions/Comments - 9:05 AM – Jon

Reports & Updates - 9:10 AM (40 minutes)

I. Management Reports (FIO/DISC)
   A. Executive Director - Crystal (Pages 9-10)
   B. Facilities Manager - Mica (Pages 11-12)
   C. Ranch Manager-Russ (Page 13)
   D. Housekeeping Manager - Robin (Page 14)
   E. Visitor Services Manager - Amory (Page 15)
   F. Volunteer Coordinator Report - Amory (Page 16)
   G. Information Technology - Crystal & Doug Bates (Page 17)
   H. Other Reports (Page 17)

II. Board Officer and Committee Reports (FIO/DISC)
   A. Board Chair - Jon (Page 18)
   B. Treasurer - Pat (Page 19)
   C. Governance Committee - Aleia (BoD co-chair) & Allegra (non-board member co-chair) (Page 19)
   D. Internal Affairs - Scott H. (Page 20)
   E. Conservation Committee - Bill (Page 20)
   F. Firewise Task Force (Part of Conservation Committee Report (Page 20)

Financial Reports - 9:50 AM (20 minutes)

I. Income Statements, Balance Sheet, Cash Flow Statements (FIO/DISC)
   A. Statement of Financial Position (Pages 21-24)
   B. Statement of Activities Compared to Budget-Detail (Pages 25-28)
   C. Statement of Activities Compared to Previous Year-Detail (Pages 29-33)
   D. Statement of Activities by Property_Hot Springs (Pages 34-38)
   E. Statement of Activities by Property_Everson Ranch (Pages 39-41)
   F. Statement of Activities by Property_Shared (Pages 42-43)
   G. Statement of Cash Flows (Page 44)

II. Winter Savings Report (Page 45)

Break - 10:10 AM (10 minutes)

Business - 10:20 AM (60 minutes)

I. 2026 Draft Budget Review (DISC) (Page 46-55)

II. Group Health Insurance Benefit to Employees (DISC/DEC) (Pages 56-57)
III. Financial Audit Proposal for 2025-2026 (DISC/DEC) (Page 58)
IV. 2026 Member Appreciation Weekend in combination with July 18th Board Meeting (announced at July 2025 BoD mtg) which is also the 25th Anniversary of OLT. (DISC/DEC) (Page 59)
V. Next Phase (2 & 3) Road Improvements at the Hot Springs (Partially donor funded) (DISC/DEC) (Pages 60-61)
VI. Resolutions suspending the External Affairs Committee and Site Plan Committee (Page 62)

Updates (Approved, In Progress, and/or No Additional Board Decision Needed Items)

I. Update on Backup Hydro Plant (Previously Approved) (Page 63)
II. Update on New Telescope Fund Raising (Page 63)
III. Tree Trimming at the Ranch and Hot Springs in 2025 (Previously Approved) (Page 63)
IV. Firewise Task Force is leading the Board approved project to seek a Firewise Community designation, as well as a Community Wildfire Protection Program. (Page 63)

Review Pending Items (Items for Awareness with No Request and/or Decision Needed from Board at this Time) - 11:20 AM (15 minutes)

V. Third and Final Phase of Hot Springs Property Road maintenance to be presented for approval at the October 2026 Board meeting if we have enough net operating funds available (Page 63)
VI. Ranch House Foundation (2025-2026)(Project Proposal will be presented at a later meeting when ready) - Completed July 2025!! (Page 63)

Policy Review - 11:35 AM (5 minutes)

I. Update Orient Land Trust Board of Directors Position Description (Pages 63-64)

Announcements - 11:40 AM (5 minutes)

2026-2027 Board Meeting Schedule (9:00 AM start time on Saturday's)

I. January 24, 2026 (Board approved 4th Saturday of the month instead of the 3rd.)
II. April 18, 2026 (April 5 Easter)
III. July 18, 2026 (announced at July 2025 BoD meeting)
IV. October 17, 2026
V. January 23, 2027 (Board approved 4th Saturday of the month instead of the 3rd.)
VI. April 17, 2027 (March 28 Easter)

How did we do today? (2 minutes)

Distribute public member surveys relating to our governance – Scott M.

Recess Regular Meeting - 11:45 AM

Lunch Served…All are welcome - 12:00 NOON -12:45 PM

Executive Session (BoD's & Executive Director only) - 1:00 PM - 3:00 PM*

*(*End time approximate. Extension of Executive Session into Sunday is always possible depending on board business needs.)*

Reconvene and Adjourn Open Board Meeting when Executive Session ends

Board Meeting Minutes-Draft
Orient Land Trust (OLT) Annual Board of Directors Meeting
Bishop Pavilion at the Hot Springs
Saturday, July 19, 2025, 2:45 PM

For the education, enjoyment, and well-being of current and future generations, Orient Land Trust: promotes a positive clothing-optional experience at all properties including Valley View Hot Springs, Orient Mine and Everson Ranch; preserves the viewshed, including land acquisition; protects natural, wild, agricultural, and historic resources, in the northern San Luis Valley.

Record Attendance

Board members present: Jon F., Roger C., Scott H., Susan H., Bill M., Aleia S., Terry S.
Board absent: Patrick C.
Staff present: ED Crystal England., Facilities Manager Mica B., Visitor Services Manager Amory R., Scott M.,
Guests: Tens of guests and volunteers were in attendance.

Meeting Call to Order 2:47 PM –Jon F.

Board Chairperson Jon F. called the meeting to order at 2:47 PM. Board members Scott H. read the Orient Land Trust Mission Statement.

Approve Board Meeting Minutes from Previous Meeting
Motion

Board member Roger C. made a motion to approve the minutes of the last board meeting in April which was seconded by board member Bill M. Without further discussion, a vote was taken and the motion was passed unanimously.

Directors and Officers Appointments
Election of Officers
MOTION

Board member Roger C. made a motion to approve board officers as follows: Jon F. returning as Board Chairperson, Terry S. as new Vice Chair, Patrick C. returning as Treasurer, and Scott H. returning as Secretary. Board member Bill M. seconded the motion. The motion passed unanimously.

Committee Chairperson-Confirming Previous Appts
MOTION

Board member Aleia S. made a motion to confirm non-board member Allegra T. as co-chair of the Governance Committee replacing volunteer Jim M. who retired from the committee after many years of service . Additionally , board member Scott H. continues as chairperson of the Internal Affairs Committee and Bill M. continues as chairperson of the Conservation Committee. The motion was seconded by board member Terry S. and passed unanimously.

Affirmation of OLT Values and Code of Ethics by Directors
MOTION

Board member Aleia S. made a motion, seconded by board member Tricia H. to affirm the OLT Values and Code of Ethics The motion passed with all present board members in favor.

Affirmation of Deed Restriction Providing for Naturist Use Resolutions

Board chair Jon F. reviewed the deed restriction and naturist use of OLT properties resolutions included in the board meeting packet.

MOTION
Board member Terry S. made a motion, seconded by board member Tricia H., to affirm the naturist use of OLT lands deed restriction resolutions. The motion passed with all board members present in favor.

Naturist Freedom Affirmation

Board chair Jon F. read the affirmation as follows: A board member may move that the Board approve the following Affirmation: In addition to annually affirming the Naturist Deed Restriction which states, "this Restriction shall not be interpreted as requiring nudity of individuals on the Hot Springs Parcel," in order to protect Orient Land Trust's (OLT's) nonprofit 501(c)(3) status and in response to a petition presented to the Board in April 2010, which questioned the Board's support of naturism, this Board affirms and will continue to annually affirm:
• naturism and nude recreation as envisioned by OLT's Founders and practiced over a long history,
• promotion of naturism through education by newsletter articles, outreach to members and information pamphlets as well as on-site educational programs,
• paramount is the freedom of choice and making sure that all guests are welcomed and made to feel comfortable in whatever state of dress or undress they choose to practice, and
• in order to maintain this freedom, we will never place a requirement of clothing or nudity on anyone at any time or place at Valley View Hot Springs.

MOTION
Board member Bill M. made a motion, seconded by board member Roger C.,to pass the naturist freedom affirmation. The motion passed unanimously

<u>Meet and Greet (Q&A) – Board Members, Staff & Guests</u>

Board Member Introductions
Board members introduced themselves including how many years they have served on the board:
Scott H., 9 years; Bill M., 3 years; Tricia H., 1 year; Susan H., 3 years; Jon F., 7 years; Terry S. 1 year; Roger C, 8 years; Aleia S., 6 years; Patric C., 8 years.

Guest Feedback and Questions
Guest Lisa, introducing herself as a longtime guest and supporter who's been coming to the hot springs for 30 years, commented that the road improvements, interior painting and other improvements are not too much but just enough. Mentioning her experience in tree care, she commented about the dying trees.
ED Crystal E. responded that fire mitigation work is happening. Age is a factor in trees reaching the end of life. Facilities Manager Mica B. commented that he would look into this more.

Guest Jim asked how the board makes decisions. Board chair Jon F. responded that mostly board decisionmaking is by consensus, though majority vote carries. Board member Aleia S. added that the board follows Roberts Rules of Order which provides procedures and guidelines for conducting fair meeting and group decisionmaking. In this model the board chair only votes in rare circumstances to break tie votes.

Guest Paul asked about the goals and direction for the Everson Ranch property. Board chair Jon F. mentioned that activities were scaled back at the ranch during the COVID years allowing cost savings and a reset of approach and priorities. ED Crystal E. shared that she is passionate about establishing a successful working ranch with some visitor components. A ranch manager with ranch experience has been put into place and we are building on the success of having chickens, selling eggs and growing hay. Board member Tricia H. read new ranch manager Russ C's board report from the packet.
Visitor Service Manager and Volunteer Coordinator Amory R. chimed in that we are accepting applications from those interested in volunteering at the ranch.

In response to questions and comments about big projects, there were thanks and cheers for astronomy program volunteer lead Mark C. for all his efforts shepherding the planning, proposal, purchase, installation and use of the new 20'"telescope at the astronomy pad. Also mentioned in reference to big projects is the new hydroelectric plant providing redundancy for electricity at the hot springs.

In reference to comments and questions, it was mentioned that the switch to a company for managed IT support continues to be effective. Board member Aleia S. mentioned the new website that ED Crystal spearheaded. In response to guest comments about the lack of accommodation availability information on the new website, ED Crystal E. apologized that an availability calendar is not on the website because the feature is built as part of online reservation booking which we haven't implemented yet. Online reservations will take time to work out processes and ED Crystal E. mentioned a soft goal of being able to test guest online booking by next year.

Gust Dave mentioned his appreciation for the callback feature on the OLT phone system.

Board member and Conservation Committee chair Bill M. mentioned the opportunity to volunteer for the GG road cleanup on September 20.

Guest Justin asked if the new hydro would impact water temperatures. Board member Roger C. answered that electricity heats water for only the apple tree pools when electricity is available and not being used otherwise. The hot springs property is completely off the grid and electricity is used for drinking water, wastewater in addition to other uses. There will not be more water going to the hydro eclectic systems. The new hydro system will create redundancy and a backup for generating electricity to avoid using a diesel generator for eclectic needs when the current hydro system is down or needs supplemented. For example, the diesel generator is used when water is going to refill the swimming pool after cleaning because water is going to the pool instead of the hydroelectric system. In answer to a question from guest Dean, $138,000 has been spent so far on the new hydro with a budget stated as $186,000 (actually the approved budget is $189,600.) Both hydroelectric systems will be kept functioning and properly maintained.

In answer to a comment about bedding being provided to guests in the accommodations, board member Aleia S, answered that doing excessive laundry takes more electricity and facilities and ties back to if there is any electricity left to heat water for soaking.

In answer to a question about EV charging at the hot springs, ED Crystal C. shared that currently there are only limited places to trickle charge, amps monitored , so it is better to come fully charged.

Board member and Internal Affairs Committee chair Scott H. answered yes to a guest question about OLT putting away reserves for capital and other projects. Board member Aleia S. added OLT reserves are put into Board Designated Funds, not just for capital projects but also land acquisition, operating reserves, endowments and more. Board member and former board chair Roger C. commented that the board is conscious of watching the dollars and putting money into reserves. We want people to have a great experience, he said and we also put money away for operating in the winter months when income doesn't cover all the expenses.

Guest Gale asked about fundraising (in addition to the amount donated for memberships.) Board member Roger C. comments that there is fundraising for the new telescope and a $10,000 donation for the telescope has already been received.

Volunteer camphosts shared some good reminders including, don't feed or get too close to wild animals, pay attention in your camp area and turn off stoves and close windows in cabins to avoid unnecessary use of electricity for heating.

Guest Jeff and Cindy expressed great gratitude for this place. Board member Terry S. reminded us that people visit as much for the community as the water and we can't have one without the other.

Adjourn Regular Meeting
Board chair Jon F. adjourned the meeting at 3:50 pm.

Submitted by:		Approved by:	
___________________________/_________		___________________________/_________	
Scott Hamilton, Secretary	Date	Jon Florey, Board Chair	Date

Board Meeting Minutes-Draft

ORIENT LAND TRUST (OLT) ANNUAL BOARD OF DIRECTORS MEETING
EMAIL VOTE FOR PURCHASE OF NEW ROBES FOR SALE
SATURDAY, OCTOBER 10, 2025

OLT EXECUTIVE DIRECTOR REQUESTED PERMISSION FOR THE PURCHASE OF ROBES FOR SALE BECAUSE THE AMOUNT WAS MORE THAN THE DISCRETIONARY LIMIT

Crystal England
Attachment of the Invoice
Oct 7, 2025, 12:02 PM
to Board
Hello again!
I didn't want to include this in the last email so it didn't get lost in the thread.
I asked for an order of robes to be placed so we could stock up for winter. The robe order is generally close to $5,000, but not over. Unfortunately, the cost has been increasing each time we've ordered recently and this order is no different.
I've attached the invoice from April, which totaled $4,845.76. We duplicated the order this week, and with price increases of nearly $2 per robe, the new total is $5,113.75.
Because this is over $5,000 I'm asking today for permission to place this order.
Let me know your thoughts!
Crystal England
Executive Director
Orient Land Trust

MOTION
On October 7, 2025 in response to the above email from ED Crystal, board member Susan H. made a motion to approve the expense for the purchase of robes as requested. Board member Tricia H. seconded the motion. Board chair Jon F. called for a vote after the required discussion period for email votes and the motion passed unanimously with eight affirmative board member responses.

Submitted by: Approved by:

____________________________/_________ ___________________________/_________
Scott Hamilton, Secretary Date Jon Florey, Board Chair Date

Reports & Updates

I. Management Reports

A.Executive Facilitator Report for October Board Meeting

Fall has arrived here at OLT in a spectacular display of color. The summer season seems to have flown by, and we're now greeted with cooler mornings, and the process of preparing for winter begins.

The highlight of the summer was Members Appreciation Weekend and all of the memories made! A weekend filled with fantastic music, a joyful community potluck, and a bountiful breakfast on Sunday morning. The annual public outreach board meeting, in the pavilion on Saturday afternoon, drew roughly 50 guests! I am grateful to everyone who attended, asked questions, and got to know OLT a little bit better.
All of my gratitude goes out to everyone, staff, volunteers, and board members. It wouldn't be possible without all of you, and I'm proud of this team! Thank you all for being there to make the weekend a success. And thank you to our members! The community here continues to amaze me, year after year, and the connections made are invaluable. Thank you for your continued support and being a big part of what makes this organization so special.

2025 held two big projects for us, and we've made forward progress on them both.
With the new telescope installed and calibrated, the astronomy program is reporting especially busy nights this summer. The new telescope continues to delight our members with the amazing views of nebulae, galaxies and planets.
We ALL give thanks to the entire Board of Directors for making this possible, and to Mark C for his countless hours and sleepless nights throughout the last few months.

Our new hydroelectric plant project has made tremendous progress this summer as well. The new building is complete, featuring a metal roof and a stucco exterior finish. The well-designed chain hoist has made heavy work much easier, and the base plate is installed with the valves on-site. A special thanks goes to our entire facilities crew for ensuring the building is ready for whatever challenges the winter months may bring.
Additional thanks are owed to Doug B and Russ C, whose building skills have paved the way forward, and to Jim M for his countless hours of drafting and welding work. This essential project would not have been possible without their expertise, and future generations will be grateful for the thoughtful designs created today.

