

# **OLT**

## **BOARD OF DIRECTORS MEETING**

## **PUBLIC PACKET**

**(FINAL PDF PACKET JANUARY 16, 2026)**

**SATURDAY JANUARY 24, 2026**  
**9:00 AM**

## **AGENDA\_Draft**

### **ORIENT LAND TRUST (OLT) QUARTERLY BOARD OF DIRECTORS MEETING SEITZ HOUSE (PRIVATE RESIDENCE ON HOT SPRINGS GROUNDS) SATURDAY, JANUARY 24, 2026, 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 and Email Votes** - (Pages 4-10)

**General Guest Questions/Comments - 9:05 AM (5 minutes)** – Jon

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

I. Management Reports (FIO/DISC)

- A. Executive Director - Crystal (Pages 11-12)
- B. Interim Facilities Manager - Mica (Pages 13-14)
- C. Housekeeping Manager - Robin (Pages 15-16)
- D. Visitor Services Manager - Jeremy (Pages 17-23)
- E. Volunteer Coordinator Report - Jamie (Page 24)
- F. Information Technology - Doug Bates (Pages 25-26)
- G. Other Reports (Page 27)

II. Board Officer and Committee Reports (FIO/DISC)

- A. Board Chair - Jon (Page 28)
- B. Treasurer - Pat (Page 29)
- C. Governance Committee - Aleia / Allegra (non-board member co-chair) (Page 29)
- D. Internal Affairs - Jon (Page 29)
- E. Conservation Committee - Bill (Page 30)
- F. Firewise Taskforce - Bill (Page 30)

**Financial Reports - 9:50 AM (20 minutes)**

I. Income Statements, Balance Sheet, Cash Flow Statements (FIO/DISC)

- A. Statement of Financial Position (Pages 31-34)
- B. Statement of Activities Compared to Budget-Detail (Pages 35-38)
- C. Statement of Activities Compared to Previous Year-Detail (Pages 39-43)
- D. Statement of Activities by Property\_Hot Springs (Pages 44-48)
- E. Statement of Activities by Property\_Everson Ranch (Pages 49-52 )
- F. Statement of Activities by Property\_Shared (Pages 53-55)
- G. Statement of Cash Flows (Page 56)

II. Winter Savings Report (Page 57)

**Break - 10:10 AM (10 minutes)**

**Business - 10:20 AM (45 minutes)**

- I. 2026 Budget Approval (DISC/DEC) (Pages 58-66)
- II. 2026 TreeTrimming/Fire Hazard Mitigation Project (DISC/DEC) (Page 67)
- III. 2026 Tree Planting at the Everson Ranch Project (DISC/DEC) (Pages 68-69)

**Updates & Review “Parking Lot” Items (Items with No Request and/or Decision Needed from Board)**

**- 11:05 AM (30 minutes)**

- I. 2024-2025 Road Improvement Project Wrap up Report (FIO) (Page 70)
- II. 2025 Office Remodel Project Wrap up Report (FIO) (Page 71)
- III. 2025 New Telescope Purchase and Implementation Project Wrap Up Report (FIO) (Page 72)
- IV. 2025 Tree Trimming Project Wrap Up Report (FIO) (Page 73)
- V. Telescope Fundraising Update (FIO) (Page 74)
- VI. Solar Project Feasibility Study Update (DISC) (Page 74)

**Policy Review - 11:35 AM (5 minutes)**

Committee Management and Oversight - discussion if needed

- I. Terry S. has volunteered to lead the Internal Affairs Committee (IAC)- request motion (Page 74)

**Announcements - 11:40 AM (5 minutes)**

2026-2027 Board Meeting Schedule (9:00 AM start time on Saturdays)

- I. April 18, 2026 (April 5 Easter)
- II. July 18, 2026 (Part of Member Appreciation Weekend July 17-19, 2026)
- III. October 17, 2026
- IV. January 23, 2027 (Board approved 4th Saturday of the month instead of the 3rd.)
- V. April 17, 2027 (March 28 Easter)

**How did we do today? (2 minutes)**

Distribute surveys relating to our governance – Scott M.