In December of 2024, we completed the first round of repairs to the roads, with a focus on the camping loop. With a generous donation from the MIchael and Foundation, we hope to complete the next two phases of the project in December of 2025. A big thanks from all of us to Michael and Elaine for their contribution and continued support of the Orient Land Trust.

It was a busy summer and we saw a few staffing changes to the front desk. Amy joined the team in September, and we've enjoyed welcoming her to the team. Amy is a long time guest and has caught on quickly to our new reservation system.
A special thank you to the entire Visitor Services staff as we all catch our breath after the busy summer season. This quarter held challenges, and this department became a better team than ever and succeeded in navigating what each day held.
There were a few days this summer where internet disruptions stunted front desk operations, but our team responded and we kept the guest impact as minimal as possible. Due to breaks in the lines over La Veta pass, our internet was out three times over the summer. We are currently looking into options which may prevent this from happening again.

Both the facilities and housekeeping departments continue to have strong teams in place, and work together to rise to the demands of each day. The facilities department has made several upgrades to our existing systems, including the installation of new water fountains in the bathhouses and the welcome center. We have also invested in a bear proof dumpster, which has kept all of the squirrels and chipmunks out as well! We also have a new recycling dumpster and a new service to have it picked up when needed and hauled to the Denver recycling center. This improvement prevents our staff from having to haul the recycling off-site. It ensures that it reaches the recycling center successfully—a special thanks to Mica B and Jed L for spearheading this project.

Located next to the welcome center, the new produce cart is drawing plenty of attention! Thanks to the hard work of our dedicated ranch manager, Russ C, we had a bountiful harvest and a beautiful cart built to share it with our members. The produce cart was full of tomatoes, summer squash, zucchini, string beans, snap peas, and a few delicious ears of corn! Right now, the pumpkins are arriving, and we're looking forward to pie season.

Our own Kate D did an extraordinary job hand painting all of the signs. We are fortunate to have her artistic talents shine throughout the property, including both bathhouses, the Sunset House kitchen, the private cabins, and the kitchen in Oak House. Her work has truly added a special touch to each space.

Russ worked on several projects at the Everson Ranch this summer, including hay production, the garden, and irrigation. The ranch is looking great. Leading a volunteer, Russ completed the concrete removal work that was recommended in the engineer's report in July. With next year's plans beginning to take shape, Russ hopes to expand the ranch's agricultural focus by increasing hay production and adding poultry to meet the demand for our growing egg sales. Mica continues to plant trees as his schedule allows, and we look forward to a tree-planting event next spring. With the success of this season under our belts, I can't wait to see what we can accomplish next year.

Wednesday, October 1st, is a night that we will remember! Around 11:30 pm, the power was lost across Valley View property for the first time in 2025. A blown fuse in one of the main legs caused an outage across the property. We were able to restore most of the power by switching to the diesel generator; however, we continued to experience outages in certain areas. Thursday morning, Scott W was able to come up and replace the necessary fuse, and power was completely restored! My heartfelt thanks to Mica B, Doug Bishop, and Russ C for all their efforts during the investigation and trials of the long night, and to Scott W for the early morning response!

As the leaves fall and the scent of pumpkin spice fills the air, we are consistently clearing the leaves from the creeks and the collection box. We have begun the process of winterizing, which includes turning on the radiant heating in the village and taking down the summer shade sails, along with the myriad of other preparations for the winter season. Despite the many changes this year has brought, we look forward to a graceful transition into a slower season.

B.Facilities Manager - Mica

- **Parshall Flumes:**

September 3rd Upper flume .88 ft=2.52 cfs Lower flume .52 ft=.1.14 cfs

We are producing 56kW with enough water left over to push the leaves over the edge of the weir. It has been pretty wet this summer after a very warm dry winter last year. Water volume is up about 15% from July. There have been several blockages in the meanders that have needed work. Russ did haul some dirt to shore up the banks in several spots. Always more to do.

Historical October Data:

2024 No Data found

2023 Water volume at Parshall Flume just below the hydroelectric plant read 2.6 cfs in mid-October. This is up from 2.2 cfs in May. Producing 57kw.

2022 October 2022: Water volume at Parshall Flume just below the hydroelectric plant read 2.5 cfs in mid-August. Up from almost 2.2 cfs the first of July.

2021 Water volume from the springs in April was the low point for the year at 1.86 cfs. By the first of June, with spring runoff the volume had risen to 2.10 cfs. June 25, volume had gone up further to 2.44 cfs. September 6 volume up a bit more to 2.57 cfs. Three separate leaks in the upper meanders just below the Parshall Flume have been repaired this summer. The upper section of the meanders where these leaks occurred is a shallow gradient and the stream bed fills with sediments that settle out allowing the water to overflow the stream banks. When the ground that was saturated dries out, backhoe access will be possible which would permit dredging out the stream bed without getting the back hoe mired.

2020 Water volume from the springs at 2.18 cfs at Parshall flume just below hydroelectric

2019 Water volume from the springs at 3.07 cubic feet per second (cfs) August 20 and again September 15. This is water volume sufficient for 55 kilowatts and a significant amount at the by-pass.

2018 Water volume from the springs is down about a third of the volume of an average year. We are getting 2.26 CFS just below the hydroelectric power house as of September 29, 2018.

July

In July Jim Melcher brought the runway beams and carrier beams for the power house. We got them installed and working and ready for delivery of the chain hoist and base plate.

A large rainstorm washed out the path leading up from the Main Pond to the other natural ponds. A large amount of dirt, gravel and debris washed into the Alligator Pond and caused the pond to overflow down the trail almost to the Swimming Pool collection box. We dug in a 3" overflow pipe to keep the pond from flowing down the path. We are currently working on keeping the pool level as low as possible and cleaning out the pool and perhaps rebedding the pipe that supplies water to the foot bath and warms the bridge at the Apple Pools. There is still a small seep in the middle of the trail which causes a wet spot in the trail. We put a rubber mat over it for safety and some cones around them to prevent people from tripping on the mat. In December we will lay some rock and Bentonite clay in the pond to prevent seeping into the path. Then the Alligator pond can return to its mossy, murky, firefly (I assume) habitat.

August

In August we put the roof over the carrier beams in the new powerhouse. We had to build some stem walls to get enough clearance over the beams.

We got a new pressure washer pump for cleaning the swimming pool. The old pump, I believe, has been running since the early 80s. I wish everything worked as hard as that old pump did. We also got new wands for the pressure washer.

September

Bret Colyer (ORC) came up and we changed the Hurricane water filters in each of the drinking water systems. He showed us the proper way to change the filters and clean the housings each year. This is an annual maintenance routine, but the first time since we have had Bret's services. He noticed that they were all very clean.

We finished construction on the new powerhouse building for the winter. In September we finished the roofing and scratch coat of stucco. Jim Melcher brought the chain hoist and base plate for the peloton wheel, the large valves needed for the project, and the pipe that enters the building. We put the chain hoist together and got everything unloaded from his trailer and got all the components out of the diesel building and into the new building. Russ winterized the building and I put a lock on it. The next step on the project is to put the plumbing together inside the building so we will know exactly where the next building (for the Y and valves) will be.

We ordered two new lithium battery packs for the housekeepering cart and the camp host cart. We have had lithium batteries on the maintenance cart for several years and have been very happy with it. The other carts have been burning up batteries all summer. We order new lithium batteries and are currently (as of writing this) getting them installed.

We got a new (to us) Clubcar Carryall 2. Jed was able to acquire this used golf cart for $1500. The housekeeper's cart was acting very strange after a heavy rainstorm and Jed found a similar one on Facebook. It needs a little bit of work but we are confident we will be able to sort it out, hopefully in time for the board meeting. The new cart has a closeable tool box and will be a second housekeeping cart for cleaning supplies and things that need to stay dry. The old housekeeping cart will be used primarily for garbage, recycling, and compost buckets. The old cart also needs a little work on the breaks and electrical system. We plan to do that when we put in the lithium batteries. Also, this new cart means that three people do not need to ride in a cart made for two.

A new bear proof garbage roll-off has been provided to us by Conley Waste Management out of Saguache. They will continue to provide our garbage service, but with a new BLUE bear proof roll-off container. Thanks to Jed for setting this up for us.

A new BROWN recycling roll-off is provided by MDS Waste out of Creede. Huge thank you to them for providing much needed recycling service to us and our neighbors. The Saguache landfill recycling container is often full, in no small part due to Valley View Hot Springs guests, or closed due to high winds. Now we can handle at least a month's worth of recycling. From here the recycling goes to Creede, and is then transferred into a larger container before being trucked to Denver. This adds extra miles for our recycling waste to travel, but we are taking more responsibility for our waste and this will help ensure that as much of it gets recycled as is possible. As a result we want to re-emphasize the importance of Pack-in-Pack-out whenever possible.

October

On Oct 1, 2025 at 11:27pm we had a Power Outage due to a blown fuse outside Main Bath. More details to follow.

I planted a dozen more trees outside the garden at the ranch.

The leaves have started to fall, so we are on overnight collection box watch to keep the power on.

C. Ranch Manager-Russ

To all Naturists,

They say they barely see me at the hot springs any more so I think I will start to identify myself as trans... Transparent that is. I've been spending most of my time the last couple months working on the new hydro building. Putting a lid on it and a coat of stucco on the outside. It has turned out pretty well. Probably not fit for a king but it won't choke the pope either.

As far as the Ranch goes we are down to 24 chickens and 3 cats. One of the cats is so ugly I had to shave its butt and draw a face on it, then teach it to walk backwards just so I could stand to look at it. So I've shaved a cat, made sunglasses for a bat, and even circumcised a gnat. Which was pretty tricky, making sunglasses that is. Those are stories for another time. We need to get some more critters down here at the ranch. I feel about as useless as teats on a boar hog, having a ranch and nothing to raise.

We made 26) 3x3x8 bales. Which is more I believe than we've ever had. They're made up mostly of grass with some alfalfa and part gopher in them. Tried a few different irrigation techniques and did a whole lot of spittin. Even with a dry summer we made out pretty good. A couple of acres of new alfalfa has been planted in the first small field west of the container shop. It's come up well. I believe it's time to buy our own baler and use the swather we have and cut our own hay and stop using outside resources. First of June I spilled some seeds on the ground. Some happened to take. We had:
Red Corn, Sweet Corn, Carrots, Broccoli, Cauliflower, Cabbage, Calibasa, Cucumber, Yellow Squash, Winter Squash, Spaghetti Squash, Zucchini, Pumpkin, Green Beans, Tomatoes, Snow Peas, to harvest. Most of it made it up the produce cart at the welcome center. Looking to increase production next year.

Got tired of watching the rain water drain off the roof and go right under the ranch house. Made me mad to have a pond under there and not be able to go fishing in it. Still don't know how to get my boat out of there. So the concrete on the east side of the ranch house has been taken out and a dirt grade away from the house foundation has been carved in. Per the engineers suggestion. It has not been decided how to finish the now exposed dirt area.

Late fall I'll be doing some dirt work in preparation for winter irrigating and a small land restoration project. The area intended is the barren area parallel to the road from the ranch to the reservoir.

I ate so much dirt working on the tractor the other day in the wind I didn't even have to eat lunch. So progress continues on the container shop. A vital and necessary project to get out of the cold, wind, and dirt. So far the trusses are up and I was more nervous than a long tailed cat in a room full of rocking chairs hanging up there by my toe nails bolting those things down! That's about it

So here's to hoping for a wet winter and a warm fire, and if you don't have a warm fire then at least a warm body to lay next to you to get through it.

Questionably yours

Russ

D. Housekeeping Manager - Robin (Page)

No report for the packet.

E. Visitor Services Manager - Amory (Page)

Happy autumn!
Summer was busy and fun at Valley View Hot Springs. The weather was delightful much of the season, with a good amount of rain to water the soil.

Member's weekend was a blast! Sanji, My Name is Harriett, and Moonhoney Gypsy Tango Cabaret delighted our senses throughout the celebration, with a surprise poolside performance from Sanji on Sunday as guests departed. Staff and volunteers worked hard to make sure everything went smoothly and successfully for the 307 adults, 23 children, and 17 animals who joined us for the party. I am so grateful for each and every one of them, as well as all of our incredible members who make this place so special.

Please join me in welcoming our newest team member, Amy, to the front desk. She is a quick learner, and has been a bright and delightful addition to our OLT family. Jeremy settled in quite nicely, and has quickly become an invaluable team member.

In July we saw 3901 adults, 262 children under 16, 7 over 16, and 398 animals.
August brought 3939 adults, 205 children under 16, 11 teens, and 420 pets.
In September 3490 adults, 95 children under 16, and 385 animals visited the hot springs. More than 2400 guests enjoyed our educational opportunities this summer, with the new telescope being the most popular experience outside of the water.

As we inch closer to winter, December projects are on our minds. Come back next year to see what treats we have in store for you!

F. Volunteer Coordinator Report - Amory (Page)

The bats are gone, the leaves are changing, and autumn is in full swing here at OLT.
We have had a busy and fun summer, with huge thanks to all of our amazing volunteers!

Before the bats left, we had 15 different guides, many who were here as camp hosts or astronomers, sharing the responsibility of leading guests to the mine. It was a pleasure to have David V., Steve D., and Elke N. return as bat hosts this year. We also welcomed Sophie Z. and Olive W. to the bat guide team. Many employees, camp hosts, and even an astronomer stepped in to lead hikes when the “official” bat guides were off. Together, they guided nearly 800 guests to the mine!

We continue to increase our educational opportunities, bringing an array of tours and walks for visitors to experience. In addition to the songbird migration and geology events in the spring, we welcomed Bob K, Cary F, and Olive W to lead botany and geology walks for guests. They were all much loved, and we look forward to doing events with each of them next year. Between these and hydro plant and ranch tours, we shared learning tours with more than 120 guests throughout the summer, and are excited to explore more ways to facilitate the joining of educators and those wishing to learn more about the gifts this land offers.

This summer also brought our new 20 inch telescope, which has been a thrill to guests and staff alike. Cosmic Mark has worked very hard to get the scope calibrated and functioning at its peak performance. We were delighted to welcome back Roy Neutron Star and Siggy Stardust, as well as 2 new potential future astronomers. Together they donated nearly 500 hours and shared the joy of the stars with around 1500 guests!

The Conservation Committee’s GG road cleanup event brought out 22 volunteers who cleaned up more than 50 extra large bags of trash, including an old homestead dump site. Thank you all for your hard work cleaning up the road to paradise!

It has been our absolute pleasure to invite volunteers back to the ranch. So far, we have had 3 who have donated 80 hours building fences, weeding, harvesting, and more. Eli and Jeff have continued to donate their incredible skills assisting with more electrical and mechanical tasks, donating at least 50 hours so far with more to come.

It has been a delight to learn from and work with so many different camp hosts. We have had 69 camp hosts so far this year, 17 of which are new to our camp hosting program. Together they have donated more than 2100 hours supporting guests, staff, and the land trust in countless ways. Member’s appreciation weekend was successful and smooth, thanks to the 12 volunteers who helped out. We couldn’t do what we do without you, and we are oh so grateful!

If you are interested in volunteering in 2026, please fill out a volunteer application online or in the office, or email amoryreed@olt.org for more information.

G. Information Systems (ISS) Report - Doug Bates (Page)

- These days, going without internet can be tough. Several times recently, OLT's phones and booking went offline when our fiber internet service suffered days-long outages (cut cables, etc). Apparently our new firewall's failover feature had not been properly configured nor tested.
- To keep at least the office functioning, I referred staff to the old AT&T cellular mobile hotspots we had used for board meetings.
- During at least one outage, both internet services experienced outages. I'm researching how OLT might use Starlink satellite internet instead of these cellular hotspots, potentially even replacing our backup internet with a failover option that's unaffected by Valley-wide outages. Since Starlink cannot provide the "static IP" typically needed for our remote VPN connections, I'm testing several alternative services which may require small subscription fees (like $5/user). But these would also encrypt our remote connections using real, signed certificates--a basic security feature we lost with the new firewall.
- On another occasion, half of OLT's local network went offline when a vault flooded. Although we didn't notice it right away, staff quickly replaced the damaged component with a spare.
- Often outages go unnoticed until we find ourselves unable to work. I'm exploring ways to use the Dashboard system monitor and proactively alert staff of outages just like power plant issues.
- Our Energy Dashboard is proving to be insightful and its alerts are helping quickly react before most power outages. One of its 480V sensors may need to be repositioned or replaced but, if so, we have those parts on hand.
- Unrelated to this, an unavoidable power outage did occur overnight just a few days ago requiring a new fuse. Scott W got us up and running again that morning.
- The team is using Slack for our incident response management (IRM) discussing power system alerts, anomalies, and our work to investigate and resolve them. It is integrated with the Energy Dashboard so we can easily show each other specific readings, mute and manage alarms, and coordinate changes. Slack may also have value when integrated into Newbook.
- Exploring new low power (solar) wireless options and their limitations for remote data collection and automation.
- I am encouraged to hear that staff are starting to use two-factor authentication (2FA). I highly recommend this particularly for email accounts that can often be used to reset other accounts.
- In August, Nexustek finally updated OLT's internal network devices patching 20 months of known vulnerabilities. The bigger concerns I noted in July remain as do others, but this is good to see.
- Future newsletters will be sent by Newbook which hosts the web resources necessary for rich visual layouts like we had prior to this year.

H. Other Reports

No other reports for the packet.

II. Board Officer and Board Committee Reports

A. Board Chair Report by Jon F.

Dear OLT members, staff and volunteers,

Thank you for being part of the Orient Land Trust family!!! Seriously, thank you!!

Your care and commitment keep this extraordinary place protected and thriving. Together we've balanced the joyful work of welcoming visitors with the serious work of stewarding land, water, and wildlife for future generations.

This year we've strengthened operations, invested in conservation, and supported the dedicated team that keeps OLT running every day. As we head into our October board meeting, we're focused on long-term sustainability — from preserving the land to ensuring our staff and programs have what they need to flourish.

It's a privilege to serve alongside so many passionate people — board, staff, volunteers, and members like you. Thank you for your support, your wisdom, and your love for this place. Here's to another season of caring for OLT and enjoying the magic that drew us here in the first place.

Let's soak!!

Warmly,

Jon Florey
Chair, Board of Directors
Orient Land Trust
720.880.8923
jonflorey@olt.org

B. Board Treasurer Report by Patrick C.
No report for the packet.

C. Governance Committee (GC) Report
Co-Chairs: Allegra T., Aleia S.
No report for the packet.

D. Internal Affairs Committee (IAC) Report
Chair: Scott H.
No report for the board packet.

E. Conservation Committee (CC) Report
Chair: Bill M.

County Road GG Cleanup
Twenty-four volunteers and staff (including 4 board members) spent the morning of September 20 picking up trash along County Road GG and from an old homestead dump on one of OLT's newer land parcels along GG. See article/pictures on OLT website under "Latest News" tab.

Repeating Events Planned for 2026
World Naked Gardening Day - May 2, 2026
Deadwood Cleanup Day - date TBD
Survey of new 40-acre parcel - date TBD
Weed-pulling Day - date TBD
Member Appreciation activity table - July 18
County Road GG cleanup - Sep 26.

New Event for 2026: Tree planting - On April 20-21 (Monday and Tuesday after Board meeting), we will be planting 100-200 saplings & young trees as a windbreak on the west side of the ranch, and around 24 mature (8-ft) shade trees in the visitor areas. We are sourcing trees from several entities. Staff will dig holes for the trees before the event, and on the days of the event, volunteers will be creating wire cages, and then planting the trees and installing the cages around them. If the event is successful, we hope to continue with more tree-planting events over the next few years to create windbreaks on the north and south sides of the ranch.

Fire Mitigation: In July, we met with firefighter Rachelle Wilson, who gave a presentation on creating and funding a fire mitigation plan. She then submitted a proposal for her services in creating a Risk Assessment with Mitigation Recommendations, writing grant applications, and overseeing implementation of the plan. Using input from our OLT volunteers with firefighting experience, we are preparing a counterproposal now.

Anticipating implementation of a fire mitigation plan, Crystal found and purchased lightly used metal roofing at a fraction of market value, and we are storing it for future use.

Items for future discussion of fire mitigation and response include:
- our need for a better evacuation plan - current plan uses the road out of New Town, which is very rough and surrounded by heavy brush fuel. Best solution would be to create a new road exiting the vehicle campsite area near the astronomy pad.
- Installing a sprinkler system around the Valley View buildings.
- Personal Protective Equipment needs to be supplemented.

<u>Financial Reports</u>

I. Statements of Activity, Statement of Financial Position

Orient Land Trust

Statement of Financial Position

As of September 30, 2025

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
101000 Checking accounts	
101010 Checking Account 1120	822.73
101015 PB&T Main Checking	240,545.48
Total 101000 Checking accounts	**241,368.21**
102000 Petty cash	1,100.00
103000 Savings	
103010 PB&T Savings Account (7640) WS	240,000.00
103015 Blue FCU CD 822-S1000 (was Aventa)	63,985.16
103050 Blue FCU Share 822-S0001 (was Aventa)	6.71
Total 103000 Savings	**303,991.87**
104000 PB&T Savings (0545) BD	4,536.02
Total Bank Accounts	**$550,996.10**
Accounts Receivable	
115000 Grants and pledges receivable	
115015 Discounts for long-term pledges	-0.09
Total 115000 Grants and pledges receivable	**-0.09**
Total Accounts Receivable	**$ -0.09**
Other Current Assets	
122000 Inventory Asset	0.00
122010 Inventory-Food	4,772.31
122020 Inventory-Apparel	17,454.95
122030 Inventory-Other	5,185.12
Total 122000 Inventory Asset	**27,412.38**
123000 Marketable securities	
123015 Fidelity Investments	65,865.32
123025 FZCXX_Premium Money Market	87,064.13
123030 CD Ladder 5 Year 2023	
123031 MOU w/ LTUA and CBLT	600.57
123032 Steward Defense Fund	60,000.00
123033 Land Conservation Fund	55,262.80
123034 Operating Reserve Fund	200,000.00
123035 Board Endowment Fund	100,000.00
123037 Education Fund	9,924.37
123038 Land Acquisition Fund	55,267.80
Total 123030 CD Ladder 5 Year 2023	**481,055.54**

Orient Land Trust

Statement of Financial Position

As of September 30, 2025

	TOTAL
Total 123015 Fidelity Investments	**633,984.99**
Total 123000 Marketable securities	**633,984.99**
124000 Prepaid expenses and other	
124020 Prepaid insurance	18,073.92
Total 124000 Prepaid expenses and other	**18,073.92**
Total Other Current Assets	**$679,471.29**
Total Current Assets	**$1,230,467.30**
Fixed Assets	
130000 Infrastructure	528,827.86
131000 Accumulated depreciation	0.00
131005 Accum. Depr. Village Buildings	-612,313.37
131010 Accum. Depr. Ranch Buildings	-112,286.32
131015 Accum. depr. infrastructure	-194,092.19
131020 Accum. depr. land imp.	-209,582.24
131025 Accum. depr. buildings	-39,020.97
131030 Accum. depr. computers	-14,804.20
131040 Accum. depr. FF&E	-86,461.77
131050 Accum. depr. vehicles	-91,127.11
131060 Accum. depr. software	-254,538.77
Total 131000 Accumulated depreciation	**-1,614,226.94**
132000 Construction in progress	
132055 New Hydroelectric Plant 2025	159,186.89
132065 New 20" Telescope 2025	83,561.41
Total 132000 Construction in progress	**242,748.30**
133000 Fixed assets	
133010 Land Improvements	252,942.67
133012 Village Land Improvements	23,779.00
133014 Everson Ranch	25,147.77
Total 133010 Land Improvements	**301,869.44**
134000 Software	283,454.67
134500 Land	240,790.34
134510 Valley View Hot Springs plus	609,896.75
134520 Essen parcel	173,648.67
134530 Sussman parcel	57,263.20
134540 Orient Mine	408,750.00
134550 Everson Ranch	406,980.00
134560 80 Acres adjacent to JJ	88,000.00
134570 Mountain Springs	110,000.13

Orient Land Trust

Statement of Financial Position

As of September 30, 2025

	TOTAL
Total 134500 Land	**2,095,329.09**
134850 Buildings	
134852 Village Buildings	1,184,937.73
134854 Ranch Buildings	245,019.61
134856 Mountain Springs Buildings	427,902.00
Total 134850 Buildings	**1,857,859.34**
135000 Computer Equipment	19,082.69
135500 Furniture, fixtures, & equipmen	101,447.80
136400 Vehicles	115,766.85
Total 133000 Fixed assets	**4,774,809.88**
135010 Right of Use (ROU) Asset	4,827.99
Total Fixed Assets	**$3,936,987.09**
TOTAL ASSETS	**$5,167,454.39**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200000 Accounts payable	1,916.46
Total Accounts Payable	**$1,916.46**
Credit Cards	
105000 Bill.com Credit Card Management	6,724.08
Total Credit Cards	**$6,724.08**
Other Current Liabilities	
203000 Direct Deposit Liabilities	383.06
206000 Deferred revenue & deposits	5,765.33
206050 Prepayments on Reservations	14,633.33
Total 206000 Deferred revenue & deposits	**20,398.66**
208000 Payroll Liabilities	1,020.38
208005 Salary Accrual	13,168.90
208020 Vacation accrual	13,263.62
208030 Colorado Unemployment	-519.95
208055 Principal Group Benefit All	-225.66
208360 SEP IRA Liability Payable	-0.01
Total 208000 Payroll Liabilities	**26,707.28**
Total Other Current Liabilities	**$47,489.00**
Total Current Liabilities	**$56,129.54**
Long-Term Liabilities	
210010 Lease liability	2,543.78
Total Long-Term Liabilities	**$2,543.78**
Total Liabilities	**$58,673.32**

Orient Land Trust

Statement of Financial Position

As of September 30, 2025

	TOTAL
Equity	
301000 Unrestricted net assets	0.00
301005 Other fixed assets	1,463,148.00
301200 Board Designated	0.00
301220 Education Program Fund	9,924.37
301230 MOU w/ LTUA & CBLT	600.57
301240 Steward Defense Fund	60,000.00
301250 Land Conservation Fund	0.00
301252 Allocation-Donations_LC	55,262.80
Total 301250 Land Conservation Fund	**55,262.80**
301260 Operating Reserve Fund	200,000.00
301270 Board Endowment Fund	100,000.00
301290 Land Acquisition Fund	55,267.80
Total 301200 Board Designated	**481,055.54**
Total 301000 Unrestricted net assets	**1,944,203.54**
301100 Retained Earnings (UR,QB gener)	1,164,354.64
302000 Temporarily Restrict Net Asset	8,492.00
303000 Permanent restricted net assets	1,483,889.75
Net Revenue	507,841.14
Total Equity	**$5,108,781.07**
TOTAL LIABILITIES AND EQUITY	**$5,167,454.39**

Orient Land Trust

Statement of Activity: Budget vs. Actuals

January - September, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
400000 Revenue-direct contributions UR				
400100 OLT Misc Memberships	314,701.00	313,897.40	803.60	100.26 %
400300 Cash Contributions	14,806.99	401.63	14,405.36	3,686.72 %
Total 400000 Revenue-direct contributions UR	**329,507.99**	**314,299.03**	**15,208.96**	**104.84 %**
410000 Program Revenue				
410200 Gross Sales of Inventory				
450010 All Sales	46,117.25	48,733.06	-2,615.81	94.63 %
485041 Ranch Product Sales	4,024.90	2,858.80	1,166.10	140.79 %
Total 410200 Gross Sales of Inventory	**50,142.15**	**51,591.86**	**-1,449.71**	**97.19 %**
410500 Admission & accommodation fees	1,320,623.10	1,013,318.24	307,304.86	130.33 %
410530 Forfeit fees	16.00		16.00	
410540 Admission Fees	-13,612.57		-13,612.57	
410550 Accommodation Fees	-190,290.45		-190,290.45	
Total 410500 Admission & accommodation fees	**1,116,736.08**	**1,013,318.24**	**103,417.84**	**110.21 %**
410600 Service Fees (vendor)	2,920.00	2,700.00	220.00	108.15 %
Total 410000 Program Revenue	**1,169,798.23**	**1,067,610.10**	**102,188.13**	**109.57 %**
420000 Fee Income		500.00	-500.00	
420100 Housing Fee	4,093.38	5,400.00	-1,306.62	75.80 %
420200 Events Revenue		3,000.00	-3,000.00	
Total 420000 Fee Income	**4,093.38**	**8,900.00**	**-4,806.62**	**45.99 %**
450000 Other Revenue.				
450100 Over-under adjustments	65.86		65.86	
450800 Other revenue	11,906.00	0.00	11,906.00	
Total 450000 Other Revenue.	**11,971.86**	**0.00**	**11,971.86**	
460000 Special Events/activities/fundr	3,810.00		3,810.00	
470000 Investment Income.				
470100 Change in mkt. value of invest.	20,052.87		20,052.87	
470500 Dividends & int. from securitie				
470600 Interest Earned	1,854.16		1,854.16	
Total 470000 Investment Income.	**21,907.03**		**21,907.03**	
490000 Restricted Donations.	10,000.00		10,000.00	
Total Revenue	**$1,551,088.49**	**$1,390,809.13**	**$160,279.36**	**111.52 %**
Cost of Goods Sold				
500000 Cost of goods sold				
500010 All Food Purchases		5,254.63	-5,254.63	
500020 Apparel		0.00	0.00	
500030 Other	39.00	2,663.20	-2,624.20	1.46 %
500035 Employee purchases	3,074.81	2,988.35	86.46	102.89 %
Total 500030 Other	**3,113.81**	**5,651.55**	**-2,537.74**	**55.10 %**
500080 Ranch COGS (feed,meals etc)	3,955.24	5,552.26	-1,597.02	71.24 %
500050 Ranch Other purchases		2,388.17	-2,388.17	

Orient Land Trust

Statement of Activity: Budget vs. Actuals

January - September, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
500090 Ranch Seeds and Plants	835.76		835.76	
Total 500080 Ranch COGS (feed,meals etc)	**4,791.00**	**7,940.43**	**-3,149.43**	**60.34 %**
Total 500000 Cost of goods sold	**7,904.81**	**18,846.61**	**-10,941.80**	**41.94 %**
Total Cost of Goods Sold	**$7,904.81**	**$18,846.61**	**$ -10,941.80**	**41.94 %**
GROSS PROFIT	**$1,543,183.68**	**$1,371,962.52**	**$171,221.16**	**112.48 %**
Expenditures				
600000 Employee Expenses	213.10		213.10	
610000 Gross Wages				
610100 Regular Payroll	482,859.38	525,381.74	-42,522.36	91.91 %
610200 Overtime (x1.5 hourly)	10,913.34	13,263.58	-2,350.24	82.28 %
610300 Holiday Overtime (1.5x)	10,765.53	11,815.80	-1,050.27	91.11 %
610500 Paid Time Off	33,355.54	29,734.90	3,620.64	112.18 %
Total 610000 Gross Wages	**537,893.79**	**580,196.02**	**-42,302.23**	**92.71 %**
620000 Payroll Taxes & Workmans Comp				
620100 CO Unemployment Tax	9,310.06	7,484.73	1,825.33	124.39 %
620200 Company 941 (SS& Med) tax	39,907.74	44,438.11	-4,530.37	89.81 %
620500 Workers compensation insurance	24,324.34	18,476.00	5,848.34	131.65 %
620600 CO FAMLI Employer	2,740.29	2,641.51	98.78	103.74 %
Total 620000 Payroll Taxes & Workmans Comp	**76,282.43**	**73,040.35**	**3,242.08**	**104.44 %**
630000 Employee Benefits		24.95	-24.95	
630200 SEP IRA Contribution		0.00	0.00	
630400 Staff Development	169.45	3,750.03	-3,580.58	4.52 %
630500 Health Insurarance Benefit	71,445.07	62,844.94	8,600.13	113.68 %
Total 630000 Employee Benefits	**71,614.52**	**66,619.92**	**4,994.60**	**107.50 %**
Total 600000 Employee Expenses	**686,003.84**	**719,856.29**	**-33,852.45**	**95.30 %**
702100 Bad debt expense	100.00		100.00	
702200 Board Expenses				
702250 Meeting Expenses	474.30	1,513.43	-1,039.13	31.34 %
Total 702200 Board Expenses	**474.30**	**1,513.43**	**-1,039.13**	**31.34 %**
704300 Donor Recognition		686.47	-686.47	
704400 Dues & Subscriptions	65.00		65.00	
704410 Association dues	5,975.00	10,290.00	-4,315.00	58.07 %
704450 Publications & subscriptions	209.00	190.00	19.00	110.00 %
Total 704400 Dues & Subscriptions	**6,249.00**	**10,480.00**	**-4,231.00**	**59.63 %**
706500 Financial Fees				
706520 Bank charges & fees	357.97	198.00	159.97	180.79 %
706530 Credit card processing fees	33,243.76	27,332.71	5,911.05	121.63 %
706540 Direct Deposit Fees		1,283.17	-1,283.17	0.00 %
Total 706500 Financial Fees	**33,601.73**	**28,813.88**	**4,787.85**	**116.62 %**
706800 Furniture, fixtures and equip	1,543.65		1,543.65	
706810 Furniture & Fixtures	1,544.96	100.00	1,444.96	1,544.96 %