**Adjourn Regular Meeting - 11:45 AM**

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

**Executive Session (BoD & ED only) - 1:00 PM - 3:00 PM\* - Location: Seitz Residence**

(\*End time approximate and extension of Executive Session into Sunday is always possible based on board needs.)

**Board Meeting Minutes\_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;  
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**Record Attendance**

Board members present (in person): Jon F., Bill M., Aleia S., Terry S., Tricia H.  
(Web Conference) Susan H., Roger C., Patrick C.

Board member absent from Regular Meeting: Scott H.

Staff present: ED Crystal E, Facilities Manager Mica B., Visitor Services Manager Amory R., Scott M., ISS Doug B., front desk staff Kyle F.

Guests (in person and online): Marc C., Michael W. (also known as Elijah) Zach, Eli, Jeff, and others.

**Meeting Call to Order**

Board Chairperson Jon F. called the meeting to order at 9:00 AM. Board members Tricia H. read the Orient Land Trust Mission Statement. Board members were introduced.

**Approve Board Meeting Minutes from Previous Meeting**

**Motion**

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

**General Guest Questions/Comments**

Online guest Elijah introduced himself as an architect and shared that he has sent a proposal to ED Crystal E. about employee housing in a rammed earth construction style. IT and Electrical volunteers Jeff and Eli gave a brief update on the work they did last December, coordinating with staff, and the work they would like to help with this December, coordinated by staff. Eli mentioned the possibility of replacing the main power lines. Board chair Jon F. shared that this project is not on the board's radar yet.

**Management Reports**

**Questions and Comments about the Executive Director-ED (Executive Facilitator) Report**

ED Crystal E. thanked board members and mentioned an anniversary of sorts as she coordinated the October 2024 board meeting as ED Select in the absence of the ED.

The Michael and Elaine Moravan Foundation was mentioned for their donation of \$20,000 this year to continue the road maintenance project at the hot springs. Additionally, they have proposed funding a solar feasibility study for OLT. Several board members mentioned meeting Michael and Elaine, appreciated their donations to the road maintenance project, and look forward to hearing more about the solar electric feasibility proposal.

Board member Aleia S. thanked staff for their response to a recent power outage. ED Crystal E. talked about this power outage in more detail, including what was learned and will be documented in the maintenance book.

**Questions and Comments about the Facilities Manager (FM) Report**

There were questions about the sediment in the “alligator” pond next to the Soaking Pond. FM Mica B. shared that there was a pipe installed for overflow, and the mats and cones will be removed once it is dry.

Board member Susan H. asked about replacing cooktops in the cabins. FM Mica B. shared that hot plates and sinks in the cabin kitchenettes will be replaced.

In answer to board member Tricia H.'s question about recycling, FM Mica B. mentioned that OLT has engaged a company to take recycling from the hot springs. Recycling goes from OLT to Creede, Colorado, and then to Denver. We can reduce the fees for recycling as well as the time and energy spent on recycling by promoting that guests “Pack It In and Pack It Out.” The container for recycling is brown, and the container for trash is blue. Guest Zach shared his passion for recycling and green initiatives, confirming that OLT messaging to guests is key. OLT recycling used to be taken to the landfill in Saguache County, and though segregated from trash, it was unclear whether the recycling was actually getting recycled. Board member Terry S. suggested a detailed article about this in the email newsletter. Board member Aleia S. amplified the importance of getting the word out to reduce recycling that is going to our new provider by guests taking their recycling with them when they leave.

### **Questions and Comments about the Ranch Manager (RM) Report**

Board Treasurer Patrick C. commented about his appreciation for the sense of humor in Russ C.'s ranch manager reports.