Orient Land Trust

Statement of Activity: Budget vs. Actuals

January - September, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
720210 Equipment	6,341.42	2,069.85	4,271.57	306.37 %
720260 Software	14,444.50	12,768.99	1,675.51	113.12 %
Total 706800 Furniture, fixtures and equip	**23,874.53**	**14,938.84**	**8,935.69**	**159.82 %**
707000 Grants and awards	1,700.00	2,050.00	-350.00	82.93 %
709500 Insurance				
709520 Conservation Defense Insurance	315.00	257.56	57.44	122.30 %
709530 Directors & officers insurance	9,875.00	9,745.76	129.24	101.33 %
709540 General Insurance	969.08	350.00	619.08	276.88 %
709550 Liability & Property insurance	54,221.78	57,505.47	-3,283.69	94.29 %
Total 709500 Insurance	**65,380.86**	**67,858.79**	**-2,477.93**	**96.35 %**
712500 Licenses and Permits	10.00	651.00	-641.00	1.54 %
713300 Maintenance/Repair/ Improvement	0.00		0.00	
713310 Parts and other	20,427.57	17,808.63	2,618.94	114.71 %
713330 Property Maintenance	14,101.91	33,285.94	-19,184.03	42.37 %
713360 Property Improvements	2,264.99	6,711.30	-4,446.31	33.75 %
Total 713300 Maintenance/Repair/ Improvement	**36,794.47**	**57,805.87**	**-21,011.40**	**63.65 %**
713500 Misc / Other Expenses	1,000.00		1,000.00	
715500 Occupancy expenses				
715560 Rent	1,100.00	585.00	515.00	188.03 %
715800 Utilities				
715810 Electric	3,974.00	4,431.00	-457.00	89.69 %
715820 Propane / Diesel fuel	662.55	698.03	-35.48	94.92 %
715830 Trash Disposal	6,183.00	5,526.00	657.00	111.89 %
715870 Water Tests	1,662.11	2,700.00	-1,037.89	61.56 %
Total 715800 Utilities	**12,481.66**	**13,355.03**	**-873.37**	**93.46 %**
Total 715500 Occupancy expenses	**13,581.66**	**13,940.03**	**-358.37**	**97.43 %**
715600 Office Supplies	4,065.24	765.00	3,300.24	531.40 %
716300 Postage and Delivery	1,259.26	3,176.90	-1,917.64	39.64 %
716400 Printing & publications	1,771.74	2,003.49	-231.75	88.43 %
716600 Professional fees & Consultants				
716610 Accounting fees	17,575.00	14,900.00	2,675.00	117.95 %
716620 Contractors & 1099	53,220.78	52,020.00	1,200.78	102.31 %
716640 Legal fees	2,439.72	1,670.00	769.72	146.09 %
Total 716600 Professional fees & Consultants	**73,235.50**	**68,590.00**	**4,645.50**	**106.77 %**
716800 Program Supplies & Expenses	1,682.69		1,682.69	
716810 Program expenses	3,102.77	675.93	2,426.84	459.04 %
716850 Program supplies	20,393.21	25,286.18	-4,892.97	80.65 %
Total 716800 Program Supplies & Expenses	**25,178.67**	**25,962.11**	**-783.44**	**96.98 %**
719600 Special Events Exp	5,673.14	1,670.10	4,003.04	339.69 %
720100 Tax, Business				
720130 Real estate taxes	7,712.28	7,700.00	12.28	100.16 %
Total 720100 Tax, Business	**7,712.28**	**7,700.00**	**12.28**	**100.16 %**

Orient Land Trust

Statement of Activity: Budget vs. Actuals

January - September, 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
720400 Telecommunications				
720410 Internet service	6,248.73	6,088.41	160.32	102.63 %
720450 Telephone	5,965.04	6,374.97	-409.93	93.57 %
720451 Employee Cell Phone Program	213.39		213.39	
Total 720450 Telephone	**6,178.43**	**6,374.97**	**-196.54**	**96.92 %**
720480 Web Hosting	2.81	1,800.00	-1,797.19	0.16 %
Total 720400 Telecommunications	**12,429.97**	**14,263.38**	**-1,833.41**	**87.15 %**
720500 Travel				
720540 Mileage,reimb gas recpt,other	3,151.14	1,549.71	1,601.43	203.34 %
Total 720500 Travel	**3,151.14**	**1,549.71**	**1,601.43**	**203.34 %**
722500 Vehicles				
722510 Onsite Vehicle Gasoline	4,634.62	8,054.64	-3,420.02	57.54 %
722520 Other utility vehicles	5,614.05		5,614.05	
722530 Vehicle Insurance	5,320.00	4,445.75	874.25	119.66 %
722540 Vehicle License Plates	4,274.33	900.00	3,374.33	474.93 %
722550 Vehicle Maintenance and Repair	10,405.22	4,464.29	5,940.93	233.08 %
Total 722500 Vehicles	**30,248.22**	**17,864.68**	**12,383.54**	**169.32 %**
722800 Volunteers and Membership		858.09	-858.09	
719660 Premiums for members		1,303.92	-1,303.92	
Total 722800 Volunteers and Membership		**2,162.01**	**-2,162.01**	
Purchases	1,122.78		1,122.78	
Total Expenditures	**$1,034,618.33**	**$1,064,301.98**	**$ -29,683.65**	**97.21 %**
NET OPERATING REVENUE	**$508,565.35**	**$307,660.54**	**$200,904.81**	**165.30 %**
Other Expenditures				
Ask My Client	724.21		724.21	
Reconciliation Discrepancies-1		0.00	0.00	
Total Other Expenditures	**$724.21**	**$0.00**	**$724.21**	**0.00%**
NET OTHER REVENUE	**$ -724.21**	**$0.00**	**$ -724.21**	**0.00%**
NET REVENUE	**$507,841.14**	**$307,660.54**	**$200,180.60**	**165.07 %**

Orient Land Trust

Statement of Activity PY YTD

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
Revenue		
400000 Revenue-direct contributions UR		
400100 OLT Misc Memberships	314,701.00	313,897.40
400300 Cash Contributions	14,806.99	401.63
Total 400000 Revenue-direct contributions UR	**329,507.99**	**314,299.03**
410000 Program Revenue		
410200 Gross Sales of Inventory		
450010 All Sales	46,117.25	48,733.06
485041 Ranch Product Sales	4,024.90	2,858.80
Total 410200 Gross Sales of Inventory	**50,142.15**	**51,591.86**
410500 Admission & accommodation fees	1,320,623.10	1,013,339.34
410530 Forfeit fees	16.00	
410540 Admission Fees	-13,612.57	
410550 Accommodation Fees	-190,290.45	
Total 410500 Admission & accommodation fees	**1,116,736.08**	**1,013,339.34**
410600 Service Fees (vendor)	2,920.00	2,150.00
Total 410000 Program Revenue	**1,169,798.23**	**1,067,081.20**
420000 Fee Income		
420100 Housing Fee	4,093.38	6,395.58
Total 420000 Fee Income	**4,093.38**	**6,395.58**
450000 Other Revenue.		
450100 Over-under adjustments	65.86	8.29
450800 Other revenue	11,906.00	1,319.86
Total 450000 Other Revenue.	**11,971.86**	**1,328.15**
460000 Special Events/activities/fundr	3,810.00	50.00
470000 Investment Income.		
470100 Change in mkt. value of invest.	20,052.87	33,373.84
470500 Dividends & int. from securitie		
470600 Interest Earned	1,854.16	584.77
Total 470000 Investment Income.	**21,907.03**	**33,958.61**
490000 Restricted Donations.	10,000.00	
Total Revenue	**$1,551,088.49**	**$1,423,112.57**
Cost of Goods Sold		
500000 Cost of goods sold		
500010 All Food Purchases		5,254.63
500020 Apparel		0.00
500030 Other	39.00	2,663.20
500035 Employee purchases	3,074.81	2,988.35
Total 500030 Other	**3,113.81**	**5,651.55**

Orient Land Trust

Statement of Activity PY YTD

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
500080 Ranch COGS (feed,meals etc)	3,955.24	5,552.26
500050 Ranch Other purchases		2,409.99
500090 Ranch Seeds and Plants	835.76	
Total 500080 Ranch COGS (feed,meals etc)	**4,791.00**	**7,962.25**
500200 Inventory variance		0.00
Total 500000 Cost of goods sold	**7,904.81**	**18,868.43**
Total Cost of Goods Sold	**$7,904.81**	**$18,868.43**
GROSS PROFIT	**$1,543,183.68**	**$1,404,244.14**
Expenditures		
600000 Employee Expenses	213.10	
610000 Gross Wages		
610100 Regular Payroll	482,859.38	535,963.91
610200 Overtime (x1.5 hourly)	10,913.34	21,873.93
610300 Holiday Overtime (1.5x)	10,765.53	10,745.75
610500 Paid Time Off	33,355.54	29,734.90
Total 610000 Gross Wages	**537,893.79**	**598,318.49**
620000 Payroll Taxes & Workmans Comp		6.00
620100 CO Unemployment Tax	9,310.06	7,484.76
620200 Company 941 (SS& Med) tax	39,907.74	44,438.11
620500 Workers compensation insurance	24,324.34	18,476.00
620600 CO FAMLI Employer	2,740.29	1,601.09
Total 620000 Payroll Taxes & Workmans Comp	**76,282.43**	**72,005.96**
630000 Employee Benefits		
630400 Staff Development	169.45	998.00
630500 Health Insurarance Benefit	71,445.07	61,443.89
Total 630000 Employee Benefits	**71,614.52**	**62,441.89**
Total 600000 Employee Expenses	**686,003.84**	**732,766.34**
66900 Reconciliation Discrepancies		1.28
702100 Bad debt expense	100.00	10.36
702200 Board Expenses		
702250 Meeting Expenses	474.30	545.63
Total 702200 Board Expenses	**474.30**	**545.63**
704300 Donor Recognition		686.47
704400 Dues & Subscriptions	65.00	
704410 Association dues	5,975.00	10,290.00
704450 Publications & subscriptions	209.00	190.00
Total 704400 Dues & Subscriptions	**6,249.00**	**10,480.00**

Orient Land Trust

Statement of Activity PY YTD

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
706500 Financial Fees		
706520 Bank charges & fees	357.97	198.00
706530 Credit card processing fees	33,243.76	27,332.71
706540 Direct Deposit Fees		1,283.17
Total 706500 Financial Fees	**33,601.73**	**28,813.88**
706800 Furniture, fixtures and equip	1,543.65	
706810 Furniture & Fixtures	1,544.96	100.00
720210 Equipment	6,341.42	2,069.85
720260 Software	14,444.50	12,768.99
Total 706800 Furniture, fixtures and equip	**23,874.53**	**14,938.84**
707000 Grants and awards	1,700.00	2,032.12
709500 Insurance		
709520 Conservation Defense Insurance	315.00	252.00
709530 Directors & officers insurance	9,875.00	9,322.00
709540 General Insurance	969.08	350.00
709550 Liability & Property insurance	54,221.78	57,140.19
Total 709500 Insurance	**65,380.86**	**67,064.19**
712500 Licenses and Permits	10.00	651.00
713300 Maintenance/Repair/ Improvement	0.00	
713310 Parts and other	20,427.57	17,259.21
713330 Property Maintenance	14,101.91	25,876.95
713360 Property Improvements	2,264.99	6,711.30
Total 713300 Maintenance/Repair/ Improvement	**36,794.47**	**49,847.46**
713500 Misc / Other Expenses	1,000.00	232.71
715500 Occupancy expenses		
715560 Rent	1,100.00	675.00
715800 Utilities		
715810 Electric	3,974.00	3,349.20
715820 Propane / Diesel fuel	662.55	698.03
715830 Trash Disposal	6,183.00	6,071.70
715870 Water Tests	1,662.11	2,700.00
Total 715800 Utilities	**12,481.66**	**12,818.93**
Total 715500 Occupancy expenses	**13,581.66**	**13,493.93**
715600 Office Supplies	4,065.24	11.75
716300 Postage and Delivery	1,259.26	3,134.40
716400 Printing & publications	1,771.74	2,003.49
716600 Professional fees & Consultants		
716610 Accounting fees	17,575.00	13,330.00
716620 Contractors & 1099	53,220.78	71,715.65

Orient Land Trust

Statement of Activity PY YTD

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
716640 Legal fees	2,439.72	1,670.00
Total 716600 Professional fees & Consultants	**73,235.50**	**86,715.65**
716800 Program Supplies & Expenses	1,682.69	
716810 Program expenses	3,102.77	675.93
716850 Program supplies	20,393.21	24,439.67
Total 716800 Program Supplies & Expenses	**25,178.67**	**25,115.60**
719600 Special Events Exp	5,673.14	3,170.10
720100 Tax, Business		
720130 Real estate taxes	7,712.28	7,644.48
Total 720100 Tax, Business	**7,712.28**	**7,644.48**
720400 Telecommunications		
720410 Internet service	6,248.73	5,078.55
720450 Telephone	5,965.04	7,616.62
720451 Employee Cell Phone Program	213.39	
Total 720450 Telephone	**6,178.43**	**7,616.62**
720480 Web Hosting	2.81	200.00
Total 720400 Telecommunications	**12,429.97**	**12,895.17**
720500 Travel		
720540 Mileage,reimb gas recpt,other	3,151.14	1,549.71
Total 720500 Travel	**3,151.14**	**1,549.71**
722500 Vehicles		
722510 Onsite Vehicle Gasoline	4,634.62	8,054.64
722520 Other utility vehicles	5,614.05	
722530 Vehicle Insurance	5,320.00	4,274.00
722540 Vehicle License Plates	4,274.33	621.08
722550 Vehicle Maintenance and Repair	10,405.22	4,185.05
Total 722500 Vehicles	**30,248.22**	**17,134.77**
722800 Volunteers and Membership		858.09
719660 Premiums for members		1,303.92
Total 722800 Volunteers and Membership		**2,162.01**
Payroll Expenses		
Wages		
Adjustment		0.00
Total Wages		**0.00**
Total Payroll Expenses		**0.00**
Purchases	1,122.78	
Total Expenditures	**$1,034,618.33**	**$1,083,101.34**
NET OPERATING REVENUE	**$508,565.35**	**$321,142.80**

Orient Land Trust

Statement of Activity PY YTD

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
Other Revenue		
850500 Fixed Asset Fund Transfers		
850501 Capital Savings BDF Transfers		78,407.82
Total 850500 Fixed Asset Fund Transfers		**78,407.82**
Total Other Revenue	**$0.00**	**$78,407.82**
Other Expenditures	**$724.21**	**$97,730.26**
NET OTHER REVENUE	**$ -724.21**	**$ -19,322.44**
NET REVENUE	**$507,841.14**	**$301,820.36**

Orient Land Trust

Hot Springs Statement Activity PY

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
Revenue		
400000 Revenue-direct contributions UR		
400300 Cash Contributions	10,000.00	
Total 400000 Revenue-direct contributions UR	**10,000.00**	
410000 Program Revenue		
410200 Gross Sales of Inventory		
450010 All Sales	46,117.25	48,733.06
Total 410200 Gross Sales of Inventory	**46,117.25**	**48,733.06**
410500 Admission & accommodation fees	1,116,720.08	1,011,075.84
410530 Forfeit fees	16.00	
410540 Admission Fees	0.00	
410550 Accommodation Fees	0.00	
Total 410500 Admission & accommodation fees	**1,116,736.08**	**1,011,075.84**
410600 Service Fees (vendor)	2,920.00	2,150.00
Total 410000 Program Revenue	**1,165,773.33**	**1,061,958.90**
450000 Other Revenue.		
450100 Over-under adjustments	65.86	8.29
450800 Other revenue	8,662.00	479.86
Total 450000 Other Revenue.	**8,727.86**	**488.15**
470000 Investment Income.		
470600 Interest Earned	1,050.31	561.42
Total 470000 Investment Income.	**1,050.31**	**561.42**
490000 Restricted Donations.	10,000.00	
Total Revenue	**$1,195,551.50**	**$1,063,008.47**
Cost of Goods Sold		
500000 Cost of goods sold		
500010 All Food Purchases		5,254.63
500020 Apparel		0.00
500030 Other	39.00	2,663.20
500035 Employee purchases	3,074.81	2,988.35
Total 500030 Other	**3,113.81**	**5,651.55**
500080 Ranch COGS (feed,meals etc)	0.00	
500050 Ranch Other purchases		21.82
Total 500080 Ranch COGS (feed,meals etc)	**0.00**	**21.82**
500200 Inventory variance		0.00
Total 500000 Cost of goods sold	**3,113.81**	**10,928.00**
Total Cost of Goods Sold	**$3,113.81**	**$10,928.00**
GROSS PROFIT	**$1,192,437.69**	**$1,052,080.47**

Orient Land Trust

Hot Springs Statement Activity PY

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
Expenditures		
600000 Employee Expenses	213.10	
610000 Gross Wages		
610100 Regular Payroll	472,150.62	500,545.91
610200 Overtime (x1.5 hourly)	10,616.12	21,360.38
610300 Holiday Overtime (1.5x)	10,305.36	10,179.95
610500 Paid Time Off	33,267.90	25,865.02
Total 610000 Gross Wages	**526,340.00**	**557,951.26**
620000 Payroll Taxes & Workmans Comp		6.00
620100 CO Unemployment Tax	9,127.71	6,863.46
620200 Company 941 (SS& Med) tax	39,213.40	41,354.30
620500 Workers compensation insurance	24,324.34	18,476.00
620600 CO FAMLI Employer	2,695.86	1,461.41
Total 620000 Payroll Taxes & Workmans Comp	**75,361.31**	**68,161.17**
630000 Employee Benefits		
630400 Staff Development	169.45	998.00
630500 Health Insurarance Benefit	71,445.07	57,445.89
Total 630000 Employee Benefits	**71,614.52**	**58,443.89**
Total 600000 Employee Expenses	**673,528.93**	**684,556.32**
66900 Reconciliation Discrepancies		1.28
702100 Bad debt expense	100.00	10.36
702200 Board Expenses		
702250 Meeting Expenses	474.30	532.20
Total 702200 Board Expenses	**474.30**	**532.20**
704300 Donor Recognition		686.47
704400 Dues & Subscriptions	65.00	
704410 Association dues	5,975.00	10,290.00
Total 704400 Dues & Subscriptions	**6,040.00**	**10,290.00**
706500 Financial Fees		
706520 Bank charges & fees	356.52	198.00
706530 Credit card processing fees	33,041.63	27,136.83
706540 Direct Deposit Fees		1,241.28
Total 706500 Financial Fees	**33,398.15**	**28,576.11**
706800 Furniture, fixtures and equip	1,543.65	
706810 Furniture & Fixtures	1,544.96	
720210 Equipment	6,341.42	2,069.85
720260 Software	14,444.50	12,768.99
Total 706800 Furniture, fixtures and equip	**23,874.53**	**14,838.84**

Orient Land Trust

Hot Springs Statement Activity PY

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
707000 Grants and awards	1,700.00	2,032.12
709500 Insurance		
709520 Conservation Defense Insurance	311.85	244.44
709530 Directors & officers insurance	9,875.00	8,576.24
709540 General Insurance	969.08	350.00
709550 Liability & Property insurance	52,233.64	53,203.89
Total 709500 Insurance	**63,389.57**	**62,374.57**
712500 Licenses and Permits	10.00	651.00
713300 Maintenance/Repair/ Improvement	0.00	
713310 Parts and other	18,285.06	14,962.59
713330 Property Maintenance	9,521.63	13,581.94
713360 Property Improvements	2,264.99	5,465.38
Total 713300 Maintenance/Repair/ Improvement	**30,071.68**	**34,009.91**
713500 Misc / Other Expenses	1,000.00	232.71
715500 Occupancy expenses		
715560 Rent	1,100.00	675.00
715800 Utilities		
715820 Propane / Diesel fuel	662.55	542.03
715830 Trash Disposal	4,977.00	4,931.70
715870 Water Tests	1,597.11	2,700.00
Total 715800 Utilities	**7,236.66**	**8,173.73**
Total 715500 Occupancy expenses	**8,336.66**	**8,848.73**
715600 Office Supplies	4,065.24	11.75
716300 Postage and Delivery	1,217.46	3,131.90
716400 Printing & publications	1,771.74	2,003.49
716600 Professional fees & Consultants		
716610 Accounting fees	17,487.70	13,330.00
716620 Contractors & 1099	50,239.08	68,442.65
716640 Legal fees	2,439.72	1,670.00
Total 716600 Professional fees & Consultants	**70,166.50**	**83,442.65**
716800 Program Supplies & Expenses	1,560.15	
716810 Program expenses	3,102.77	675.93
716850 Program supplies	20,145.01	24,161.18
Total 716800 Program Supplies & Expenses	**24,807.93**	**24,837.11**
719600 Special Events Exp	5,673.14	1,670.10
720100 Tax, Business		
720130 Real estate taxes	7,712.28	7,644.48
Total 720100 Tax, Business	**7,712.28**	**7,644.48**

Orient Land Trust

Hot Springs Statement Activity PY

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
720400 Telecommunications		
720410 Internet service	5,442.33	4,657.31
720450 Telephone	5,965.04	7,616.62
720451 Employee Cell Phone Program	213.39	
Total 720450 Telephone	**6,178.43**	**7,616.62**
720480 Web Hosting	2.81	200.00
Total 720400 Telecommunications	**11,623.57**	**12,473.93**
720500 Travel		
720540 Mileage,reimb gas recpt,other	3,076.13	1,379.70
Total 720500 Travel	**3,076.13**	**1,379.70**
722500 Vehicles		
722510 Onsite Vehicle Gasoline	4,634.62	8,054.64
722520 Other utility vehicles	5,614.05	
722530 Vehicle Insurance	5,266.80	4,145.78
722540 Vehicle License Plates	3,841.13	471.71
722550 Vehicle Maintenance and Repair	1,206.26	4,035.05
Total 722500 Vehicles	**20,562.86**	**16,707.18**
722800 Volunteers and Membership		858.09
719660 Premiums for members		1,303.92
Total 722800 Volunteers and Membership		**2,162.01**
Payroll Expenses		
Wages		
Adjustment		0.00
Total Wages		**0.00**
Total Payroll Expenses		**0.00**
Purchases	1,122.78	
Total Expenditures	**$993,723.45**	**$1,003,104.92**
NET OPERATING REVENUE	**$198,714.24**	**$48,975.55**
Other Revenue		
850500 Fixed Asset Fund Transfers		
850501 Capital Savings BDF Transfers		78,407.82
Total 850500 Fixed Asset Fund Transfers		**78,407.82**
Total Other Revenue	**$0.00**	**$78,407.82**
Other Expenditures		
805000 Capital Fixed Asset Expenses		
805100 New construction		
805220 New Hydro Electric		97,730.28
Total 805100 New construction		**97,730.28**
Total 805000 Capital Fixed Asset Expenses		**97,730.28**

Orient Land Trust

Hot Springs Statement Activity PY

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
Reconciliation Discrepancies-1		-0.02
Total Other Expenditures	**$0.00**	**$97,730.26**
NET OTHER REVENUE	**$0.00**	**$ -19,322.44**
NET REVENUE	**$198,714.24**	**$29,653.11**

Orient Land Trust

Everson Ranch Statement of Activity PY

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
Revenue		
410000 Program Revenue		
410200 Gross Sales of Inventory		
485041 Ranch Product Sales	4,024.90	2,858.80
Total 410200 Gross Sales of Inventory	**4,024.90**	**2,858.80**
410500 Admission & accommodation fees	0.00	2,263.50
Total 410000 Program Revenue	**4,024.90**	**5,122.30**
420000 Fee Income		
420100 Housing Fee	4,093.38	4,144.00
Total 420000 Fee Income	**4,093.38**	**4,144.00**
450000 Other Revenue.		
450800 Other revenue		840.00
Total 450000 Other Revenue.		**840.00**
460000 Special Events/activities/fundr	3,810.00	50.00
Total Revenue	**$11,928.28**	**$10,156.30**
Cost of Goods Sold		
500000 Cost of goods sold		
500080 Ranch COGS (feed,meals etc)	2,475.24	5,552.26
500050 Ranch Other purchases		2,388.17
500090 Ranch Seeds and Plants	835.76	
Total 500080 Ranch COGS (feed,meals etc)	**3,311.00**	**7,940.43**
Total 500000 Cost of goods sold	**3,311.00**	**7,940.43**
Total Cost of Goods Sold	**$3,311.00**	**$7,940.43**
GROSS PROFIT	**$8,617.28**	**$2,215.87**
Expenditures		
600000 Employee Expenses		
610000 Gross Wages		
610100 Regular Payroll	9,380.06	35,418.00
610200 Overtime (x1.5 hourly)	232.68	513.55
610300 Holiday Overtime (1.5x)	460.17	565.80
610500 Paid Time Off	87.64	3,869.88
Total 610000 Gross Wages	**10,160.55**	**40,367.23**
620000 Payroll Taxes & Workmans Comp		
620100 CO Unemployment Tax	154.42	621.27
620200 Company 941 (SS& Med) tax	587.76	3,083.81
620500 Workers compensation insurance		0.00
620600 CO FAMLI Employer	38.20	139.68
Total 620000 Payroll Taxes & Workmans Comp	**780.38**	**3,844.76**

Orient Land Trust

Everson Ranch Statement of Activity PY

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
630000 Employee Benefits		
630400 Staff Development	0.00	0.00
630500 Health Insurarance Benefit		3,998.00
Total 630000 Employee Benefits	**0.00**	**3,998.00**
Total 600000 Employee Expenses	**10,940.93**	**48,209.99**
702200 Board Expenses		
702250 Meeting Expenses	0.00	13.43
Total 702200 Board Expenses	**0.00**	**13.43**
704400 Dues & Subscriptions		
704450 Publications & subscriptions	209.00	190.00
Total 704400 Dues & Subscriptions	**209.00**	**190.00**
706500 Financial Fees		
706520 Bank charges & fees	1.45	0.00
706530 Credit card processing fees	121.05	195.88
706540 Direct Deposit Fees		41.89
Total 706500 Financial Fees	**122.50**	**237.77**
706800 Furniture, fixtures and equip		
706810 Furniture & Fixtures		100.00
720210 Equipment	0.00	0.00
Total 706800 Furniture, fixtures and equip	**0.00**	**100.00**
709500 Insurance		
709520 Conservation Defense Insurance	3.15	7.56
709530 Directors & officers insurance		745.76
709550 Liability & Property insurance	1,988.14	3,936.30
Total 709500 Insurance	**1,991.29**	**4,689.62**
713300 Maintenance/Repair/ Improvement		
713310 Parts and other	538.94	2,044.92
713330 Property Maintenance	4,580.28	11,240.51
713360 Property Improvements		1,245.92
Total 713300 Maintenance/Repair/ Improvement	**5,119.22**	**14,531.35**
715500 Occupancy expenses		
715800 Utilities		
715810 Electric	3,974.00	3,349.20
715820 Propane / Diesel fuel		156.00
715830 Trash Disposal	1,206.00	1,140.00
Total 715800 Utilities	**5,180.00**	**4,645.20**
Total 715500 Occupancy expenses	**5,180.00**	**4,645.20**
716300 Postage and Delivery		2.50

Orient Land Trust

Everson Ranch Statement of Activity PY

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
716600 Professional fees & Consultants		
716610 Accounting fees	87.30	
716620 Contractors & 1099	2,981.70	3,273.00
Total 716600 Professional fees & Consultants	**3,069.00**	**3,273.00**
716800 Program Supplies & Expenses		
716850 Program supplies	106.73	0.00
Total 716800 Program Supplies & Expenses	**106.73**	**0.00**
720400 Telecommunications		
720410 Internet service	665.55	
Total 720400 Telecommunications	**665.55**	
720500 Travel		
720540 Mileage,reimb gas recpt,other	75.01	170.01
Total 720500 Travel	**75.01**	**170.01**
722500 Vehicles		
722530 Vehicle Insurance	53.20	128.22
722540 Vehicle License Plates	433.20	149.37
722550 Vehicle Maintenance and Repair	4,724.03	150.00
Total 722500 Vehicles	**5,210.43**	**427.59**
Total Expenditures	**$32,689.66**	**$76,490.46**
NET OPERATING REVENUE	**$ -24,072.38**	**$ -74,274.59**
Other Revenue		
850500 Fixed Asset Fund Transfers		
850501 Capital Savings BDF Transfers		0.00
Total 850500 Fixed Asset Fund Transfers		**0.00**
Total Other Revenue	**$0.00**	**$0.00**
NET OTHER REVENUE	**$0.00**	**$0.00**
NET REVENUE	**$ -24,072.38**	**$ -74,274.59**

Orient Land Trust

OLT Shared Statement of Activity PY

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
Revenue		
400000 Revenue-direct contributions UR		
400100 OLT Misc Memberships	312,884.34	313,897.40
400300 Cash Contributions	4,806.99	401.63
Total 400000 Revenue-direct contributions UR	**317,691.33**	**314,299.03**
450000 Other Revenue.		
450800 Other revenue	3,244.00	
Total 450000 Other Revenue.	**3,244.00**	
470000 Investment Income.		
470100 Change in mkt. value of invest.	20,052.87	33,373.84
470500 Dividends & int. from securitie		
470600 Interest Earned	803.85	7.75
Total 470000 Investment Income.	**20,856.72**	**33,381.59**
Total Revenue	**$341,792.05**	**$347,680.62**
Cost of Goods Sold		
500000 Cost of goods sold		
500080 Ranch COGS (feed,meals etc)	0.00	
Total 500000 Cost of goods sold	**0.00**	
Total Cost of Goods Sold	**$0.00**	**$0.00**
GROSS PROFIT	**$341,792.05**	**$347,680.62**
Expenditures		
600000 Employee Expenses		
610000 Gross Wages		
610100 Regular Payroll	0.00	0.00
610200 Overtime (x1.5 hourly)	0.00	0.00
610300 Holiday Overtime (1.5x)	0.00	0.00
610500 Paid Time Off	0.00	0.00
Total 610000 Gross Wages	**0.00**	**0.00**
620000 Payroll Taxes & Workmans Comp		
620100 CO Unemployment Tax	0.00	0.00
620200 Company 941 (SS& Med) tax	0.00	0.00
620500 Workers compensation insurance		0.00
620600 CO FAMLI Employer	0.00	0.00
Total 620000 Payroll Taxes & Workmans Comp	**0.00**	**0.00**
630000 Employee Benefits		
630400 Staff Development	0.00	0.00
630500 Health Insurarance Benefit		0.00
Total 630000 Employee Benefits	**0.00**	**0.00**
Total 600000 Employee Expenses	**0.00**	**0.00**