RM Russ C. went over his recommendation to bring yak animals to the ranch, saying that they are a great fit for OLT's criteria and needs, including the benefits of grazing on the land with animals that do well in high altitude, desert environments, providing multiple beneficial products, including hair products, milk and dairy and meat, and an attraction for visitors. We can graze three Yaks in the space it would take for one beef cow, and Yaks can graze in the winter and in areas beef cows cannot.

Based on questions from board members Tricia H. and Roger C., FM Russ C. shared that having our own baler to bale our own hay would likely be a \$10,000 investment. We currently pay \$1400-\$1500 per cutting of hay now for third parties to do this work. The used tractor we bought many years ago in 2013, and currently use is still good for another few years.

### **Questions and Comments about the Housekeeping (HKM) Report**

Though HKM Robin S. was not in attendance at the meeting, board member Aleia S. commented about how wonderful the plants in Spruce House are. These are plants that were outside and moved inside.

### **Questions and Comments about the Visitor Services Manager (VSM) Report**

### **Questions and Comments about the Volunteer Coordinator (VC) Report**

VSM and VC Amory R. spoke about comparing numbers from previous years being difficult because of our move away from our own legacy system to third party guest/membership/reservation/point of sale system. Board member Aleia S. commented about how the wonderful volunteers that help make this place special. Board member Tricia H. commented that the music performances for Member Appreciation Weekend were great.

## **Questions and Comments about the Information Systems (ISS) Report**

ISS Doug B. reported his concerns that we should isolate the hydro and facilities wifi needs from the other OLT business wifi networks to facilitate more security. Also, we need to change the way we provide remote access to the OLT networks. Doug B. said that other concerns he has need to be shared privately.

ED Crystal spoke to the larger valley problems that caused both our main and backup internet services to go down during a recent outage. During a second outage, our backup internet was working. We are looking into other back up options.

## **Board and Committee Reports**

### **Questions and Comments about the Board Chairperson Report**

There was a brief question about the impact of the price increases since July, to which board chair Jon F. confirmed that there has been a noticeable increase in revenue from the price increase, as expected.

### **Questions and Comments from the Board Treasurer Report**

There was no report and thus no discussion at the meeting.

### **Questions and Comments about the Governance Committee (GC) Chairperson Report**

There was no activity or report from the Governance Committee and no board openings at this time.

### **Questions and Comments about the Internal Affairs Committee (IAC) Chairperson Report**

There was no report or discussion about this committee.

### **Questions and Comments about the Conservation Committee (CC) Chairperson Reports**

The first thing mentioned about the Conservation Committee report was the success of the County Road GG cleanup event, coordinated and carried out by the committee.

Board member and CC chair Bill M. mentioned a new event the committee is talking about doing next year to help with the tree planting event at the ranch. This event, coordinated and planned by staff, including FM Mica B., who commented about trees along the meanders and that project being more conducive to grants for carbon sequestration.

### **Questions and Comments about the Firewise Taskforce (FWTF) Reports**

There was a discussion about a proposal from an expert third party to help write the grant for this project. It has been estimated that 300-415 total hours will be necessary from volunteers and consultants to see this project through. Volunteer RJ thanked CC chair and board member Bill M. for his time and leadership on the Firewise Taskforce so far. Additionally, RJ offered to do site analysis. There is no decision for the board needed on this now and work will continue.

## **Break**

Board Chairperson Jon F. called for a ten minute break at 10:10 AM and reconvened the meeting at 10:20 AM.

## **Financial Reports**

Board Treasurer Patrick C. asked about the investments with Fidelity in CD Ladders. ED Crystal answered that as the CD Ladders mature, they are rolled over.

In answer to why employee expense is down, ED Crystal, shared that there have been savings due to less ranch employees.