Orient Land Trust

OLT Shared Statement of Activity PY

January - September, 2025

	TOTAL	
	JAN - SEP, 2025	JAN - SEP, 2024 (PY)
702200 Board Expenses		
702250 Meeting Expenses	0.00	0.00
Total 702200 Board Expenses	**0.00**	**0.00**
706500 Financial Fees		
706520 Bank charges & fees	0.00	0.00
706530 Credit card processing fees	0.00	0.00
706540 Direct Deposit Fees		0.00
Total 706500 Financial Fees	**0.00**	**0.00**
706800 Furniture, fixtures and equip		
720210 Equipment	0.00	0.00
Total 706800 Furniture, fixtures and equip	**0.00**	**0.00**
709500 Insurance		
709520 Conservation Defense Insurance	0.00	0.00
709530 Directors & officers insurance		0.00
709550 Liability & Property insurance	0.00	0.00
Total 709500 Insurance	**0.00**	**0.00**
713300 Maintenance/Repair/ Improvement		
713310 Parts and other	0.00	0.00
713330 Property Maintenance	0.00	0.00
Total 713300 Maintenance/Repair/ Improvement	**0.00**	**0.00**
716300 Postage and Delivery		0.00
716600 Professional fees & Consultants		
716610 Accounting fees	0.00	
Total 716600 Professional fees & Consultants	**0.00**	
716800 Program Supplies & Expenses		
716850 Program supplies	0.00	0.00
Total 716800 Program Supplies & Expenses	**0.00**	**0.00**
720500 Travel		
720540 Mileage,reimb gas recpt,other	0.00	0.00
Total 720500 Travel	**0.00**	**0.00**
722500 Vehicles		
722530 Vehicle Insurance	0.00	0.00
722550 Vehicle Maintenance and Repair	0.00	
Total 722500 Vehicles	**0.00**	**0.00**
Total Expenditures	**$0.00**	**$0.00**
NET OPERATING REVENUE	**$341,792.05**	**$347,680.62**
NET REVENUE	**$341,792.05**	**$347,680.62**

Orient Land Trust

Statement of Cash Flows

January - September, 2025

	TOTAL
OPERATING ACTIVITIES	
Net Revenue	507,841.14
Adjustments to reconcile Net Revenue to Net Cash provided by operations:	
120000 Employee Loans/Advances	0.00
122010 Inventory Asset:Inventory-Food	-3,147.95
122020 Inventory Asset:Inventory-Apparel	-11,676.71
122030 Inventory Asset:Inventory-Other	-1,818.12
123015 Marketable securities:Fidelity Investments	-20,052.87
123025 Marketable securities:Fidelity Investments:FZCXX_Premium Money Market	-10,275.90
124020 Prepaid expenses and other:Prepaid insurance	-18,073.92
200000 Accounts payable	1,916.46
105000 Bill.com Credit Card Management	6,724.08
202000 Funds Held for Others	0.00
206050 Deferred revenue & deposits:Prepayments on Reservations	1,736.00
206150 Creditor/Prepayment/Deposit Newbook	
207525 Sales and Lodging Tax:County Sales and Lodging Tac	-514.76
207550 Sales and Lodging Tax:State Sales and Lodging Tax	-573.24
208000 Payroll Liabilities	517.04
208030 Payroll Liabilities:Colorado Unemployment	-1,406.41
208035 Payroll Liabilities:Colorado Withholding	-3,875.00
208040 Payroll Liabilities:Federal 941	0.00
208045 Payroll Liabilities:Colorado FAMLI	-1,703.59
208050 Payroll Liabilities:TASC HSA Contributions	198.44
208055 Payroll Liabilities:Principal Group Benefit All	-571.64
208060 Payroll Liabilities:Anthem Group Health_Employee_Contr.	0.00
208360 Payroll Liabilities:SEP IRA Liability Payable	-26,897.06
Direct Deposit Payable	0.00
Payroll Liabilities:NM Income Tax	0.00
Total Adjustments to reconcile Net Revenue to Net Cash provided by operations:	**-89,495.15**
Net cash provided by operating activities	**$418,345.99**
INVESTING ACTIVITIES	
132005 Construction in progress:Construction in progress	138,863.98
132055 Construction in progress:New Hydroelectric Plant 2025	-159,186.89
132065 Construction in progress:New 20" Telescope 2025	-83,561.41
134500 Fixed assets:Land	-38,466.30
Net cash provided by investing activities	**$ -142,350.62**
NET CASH INCREASE FOR PERIOD	**$275,995.37**
Cash at beginning of period	275,000.73
CASH AT END OF PERIOD	**$550,996.10**

Financial Reports

II. Winter Savings, Board Designated and Restricted Income

We have $240,000 in the Winter Savings Account.

(Note: This account is used to cover operating shortfalls in the winter season (October-April) which we have every year. We usually save at least $175,000-$200,000 in the account from net operating income during the summer months.)

BUSINESS

I. **2026 Budget Review** (DISC)

The practice has been for staff to present a first draft of the budget for the following year at the October board meeting. From there the budget is further amended with board member input from the board meeting and Internal Affairs Committee member input, working with staff, as needed with the goal of having the board approve a final draft of the budget at the January meeting.

The 2026 Draft Budget from Staff follows in two formats. First, the budget breakdown by property followed by the budget compared to actuals.

2026 Budget Draft 10/02/2025	**Everson Ranch Property**	**Hot Springs Property**	**OLT-Shared**	**TOTAL**
Revenue				
400000 Revenue-direct contributions UR		0.00	0.00	0.00
400100 OLT Misc Memberships			360,231.64	360,231.64
400300 Cash Contributions		0.00	4,684.99	4,684.99
Total 400000 Revenue-direct contributions UR	**$ 0.00**	**$ 0.00**	**$ 364,916.63**	**$ 364,916.63**
410000 Program Revenue	0.00	0.00		0.00
410200 Gross Sales of Inventory	0.00	0.00		0.00
450010 All Sales		55,370.52		55,370.52
485041 Ranch Product Sales	9,845.00			9,845.00
Total 410200 Gross Sales of Inventory	**$ 9,845.00**	**$ 55,370.52**	**$ 0.00**	**$ 65,215.52**
410500 Admission & accommodation fees	6,585.00	1,393,678.22		1,400,263.22
410530 Forfeit fees				0.00
410540 Admission Fees				0.00
410550 Accommodation Fees				0.00
Total 410500 Admission & accommodation fees	**$ 6,585.00**	**$ 1,393,678.22**	**$ 0.00**	**$ 1,400,263.22**
410600 Service Fees (vendor)		2,620.00		2,620.00
Total 410000 Program Revenue	**$ 16,430.00**	**$ 1,451,668.74**	**$ 0.00**	**$ 1,468,098.74**
420000 Fee Income	0.00			0.00
420100 Housing Fee	4,200.00			4,200.00
Total 420000 Fee Income	**$ 4,200.00**	**$ 0.00**	**$ 0.00**	**$ 4,200.00**
450000 Other Revenue.		0.00	0.00	0.00
450100 Over-under adjustments				0.00
450800 Other revenue				0.00
Total 450000 Other Revenue.	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**
470000 Investment Income.		0.00	0.00	0.00
470100 Change in mkt. value of invest.				0.00
470500 Dividends & int. from securitie			0.00	0.00
470600 Interest Earned				0.00
Total 470000 Investment Income.	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**
Total Revenue	**$ 20,630.00**	**$ 1,451,668.74**	**$ 364,916.63**	**$ 1,837,215.37**
Cost of Goods Sold				
500000 Cost of goods sold	0.00	0.00	0.00	0.00
500030 Other		25,900.00		25,900.00
500035 Employee purchases				0.00
Total 500030 Other	**$ 0.00**	**$ 25,900.00**	**$ 0.00**	**$ 25,900.00**
500080 Ranch COGS (feed,meals etc)	6,000.00	0.00	0.00	6,000.00
500090 Ranch Seeds and Plants	835.76			835.76
Total 500080 Ranch COGS (feed,meals etc)	**$ 6,835.76**	**$ 0.00**	**$ 0.00**	**$ 6,835.76**

2026 Budget Draft 10/02/2025	Everson Ranch Property	Hot Springs Property	OLT-Shared	TOTAL
Total 500000 Cost of goods sold	**$ 6,835.76**	**$ 25,900.00**	**$ 0.00**	**$ 32,735.76**
Total Cost of Goods Sold	**$ 6,835.76**	**$ 25,900.00**	**$ 0.00**	**$ 32,735.76**
Gross Profit	**$ 13,794.24**	**$ 1,425,768.74**	**$ 364,916.63**	**$ 1,804,479.61**
Expenditures				
600000 Employee Expenses				
610000 Gross Wages				
610100 Regular Payroll	27,244.00	645,282.53		672,526.53
610200 Overtime (x1.5 hourly)	0.00	13,124.57		13,124.57
610300 Holiday Overtime (1.5x)	0.00	11,880.10		11,880.10
610400 Bonus		12,000.00		12,000.00
610500 Paid Time Off	0.00	51,866.70		51,866.70
Total 610000 Gross Wages	**$ 27,244.00**	**$ 734,153.90**	**$ 0.00**	**$ 761,397.90**
620000 Payroll Taxes & Workmans Comp	0.00	0.00	0.00	0.00
620100 CO Unemployment Tax	260.00	11,010.10		11,270.10
620200 Company 941 (SS& Med) tax	1,950.00	53,161.25		55,111.25
620500 Workers compensation insurance		27,972.20		27,972.20
620600 CO FAMLI Employer	180.00	3,788.06		3,968.06
Total 620000 Payroll Taxes & Workmans Comp	**$ 2,390.00**	**$ 95,931.61**	**$ 0.00**	**$ 98,321.61**
630000 Employee Benefits	0.00	0.00	0.00	0.00
630200 SEP IRA Contribution		30,000.00		30,000.00
630400 Staff Development	0.00	2,119.45	0.00	2,119.45
630500 Health Insurarance Benefit	10,560.00	101,561.62	0.00	112,121.62
Total 630000 Employee Benefits	**$ 10,560.00**	**$ 133,681.07**	**$ 0.00**	**$ 144,241.07**
Total 600000 Employee Expenses	**$ 40,194.00**	**$ 963,766.58**	**$ 0.00**	**$ 1,003,960.58**
702100 Bad debt expense				0.00
702200 Board Expenses				
702250 Meeting Expenses	0.00	1,899.30	0.00	1,899.30
Total 702200 Board Expenses	**$ 0.00**	**$ 1,899.30**	**$ 0.00**	**$ 1,899.30**
704400 Dues & Subscriptions	0.00	65.00		65.00
704410 Association dues		5,975.00		5,975.00
704450 Publications & subscriptions	209.00			209.00
Total 704400 Dues & Subscriptions	**$ 209.00**	**$ 6,040.00**	**$ 0.00**	**$ 6,249.00**
706500 Financial Fees	0.00	0.00	0.00	0.00
706520 Bank charges & fees	0.00	328.97		328.97
706530 Credit card processing fees	117.92	44,732.11		44,850.03
706540 Direct Deposit Fees	0.00	0.00	0.00	0.00
Total 706500 Financial Fees	**$ 117.92**	**$ 45,061.08**	**$ 0.00**	**$ 45,179.00**
706800 Furniture, fixtures and equip	0.00	1,543.65	0.00	1,543.65
706810 Furniture & Fixtures		1,544.96		1,544.96
720210 Equipment	0.00	7,678.61	0.00	7,678.61

2026 Budget Draft 10/02/2025	Everson Ranch Property	Hot Springs Property	OLT-Shared	TOTAL
720260 Software		20,215.31		20,215.31
Total 706800 Furniture, fixtures and equip	**$ 0.00**	**$ 30,982.53**	**$ 0.00**	**$ 30,982.53**
707000 Grants and awards		1,700.00		1,700.00
707200 Awards & grants to individuals		150.00		150.00
Total 707000 Grants and awards	**$ 0.00**	**$ 1,850.00**	**$ 0.00**	**$ 1,850.00**
709500 Insurance	0.00	0.00	0.00	0.00
709520 Conservation Defense Insurance	3.15	311.85	0.00	315.00
709530 Directors & officers insurance		9,875.00		9,875.00
709540 General Insurance		969.08		969.08
709550 Liability & Property insurance	3,500.00	69,710.23		73,210.23
Total 709500 Insurance	**$ 3,503.15**	**$ 80,866.16**	**$ 0.00**	**$ 84,369.31**
712500 Licenses and Permits		10.00		10.00
713300 Maintenance/Repair/ Improvement	0.00	0.00	0.00	0.00
713310 Parts and other	538.94	22,318.94	0.00	22,857.88
713330 Property Maintenance	4,580.28	9,521.63	0.00	14,101.91
713360 Property Improvements		2,764.99		2,764.99
Total 713300 Maintenance/Repair/ Improvement	**$ 5,119.22**	**$ 34,605.56**	**$ 0.00**	**$ 39,724.78**
713500 Misc / Other Expenses		1,000.00		1,000.00
715500 Occupancy expenses	0.00	0.00		0.00
715560 Rent		1,310.00		1,310.00
715800 Utilities	0.00	0.00		0.00
715810 Electric	5,659.00			5,659.00
715820 Propane / Diesel fuel	225.00	1,012.55		1,237.55
715830 Trash Disposal	1,206.00	9,927.00		11,133.00
715870 Water Tests		2,317.11		2,317.11
Total 715800 Utilities	**$ 7,090.00**	**$ 13,256.66**	**$ 0.00**	**$ 20,346.66**
Total 715500 Occupancy expenses	**$ 7,090.00**	**$ 14,566.66**	**$ 0.00**	**$ 21,656.66**
715600 Office Supplies		2,500.00		2,500.00
716300 Postage and Delivery		2,250.00		2,250.00
716400 Printing & publications		2,500.00		2,500.00
716600 Professional fees & Consultants	0.00	0.00	0.00	0.00
716610 Accounting fees	0.00	16,566.20	0.00	16,566.20
716620 Contractors & 1099	2,981.70	68,000.00		70,981.70
716640 Legal fees		2,750.00		2,750.00
Total 716600 Professional fees & Consultants	**$ 2,981.70**	**$ 87,316.20**	**$ 0.00**	**$ 90,297.90**
716800 Program Supplies & Expenses	0.00	0.00	0.00	0.00
716810 Program expenses		3,250.00		3,250.00
716850 Program supplies	250.00	24,000.00	0.00	24,250.00

2026 Budget Draft 10/02/2025	Everson Ranch Property	Hot Springs Property	OLT-Shared	TOTAL
Total 716800 Program Supplies & Expenses	**$ 250.00**	**$ 27,250.00**	**$ 0.00**	**$ 27,500.00**
719600 Special Events Exp		0.00		0.00
720100 Tax, Business		0.00		0.00
720130 Real estate taxes		7,850.00		7,850.00
Total 720100 Tax, Business	**$ 0.00**	**$ 7,850.00**	**$ 0.00**	**$ 7,850.00**
720400 Telecommunications	0.00	0.00		0.00
720410 Internet service	665.55	7,302.33		7,967.88
720450 Telephone		5,785.15		5,785.15
720451 Employee Cell Phone Program		0.00		0.00
Total 720450 Telephone	**$ 0.00**	**$ 5,785.15**	**$ 0.00**	**$ 5,785.15**
720480 Web Hosting		40.00		40.00
Total 720400 Telecommunications	**$ 665.55**	**$ 13,127.48**	**$ 0.00**	**$ 13,793.03**
720500 Travel	0.00	0.00	0.00	0.00
720540 Mileage,reimb gas recpt,other	400.00	3,750.00	0.00	4,150.00
Total 720500 Travel	**$ 400.00**	**$ 3,750.00**	**$ 0.00**	**$ 4,150.00**
722500 Vehicles	0.00	0.00	0.00	0.00
722510 Onsite Vehicle Gasoline		5,300.00		5,300.00
722520 Other utility vehicles		5,614.05		5,614.05
722530 Vehicle Insurance	980.00	5,266.80	0.00	6,246.80
722540 Vehicle License Plates	433.20	3,961.13		4,394.33
722550 Vehicle Maintenance and Repair	1,850.00	281.88	0.00	2,131.88
Total 722500 Vehicles	**$ 3,263.20**	**$ 20,423.86**	**$ 0.00**	**$ 23,687.06**
Purchases		0.00		0.00
Total Expenditures	**$ 63,793.74**	**$ 1,347,615.41**	**$ 0.00**	**$ 1,411,409.15**
Net Operating Revenue	**-$ 49,999.50**	**$ 78,153.33**	**$ 364,916.63**	**$ 393,070.46**
Other Expenditures				
Ask My Client		0.00		0.00
Total Other Expenditures		**$ 0.00**		**$ 0.00**
Net Other Revenue	**$ 0.00**	**$ 0.00**	**$ 0.00**	**$ 0.00**
Net Revenue	**-$ 49,999.50**	**$ 78,153.33**	**$ 364,916.63**	**$ 393,070.46**

2026 Budget Draft 10-02-2025			Actuals	
	Budget 2026	Budget 2025	2024	Notes
Ordinary Income/Expense				
Income				
400000 · Revenue-direct contributions UR				
400100 · OLT Misc Memberships	360,232	357,053	363,418	
400300 · Cash Contributions	4,685	402	811	
Total 400000 · Revenue-direct contributions UR	364,917	357,455	364,229	
410000 · Program Revenue				
410200 · Gross Sales of Inventory				
450010 · All Sales	55,371	61,102	59,780	
485041 · Ranch Product Sales	9,845	3,137	4,070	
485042 · Livestock Sales				
Total 410200 · Gross Sales of Inventory	65,216	64,239	63,850	
410500 · Admission & accommodation fees	1,400,263		1,200,905	
485051 · Reconciliation for Database HH				
485052 · Forfeit fees			24	
410500 · Admission & accommodation fees - Other		1,213,224		
Total 410500 · Admission & accommodation fees	1,400,263	1,213,224	1,200,929	
410600 · Service Fees (vendor)	2,620	3,300	4,595	
Total 410000 · Program Revenue	1,468,099	1,280,763	1,269,374	
420000 · Housing Fee Income	4,200	7,200	7,996	
420100 · Ranch Rental other		500		
420200 · Ranch Events Revenue		3,000		
Total 420000 · Rental Income	4,200	10,700	7,996	
430000 · Government Grants (UR)				
430300 · Other gov't grants				
Total 430000 · Government Grants (UR)	0	0	0	
450000 · Other Revenue.			1,567	
450100 · Over-under adjustments			3	
450600 - SBA PPP Loan Forgiveness				
450650 - Employee Retention Credit				
Total 450000 · Other Revenue.	0	0	1,570	
460000 · Special Events/activities/fundr				
460100 · Special events & activities				
Total 460000 · Special Events/activities/fundr	0	0	0	
470000 · Investment Income.				
470100 · Change in mkt. value of invest.			4,414	
470500 · Dividends & int. from securitie		0	30,245	
470600 · Interest Earned			723	
Total 470000 · Investment Income.	0	0	35,382	
480100 - In-Kind Donated Goods and Services			3,300	
490000- Restricted Donations			22,300	
Total Income	1,837,215	1,648,918	1,704,151	

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2026 Budget Draft 10-02-2025			Actuals	
	Budget 2026	Budget 2025	2024	Notes
Cost of Goods Sold				
500000 · Cost of goods sold				
500010 · All Food Purchases		8,133	8,660	
500020 · Apparel		3,915	25,999	
500030 · Other	25,900	2,663	2,781	
500035 · Employee purchases			2,988	
500030 · Other - Other		2,673		
Total 500030 · Other	25,900	5,336	5,770	
500080 · Ranch COGS (feed,meals etc)	6,000	4,048	5,793	
500050 · Ranch Other purchases		2,388	2,410	
500090 · Ranch Seeds and Plants	836	1,504		
500100 · Ranch Breeding Fees				
500080 · Ranch COGS (feed,meals etc) - Other				
Total 500080 · Ranch COGS (feed,meals etc)	6,836	7,940	8,202	
500000 · Cost of goods sold - Other				
Total 500000 · Cost of goods sold	32,736	27,987	48,631	
Total COGS	32,736	27,987	48,631	
Gross Profit	1,804,480	1,620,931	1,655,520	
Expense				
Village Improvements (Inactive)				
600000 · Employee Expenses				
610000 · Gross Wages				
610100 · Regular Payroll	672,527	677,785	716,887	
610200 · Overtime (x1.5 hourly)	13,125	17,514	18,544	
610300 · Holiday Overtime (1.5x)	11,880	15,566	5,501	
610400 · Bonus	12,000		22,600	
610500 · Paid Time Off	51,867	68,218	45,640	
Total 610000 · Gross Wages	761,398	779,082	809,172	
620000 · Payroll Taxes				
620100 · CO Unemployment Tax	11,270	8,098	8,380	
620200 · Company 941 (SS& Med) tax & CO FAMLI	59,079	64,084	64,135	
620500 - Workers Compensation Insurance	27,972	21,518	18,476	
Total 620000 · Payroll Taxes	98,322	93,699	90,991	
630000 · Employee Benefits				
630100 · Other Benefits				
630200 · SEP IRA Contribution	30,000	29,425	26,897	
630400 · Staff Development	2,119	5,000	3,059	
630500 · Health Insurance Benefit	112,122	96,442	86,834	
Total 630000 · Employee Benefits	144,241	130,867	116,790	
Total 600000 · Employee Expenses	1,003,961	1,003,648	1,016,953	
66900 · Reconciliation Discrepancies			1	
702100 · Bad debt expense			10	

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2026 Budget Draft 10-02-2025			Actuals	
	Budget 2026	Budget 2025	2024	Notes
702200 · Board Expenses				
702250 · Meeting Expenses	1,899	2,013	1,006	
Total 702200 · Board Expenses	1,899	2,013	1,006	
704300 · Donor Recognition		686		
704400 · Dues & Subscriptions	65		686	
704410 · Association dues	5,975	10,290	10,290	
704450 · Publications & subscriptions	209	190	190	
Total 704400 · Dues & Subscriptions	6,249	10,480	11,166	
706500 · Financial Fees				
706520 · Bank charges & fees	329	198	224	
706530 · Credit card processing fees	44,850	33,940	34,305	
706540 · Direct Deposit Fees	0	2,318	1,283	
Total 706500 · Financial Fees	45,179	36,456	35,812	
706600 · Fundraising Expenses				
706800 · Furniture, fixtures and equip	1,544			
706810 · Furniture & Fixtures	$1,545	100	2,661	
720210 · Equipment	7,679	7,187	5,278	
720260 · Software	20,215	15,543	83,836	
706800 · Furniture, fixtures and equip - Other				
Total 706800 · Furniture, fixtures and equip	30,983	22,830	91,774	
707000 · Grants and awards	1,700		2,632	
707200 · Awards & grants to individuals	150	2,300		
707000 · Grants and awards - Other				
Total 707000 · Grants and awards	1,850	2,300	2,632	
709100 - In Kind Expense				
709500 · Insurance				
709520 · Conservation Defense Insurance	315	258	252	
709530 · Directors & officers insurance	9,875	9,746	9,322	
709550 · Liability & Property insurance	74,179	76,537	76,832	
709560 · Workers compensation insurance				
Total 709500 · Insurance	84,369	86,540	86,406	
709700 · Interest on loans				
709720 · Loan for New Database System	0		0	
Total 709700 · Interest on loans	0	0	0	
712500 · Licenses and Permits	10		768	
602910 · Regulatory Fees				
712500 · Licenses and Permits - Other		651		
Total 712500 · Licenses and Permits	10	651	768	
713300 · Maintenance/Repair/ Improvement			3,300	
713310 · Parts and other	22,858	26,600	21,865	
713330 · Property Maintenance	14,102	46,978	30,950	
713360 · Property Improvements	2,765	12,694	47,401	
713300 · Maintenance/Repair/ Improvement - Other				

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2026 Budget Draft 10-02-2025			Actuals	
	Budget 2026	Budget 2025	2024	Notes
Total 713300 · Maintenance/Repair/ Improvement	39,725	86,272	103,517	
713500 · Misc / Other Expenses	1,000		3,443	
715500 · Occupancy expenses				
715560 · Rent	1,310	780	2,550	
715800 · Utilities				
715810 · Electric	5,659	5,529	4,463	
715820 · Propane / Diesel fuel	1,238	854	1,198	
715830 · Trash Disposal	11,133	7,368	7,588	
715870 · Water Tests	2,317	2,700	2,700	
715800 · Utilities - Other				
Total 715800 · Utilities	20,347	16,451	15,949	
715500 · Occupancy expenses - Other				
Total 715500 · Occupancy expenses	21,657	17,231	18,499	
715600 · Office Supplies	2,500	1,020	206	
716300 · Postage and Delivery	2,250	4,072	3,301	
716400 · Printing & publications	2,500	3,072	2,908	
716600 · Professional fees & Consultants				
716610 · Accounting fees	16,566	14,900	13,330	
716620 · Contractors & 1099	70,982	69,360	10,719	
716640 · Legal fees	2,750	1,670	6,460	
716600 · Professional fees & Consultants - Other				
Total 716600 · Professional fees & Consultants	90,298	85,930	30,509	
716800 · Program Supplies & Expenses				
716810 · Program expenses	3,250	676	746	
716850 · Program supplies	24,250	33,309	32,611	
716800 · Program Supplies & Expenses - Other				
Total 716800 · Program Supplies & Expenses	27,500	33,985	33,357	
719600 · Special Events Exp		0		
720100 · Tax, Business				
720110 · County		0		
720130 · Real estate taxes	7,850	7,700	7,644	
720180 · State	0		0	
Total 720100 · Tax, Business	7,850	7,700	7,644	
720400 · Telecommunications				
720410 · Internet service	7,968	8,118	7,193	
720450 · Telephone	5,785		10,467	
720451 · Employee Cell Phone Program			200	
720450 · Telephone - Other		8,500		
Total 720450 · Telephone	5,785	8,500	10,667	
720480 · Web Hosting	40	2,400		
Total 720400 · Telecommunications	13,793	19,018	17,859	
720500 · Travel				
720530 · Meals				

2026 Budget Draft 10-02-2025			Actuals	
	Budget 2026	Budget 2025	2024	Notes
720540 · Mileage,reimb gas recpt,other	4,150	2,173	2,173	
Total 720500 · Travel	4,150	2,173	2,173	
722500 · Vehicles				
722510 · Onsite Vehicle Gasoline	5,300			
722511 · Employee Gasoline				
722510 · Onsite Vehicle Gasoline - Other		8,055	8,055	
Total 722510 · Onsite Vehicle Gasoline	5,300	8,055	8,055	
722530 · Vehicle Insurance	6,247	4,546	4,274	
722540 · Vehicle License Plates	4,394	1,200	738	
722550 · Vehicle Maintenance and Repair	7,746	6,969	5,836	
Total 722500 · Vehicles	23,687	20,770	18,902	
722800 · Volunteers and Membership			858	
719660 · Premiums for members		1,304	1,304	
722880 · Volunteer Recognition		858		
722800 · Volunteers and Membership - Other				
Total 722800 · Volunteers and Membership	0	2,162	2,162	
Total Expense	1,411,409	1,450,682	1,491,010	
Net Ordinary Income	393,070	170,249	164,510	
Other Income/Expense				
Other Income				
850500 · Fixed Asset Fund Transfers				
850501 · Capital Savings BDF Transfers				
Total 850500 · Fixed Asset Fund Transfers	0	0	0	
Total Other Income	0	0	0	
Other Expense				
805000 · Capital Fixed Asset Expenses				
805100 · New construction				
805110 · Drinking Water Treatment System				
805125 · Methane Digester				
805135 · New Database/VMA				
805210 · Ranch Produce Processing Shed				
865650 · Welcome Center Septic System				
Total 805100 · New construction	0	0	0	
Total 805000 · Capital Fixed Asset Expenses	0	0	0	
Total Other Expense	0	0	0	
Net Other Income	0	0	0	
Net Income	**393,070**	**170,249**	**164,510**	

Business con't

II. **2026 Renewal Group Health Insurance Benefit to Employees** (

There is a 4.9% increase for the Group Health Insurance benefits renewal for 2026. This is less than the average increase our broker is seeing of 12%.

SAMPLE MOTION Approving 2026 Group Health Insurance Coverage

A Board Member may make a motion to approve continuing to cover employee group health insurance premiums as proposed at 100% for the two $5,500 deductible plans in 2026 just like we have since 2020. Employees who want to pay the difference can select the plan with a $2,500 deductible.

OLT Proposal

Staff Sponsor: Scott M.

Title: OLT Covering Group Health Insurance Premiums

Site: All sites

Date Range: 2026

Brief description:

- The rationale for paying 100% of the premium is that the plans have high deductibles and out of pocket expenses that employees still have to cover before insurance kicks in. The Health Savings Account (HSA) option allows an employee to contribute money pre tax through payroll deductions to a savings account whose funds can be used for out of pocket medical costs, including deductibles. If the employee has to share in the costs of premiums then they will not have money left to put in the HSA account and thus the benefit of the HSA effectively goes away. Also, employees will not be able to pay the premiums on additional Dental, Vision and/or Accident Insurance, if they have to pay some of the health insurance premiums.
- Additional costs to employees for part of the insurance premium would make the insurance unaffordable and lead to employees choosing to go without coverage. If our participation in the plans drops too low then offering health insurance group coverage is not viable.
- The board's initial approval for health insurance group plan coverage premiums at no cost to employees was contingent on admission price increases for day and overnight use that would cover the cost of health insurance premiums and these price increases were put in place in 2020 and are still in place.

Cost estimate (before adding 20%): $112,122-$135,328 estimate depending on the number of plan participants

Renewal rate sheet

ORIENT LAND TRUST
Group Number: E00488
Effective January 01, 2026 through December 31, 2026

Quote: 70394-5

Renewal highlights

Total enrolled medical employees:	11
Total enrolled medical members:	11
****Offer Includes Whole Health Savings Adjustment**	
Specific Stop Loss:	$25,000
Aggregate Stop Loss:	120%
Coverage Period:	Paid
Terminal Liability:	15 Months Post Termination Date Included
Surplus Refund:	50.00%
Commission (PCPM):	$28

Current Plan:	**84X3**	**Anthem Balanced PPO 5500/30%/9200 Rx Copay**
Renewal Plan:	**8VY3**	**Balanced PPO 5500/30%/9200 Rx Copay**
Subgroup Numbers:	**[E004880010, E004880009]**	

Select Plan

	Admin Fee	Specific Stop Loss	Aggregate Stop Loss	Terminal Liability	Max Paid Claim Fund	Total Cost	Enrolled Contacts
				Current Rates			
Employee	$22.02	$425.55	$24.73	$10.14	$422.54	$904.98	2
Employee + Spouse	$48.44	$936.21	$54.41	$22.31	$929.59	$1,990.96	0
Employee + Children	$39.64	$765.99	$44.51	$18.25	$760.57	$1,628.96	0
Employee + Family	$68.26	$1,319.21	$76.66	$31.44	$1,309.87	$2,805.44	0
Monthly Total	**$44.04**	**$851.10**	**$49.46**	**$20.28**	**$845.08**	**$1,809.96**	**2**
				Renewal Rates			
Employee	$22.02	$438.80	$25.77	$12.11	$430.50	$929.20	2
Employee + Spouse	$48.44	$965.36	$56.69	$26.65	$947.10	$2,044.24	0
Employee + Children	$39.64	$789.84	$46.39	$21.79	$774.90	$1,672.56	0
Employee + Family	$68.26	$1,360.28	$79.89	$37.54	$1,334.55	$2,880.52	0
Monthly Total	**$44.04**	**$877.60**	**$51.54**	**$24.22**	**$861.00**	**$1,858.40**	**2**
% Change	**0.00%**	**3.11%**	**4.21%**	**19.43%**	**1.88%**	**2.68%**	

Current Plan:	**80HN**	**Anthem Balanced PPO 2500/30%/6000 Rx Copay**
Renewal Plan:	**8VZY**	**Balanced PPO 2500/30%/6000 Rx Copay**
Subgroup Numbers:	**[E004880012, E004880011]**	

Select Plan

	Admin Fee	Specific Stop Loss	Aggregate Stop Loss	Terminal Liability	Max Paid Claim Fund	Total Cost	Enrolled Contacts
				Current Rates			
Employee	$22.02	$447.72	$30.64	$11.52	$512.26	$1,024.16	3
Employee + Spouse	$48.44	$984.98	$67.41	$25.35	$1,126.97	$2,253.15	0
Employee + Children	$39.64	$805.90	$55.15	$20.73	$922.07	$1,843.49	0
Employee + Family	$68.26	$1,387.93	$94.98	$35.72	$1,588.01	$3,174.90	0
Monthly Total	**$66.06**	**$1,343.16**	**$91.92**	**$34.56**	**$1,536.78**	**$3,072.48**	**3**
				Renewal Rates			
Employee	$22.02	$450.83	$30.68	$13.49	$516.83	$1,033.85	3
Employee + Spouse	$48.44	$991.83	$67.50	$29.67	$1,137.03	$2,274.47	0
Employee + Children	$39.64	$811.49	$55.22	$24.29	$930.29	$1,860.93	0
Employee + Family	$68.26	$1,397.57	$95.11	$41.83	$1,602.17	$3,204.94	0
Monthly Total	**$66.06**	**$1,352.49**	**$92.04**	**$40.47**	**$1,550.49**	**$3,101.55**	**3**
% Change	**0.00%**	**0.69%**	**0.13%**	**17.10%**	**0.89%**	**0.95%**	

Current Plan:	**84X6**	**Anthem Balanced PPO 5500/0%/5500 w/HSA**
Renewal Plan:	**8VXT**	**Balanced PPO 5500/0%/5500 w/HSA**

Business con't

III. **2024-2026 Financial Audit proposal** (DISC/DEC)

The firm that completed last year's financial audit (Taylor Roth) is recommended to provide the audit for 2025 (to be completed in early 2026.) Additionally, information was sent with estimates for the audit in 2026. We did reach out to other firms in 2024 to get an estimate on providing audit services. Neither of these firms put in an estimate.