## **Business**

### **2026 Draft Budget Review**

Board member Tricia H. asked about the budget item for employee benefits, which ED Crystal E. mentioned includes primarily health insurance premiums and the SEP IRA. Board member Susan H. mentioned her concern about the lower amount budgeted for maintenance. In answer to questions about the amount budgeted for the Contractors and 1099, ED Crystal E. confirmed the amount includes the costs for managed IT support and is budgeted correctly, and the new third party bookkeeping expenses.

Board member Susan H. asked if the budget for the ranch was enough and suggested more clarity was needed about the big picture vision and planning for the ranch and how that aligns with the budget. ED Crystal addressed this saying that she is working on a plan for the ranch that aligns with the budget including hiring additional part time help at the ranch and proposals for increasing income streams at the ranch.

The Internal Affairs Committee will work with the ED to revise the budget and recommend approval to the board at the January 24, 2026 board meeting.

### **Group Health Insurance Benefit to Employees**

#### **MOTION**

After reviewing and discussing the proposal to cover group health insurance premiums for employees, board member Roger C. made a motion seconded by board member Tricia H. 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.

Before a vote was taken, it was confirmed that the proposal is to pay 100% of the employee health insurance premiums, which allows employees to put their own money toward the deductible and other medical expenses in a health savings account and additional coverage like vision, dental, accident insurance, and term life insurance. It was also confirmed that OLT used a broker, Moody Insurance, to help us with our insurance coverage, just like we have since OLT started offering health insurance in 2020.

Board chair Jon F. called for a vote, and the motion passed unanimously.

### **Financial Audit Proposal for 2025-2026**

#### **MOTION**

Board member Terry S. made a motion seconded by board treasurer Patrick C. to approve the cost of the 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.) The motion passed unanimously.

### **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.**

There was lots of discussion about whether to combine the annual OLT board meeting in July 2026 with the Membership Appreciation event in 2026, as we did in 2024 and 2025. Board member Roger C. asked for staff feedback, to which ED Crystal E. replied that staff feedback is generally favorable, and it does not take staff more work to combine the events. ED Crystal E. added that she is a fan of combining the events together because it is a powerful time for the board to mingle with the most OLT members in the same place at the same time, and this outreach and interaction with members has been very positive. In answer to other

questions, it was mentioned that the member appreciation event has alternated taking place in other months besides July, usually in August in the past. It was brought up that member appreciation weekend in the past aligned with the closest weekend to the full moon, and that won't be the case if the event takes place the third weekend in July in 2026, but would be back closer to the full moon the third weekend of 2027. It was also mentioned that perhaps we could consider moving the board meeting to August as a way to combine the events in the future.

## **MOTION**

Board member Roger C. made a motion, seconded by board member Bill M., 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. The motion passed unanimously.

## **Next Phase(s) (second of three or second and third of three) of the Road Improvements at the Hot Springs (Partially donor funded)**

ED Crystal E. recommended approving the final two phases of the road improvement proposal that was originally proposed in three phases, the first of which was completed last year. Donors have again given money toward completing the project. The feedback from the first phase of road maintenance completed last year has been very positive, and we are looking forward to completing this work.

## **MOTION**

Board member Aleia S. made a motion seconded by board member Terry S. to approve the costs to complete the hot springs road maintenance projects, the two remaining 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

The motion passed unanimously.

## **Resolutions suspending the External Affairs Committee and Site Plan Committee**

At a previous meeting, the OLT board passed a motion to make the External Affairs and Site Plan committees inactive because there was not enough ongoing business that the board needed help with to keep these committees engaged and active. Since these committees were created by a resolution of the board, it was decided the board should pass a resolution, not just a motion, to suspend the committees.

## **MOTION**

Board member Aleia S. made a motion seconded by board member Tricia H. to approve the resolution to suspend the Site Plan and External Affairs committees confirming the motion without resolution previously passed. The resolution passed unanimously.

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

### **Update on Backup Hydro Plant**

ED Crystal E. gave an update about the new hydro project, saying that lots of progress has been made, including the building being ready for winter and the new turbine being put together by our contractor. She thanked staff members Doug Bishop, Mica B., and Russ C. for all their efforts.