~~**12/31/2024**~~	~~**Audit**~~	~~13,500.00~~
	~~**F990**~~	~~1,300.00~~
12/31/2025	**Audit**	13,950.00
	F990	1,350.00
12/31/2026	**Audit**	14,450.00
	F990	1,400.00

SAMPLE MOTION Approving 2025 Financial Audit by Taylor Roth

A Board Member may make a motion to approve the cost of a financial audit and 990 tax form preparation for 2025 by accounting firm Taylor Roth in the amount of $15,300 (Audit for $13,950 and 990 preparation for $1,350.)

Business con’t

IV. **Member Appreciation Weekend 2026 Combined with Board Meeting July 18, 2026** (DISC/DEC)

For the first time in 2024 and again this year in 2025, the board and staff decided to combine our annual board meeting in July with our Member Appreciation Weekend (MAW) event and the feedback has been generally positive. Again this year, the event was a success in many ways including:

- Board members were able to attend the member appreciation event interacting with more members in one place at one time than is otherwise possible.
- We held all the activities that are traditionally part of member appreciation weekend including live bands Friday and Saturday nights, member potluck on Saturday and breakfast for members on Sunday morning.
- Having board members here for the unveiling of the new 20” telescope.

Should we combine these events again in 2026 (July 17-19)?

Some feedback that we heard from staff and board members *in 2024* that we addressed in 2025 to mitigate objections to the combining of these events included:

- *Combining these events is more work for staff.* In actuality, having two large events close together is more work for staff.
- *Board members took precious indoor accommodation space away from other guests.* Board members did camp and made other arrangements to minimize the amount of indoor space taken by board members.
- *Board members did not have enough time for board business with a shorter board meeting.* This year the board addressed this by planning more time in the Executive Session portion of the meeting and would do the same in 2026 if the events are combined.
- *There was no way to attend the meeting remotely.*
- *People that wanted to attend the annual meeting of the board were dissuaded from doing so because of the hassle navigating the parking and other issues from the member appreciation event.* The 2024 Board Meeting had at least 20 people attend even during inclement weather. The 2025 Board Meeting had at least 50+ people attend and give feedback. Normal board meetings don’t see that kind of attendance. *In 2024, several guests complained about the takeover of the pavilion for the board meeting.* In 2025, this was minimized to focus on guests' interactions with the board during the meet and greet. The pavilion was used for the public part of the board meeting for only a short amount of time to encourage guest attendance. An hour of time is not a takeover of the pavilion.
- *It has been traditional to rotate the months in which we have Membership Appreciation Weekend so guests that cannot come in July could come in August or another month.*

SAMPLE MOTION To Approve Combining the Annual Board Meeting and Member Appreciation Event in 2026

A Board Member may make a motion to approve combining the annual board meeting July 18, 2026 with the Member Appreciation Weekend events July 17-19, 2026 like we did in 2024 and 2025.

Business con't

V. **Road Improvements at the Hot Springs (Partially Funded by Donor) (DISC/DEC)**

OLT Project Proposal

Staff Sponsor: Crystal, Mica, Facilities team

Title: Continue Road Improvements at the Hot Springs

Site: Hot Springs

Date Range: 2024-2026 Three phase project with the first phase completed in 2024

Brief description:
In 2024, a donor came to us wanting to donate a significant amount to road improvements at the hot springs. We asked our road contractor to review the roads and vehicle camping areas with us and put together a proposal for the maintenance and improvements he recommends. On the estimate, we phased this work over three phases/years to keep the costs per year down. We reviewed the proposal from our contractor with our donor and confirmed that if the board approves the road improvement project, then the donor will donate $20,000 toward the first-year costs. We successfully completed the first year of work including primarily the vehicle camping loop at the hot springs, in 2024.

Cost estimate (before adding 20%):
Summary breakdown below:
Road Improvements at the Hot Springs (3 Phases)
~~Year 1: $40,200~~ Completed
Year 2: $42,552
Year 3: $41,752
Total: $124,504
Special Restricted Donation to Off-set 1st Year Costs: $20,000 Received
Total OLT Costs after Donation: $104,504

See the estimate from the contractor below. The project includes a significant cost for the addition of road base material as well as bulldozer work to fix road drainage and build water bars.

Cost estimate of the remaining two phases (before adding 20%) $84,304
Special Restricted Donation to Off-set 2nd Year Costs: $20,000
Total OLT Costs after Donation: $64,304
20% contingency: $16,860.80
Total OLT costs with contingency : $81,164.80

With the generous donation toward the cost of the project and the successful completion of phase one of the project last year, staff is asking for the board to approve both phases of the project this year. With good weather in early December there is a chance we can complete the rest of the project this year. See the estimate from the contractor below. The project includes a significant cost for road base as well as bulldozer work to fix road drainage and build water bars.

SKOGLUND EXCAVATING INC

Dump Truck
Bulldozer & Backhoe Work
Site Preparation • All Utilities
Driveways • Road Work
Gravel Products
Front End Loader

Ken Skoglund, Owner/Operator
www.kenskoglund.com • info@kenskoglund.com
P.O. Box 209 • Moffat, CO
719-256-4447 • Cell: 719-588-2367

Name Orient Land Trust c/o Scott McCumber
Phone 719-498-7411
Email scottmccumber@olt.org 09/21/24
Mailing Address **ESTIMATE**

Road and Parking Repair

AMOUNT	DESCRIPTION	UNIT COST	TOTAL
1st Year	Dozer service to regrade roads, parking, build water bars and spread gravel		$4,800.00
	Compact Track Loader service to clean up roads, parking and build water bars, spread gravel		$3,400.00
	Roller Compactor Service		$3,200.00
600	Cubic Yards Class 6 Road Base	$48.00	$28,800.00
	Total 1st Year		**$40,200.00**
2nd Year	Dozer Service to spread gravel		$3,200.00
	Compact Track Loader service to spread gravel		$1,800.00
	Roller Compactor Service		$2,800.00
724	Cubic Yards Class 6 Road Base	$48.00	$34,752.00
	Total 2nd Year		**$42,552.00**
3rd Year	Motor Grader Service		$4,200.00
	Roller Compactor Service		$2,800.00
724	Cubic Yards Class 6 Road Base	$48.00	$34,752.00
	Total 3rd Year		**$41,752.00**

TERMS:
~ ESTIMATES ARE VALID FOR 30 DAYS AT TODAY'S PRICES
~ 50% STARTUP REQUIRED UNLESS OTHER ARRANGEMENTS ARE MADE
~ FINAL BALANCE DUE UPON COMPLETION OF WORK.
~ ANY ADDITIONAL WORK WILL BE TIME AND MATERIAL
~ ROCK CLAUSE: ANY MATERIAL OR FROZEN GROUND THAT CANNOT BE REMOVED BY S.E.I. EQUIPMENT WILL BE COST PLUS
~ ALL PERMITS AND TAP SCHEDULES ARE THE OWNER/BUILDER'S RESPONSIBILITY
~ PRICES REFLECT CURRENT FUEL PRICES; IF FUEL EXCEEDS $5.00/GAL A FUEL SURCHARGE MAY BE APPLIED
~FINANCE CHARGE OF 1.5% PER MONTH, 18% PER ANNUM, CHARGED ON ALL PAST DUE BILLS. MINIMUM CHARGE IS $25.
~ IN THE EVENT SKOGLUND EXCAVATING HAS TO COLLECT, WE ARE ENTITLED TO RECOUP ATTORNEY FEES AND COURT COS

SAMPLE MOTION Approving the Completion of Road Maintenance Work at the Hot Springs

A Board Member may make a motion to approve the costs to complete the hot springs road maintenance project in two phases as proposed: Cost estimate of the remaining two phases (before adding 20%) $84,304
Special Restricted Donation to Off-set 2nd Phase/Year Costs: $20,000
Total OLT Costs after Donation: $64,304
20% contingency: $16,860.80
Total OLT costs with contingency : $81,164.80

Business con't

VI. Resolutions Suspending the External Affairs Committee and Site Plan Committee

ORIENT LAND TRUST
Valley View Hot Springs
PO Box 65, Villa Grove, CO 81155-0065
Tel: 719-256-5212
info@.org
www.olt.org
A Colorado 501(c)(3) Corporation

RESOLUTION NO. 2025-004
SUSPENDING THE ACTIVITIES OF THE SITE PLAN COMMITTEE AND THE EXTERNAL AFFAIRS COMMITTEE
EFFECTIVE OCTOBER 18, 2025

FINDINGS:

WHEREAS, Section 3.11 of the Orient Land Trust Bylaws governs the creation of Committees by adopting resolutions, and so therefore it is thought that suspending activities of Committees will also be done by resolutions adopted by the board of directors, and.

WHEREAS, The operations of the OLT Site Plan Committee were affirmed by the board of directors adopting Resolution No..2014-16, Dated August 26, 2014, and

WHEREAS, The OLT External Affairs Committee was created from the former Resource Development Committee (RDC) by the board of directors adopting Resolution No..2014-17, Dated August 26, 2014, and

WHEREAS, At the meeting of the OLT Board of Directors on April 19, 2025 the board passed the following motion to suspend the activities of the Site Plan Committee and the External Affairs Committee:

"Board member Aleia S. made a motion seconded by board member Susan H. to suspend the Site Plan(ning) and External Affairs Committees. The motion passed by unanimous vote of the board. If necessary according to the OLT Bylaws, the board will add to this motion and pass formal resolutions to enact this decision at a later board meeting."

RESOLUTIONS:

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby officially affirms the decision to suspend the activities of the Site Plan Committee and External Affairs Committee, and

FURTHER RESOLVED, that this Resolution, upon approval by the Board, may be certified by any proper officer of the Corporation as having been adopted by the Board of OLT on the effective date stated above.

____________________________ ________________
Jon Florey, Chairperson Date

ATTEST:

____________________________ ________________
Scott Hamilton, Secretary Date

1 of 1

SAMPLE MOTION To Approve the Resolution Suspending the Site Plan and External Affairs Committee

A Board Member may make a motion to approve the resolution to suspend the Site Plan and External Affairs committees.

Updates (Approved, In Progress, and/or No Additional Board Decision Needed Items)

I. Update on Backup Hydro Plant (Previously Approved)

With the latest Melcher Brother's invoices paid in October 2025, $177,911.57 has been spent so far on the new hydro since 2023. The original approval was for $189,600 ($158,000 with $31,600 contingency of 20%.) Spending on the project so far is $11,688.43 short of the maximum amount approved for the project.

II. Update on New Telescope Fund Raising

No additional information for the packet.

III. Tree Trimming at the Ranch and Hot Springs in 2025 (Previously Approved)

The tree trimming team we hired successfully completed four days of work at the hot springs in February and at the ranch for four days in July. The plan is to schedule more work at the ranch in October and more work at the hot springs in December. The project is on time and ahead on the budget. The work in February cost $3,295, including expenses, and the work in July cost $3,322.49, including expenses, for a total of $6,617.49 spent so far. The approval for the tree work this year was $16,000 plus a 20% contingency for a total approval of $19,200. There is $12,582.61 left in the approval.

IV. Firewise Task Force is leading the Board approved project to seek a Firewise Community designation, as well as a Community Wildfire Protection Program

See the Conservation Committee report

Review Pending Items (Items for Awareness with No Request and/or Decision Needed from Board at this Time)

V. Third and Final Phase of Hot Springs Property Road maintenance to be presented for approval at the October 2026 Board meeting if we don't get the approval for the remaining phases at this October 18, 2025 meeting.

VI. Ranch House Foundation (2025-2026)(Project Proposal will be presented at a later meeting when ready)

The following report was sent by email on July 10, 2025 and based on a site visit earlier that week from Dave Pence of Pence Engineering.

To recap our visit:

In general the structure appears to be performing rather well for its age as well as the type of foundation that is supporting it. There are some areas ,throughout the residence, where the floors have settled (slope) however there are little to no signs of drywall/plaster cracking or wall movement. It is our recommendation that the ranch house continue to be monitored for signs of settlement/movement. Routine maintenance should be performed to help ensure the proper performance of the exterior finishes i.e. staining of siding, caulking around door and window, roof singles/flashing etc. The concrete sidewalks and/or soil around the perimeter of the structure should be re-graded to ensure positive drainage away from the exterior walls. Roof gutters and downspouts could also be utilized to help direct water away from the perimeter of the structure.

Please let us know if you have any questions or concerns.

Thanks, Dave, Pence Engineering

Policy Review

I. Update Orient Land Trust Board of Directors Position Description

SAMPLE MOTION To Approve Updates to the Orient Land Trust Board of Directors Position Description

A Board Member may make a motion to approve the updates to the Board of Directors Position Description as proposed.

APPROVED 2010-01-16, Amended 2010-07-17, 2011-01-15, 2011-04-16, 2012-07-21, 2014-04-19, 2015-07-18, 2025-10-18

Orient Land Trust Board of Directors Position Description

One-third of the directors are elected to three-year terms at the annual meeting held each July. Board members are volunteers. Qualifications of competitive directors may include, but are not limited to:
• Commitment to conservation, land protection
• Support and promote the mission of OLT
• Familiarity with Orient Land Trust property and naturism
• Experience with nonprofit organizations, particularly land trusts or conservation related organizations
• Successful fundraising experience
• Public and community relations experience
• Reliable access to email and the Internet
• Legal expertise
• Experience or strong interest in biology, ecology, ranching, geology, hydrology
• Financial management expertise
• Real estate expertise

OLT Directors serve on a volunteer basis and receive the following benefits as part of their service to the organization:
• No admission/overnight fee at OLT is charged for the Board member and one guest on board meeting weekends for 3 nights. There's no accommodation charge for a tent site, vehicle site, Oak room, or dorm bed. If you stay in a different accommodation, you will be responsible for any accommodation fees exceeding the cost of an Oak House room for three nights.
• Board members can receive mileage reimbursement for travel to board meetings when needed, provided they submit their requests.
• Lunch is provided during board meetings.
• Travel expenses and registration to relevant educational seminars pre-approved by the Board Chair and Executive Director, and within the organization's budget, are paid by OLT.
• Accommodations at times other than board meetings may be booked three months in advance (regardless of donor level). All regular admission and accommodation fees apply to these stays.

If you're interested, please submit a letter of interest and resume to the Governance Committee, Orient Land Trust, PO Box 65, Villa Grove, CO 81155, or email the Governance Committee at gov-chair@olt.org. Please highlight your experience with nonprofits (including volunteer boards), fundraising, finance, committee work, volunteerism, familiarity with OLT, your interests and expertise, and why the board would want you as its newest member.