### **Update on New Telescope Fund Raising**

ED Crystal E. thanked volunteer Mark C. for the countless hours and dedication he has given to the new telescope project's successful implementation and use. We had 58 people (the most ever for a signal astronomy program) attend a recent event with the new telescope, and the new photos through the telescope are breathtaking. Board chair Jon F. mentioned that the old telescope was sold, bringing in some revenue, and in addition that we have raised over \$10,000 in fundraising for the new telescope.

## Tree Trimming at the Ranch and Hot Springs in 2025

The tree trimming project approved by the board has been successful with work at both the hot springs and the ranch, and this work will continue in December. The project has been on time and ahead of the budget, with more progress made than originally projected. \$9,917.49 has been spent so far with \$9,082.51 remaining in the approval.

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

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## Ranch House Foundation

ED Crystal E. mentioned that we received the engineer's report reviewing the ranch house foundation, and ranch manager Russ C. has finished the work recommended. This report and update on the work completed was sent to board members prior to the meeting.

## Policy Review

## **Update Orient Land Trust Board of Directors Position Description**

ED Crystal E. introduced this topic by explaining that the OLT Board of Directors Position Description, as revised reflects the actual benefit board members receive for their stays during board meeting weekends. It was confirmed that board members do not receive employee discounts on sale items though in the past board member Roger C said he had received that discount.

## MOTION

Board member Tricia H. made a motion seconded by board member Terry S to approve the updates to the Board of Directors Position Description as proposed. With no further discussion, the motion passed unanimously.

## **Recess Regular Meeting**

Board chair Jon F. recessed the regular meeting at 11:27 AM calling for a lunch break before reconvening in executive session.

### Reconvene and Adjourn Regular Meeting

Board chair Jon F. reconvened and adjourned the regular meeting at 3:25 PM.

Submitted by:

Approved by:

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Scott Hamilton, Secretary

Date \_\_\_\_\_

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Jon Florey, Chair

Date \_\_\_\_\_

**Email Vote Board Minutes\_Draft**  
**ORIENT LAND TRUST (OLT) QUARTERLY BOARD OF DIRECTORS MEETING**  
**SEITZ HOUSE (PRIVATE RESIDENCE ON HOT SPRINGS GROUNDS)**  
**NOVEMBER 21, 2025**

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;  
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## **Record Participation**

Board members:: Jon F., Bill M., Aleia S., Terry S., Tricia H., Susan H., Roger C., Patrick C., Scott H.

## Email Introduction

On October 20, 2025 the Michael and Elaine Moravan Foundation (M&E foundation) offered their services to the Orient Land Trust regarding the execution of a feasibility study for the possibility of developing a grid connected Solar Farm of OLT land along the road to Valley View Hot Springs (see attached document). These services would be provided as a donation to OLT.

## MOTION

On November 21, 2025 the board chair accepted a motion from board member Scott H. that reads "I move that we accept the M&E foundation's offer of a feasibility study for a solar farm, with the understanding that a) OLT will not have to pay any of the expenses for the study and b) OLT will not be obligated in any way to proceed with the project unless it so chooses." The motion was seconded by board member Aleia S.

Three days of discussion was completed and a vote was taken on November 25, 20025 that resulted in a unanimous passing of the motion by all eight board members.

Submitted by:

Approved by:

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Scott Hamilton, Secretary

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Date

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Jon Florey, Chair

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Date

## **Reports & Updates**

- I. Management Reports (FIO/DISC)
  - A. Executive Director Report - Crystal**

### **Welcome to 2026!**

As we embark upon the 25th year of Orient Land Trust, we look back with deep gratitude to honor those whose hard work, vision, and dedication have brought us to where we are today. I am honored to begin another year stewarding this land, this mission, and this community. As I enter my second year as Executive Director, I thank you all for the opportunity to serve.

The year 2025 was marked by transitions, endings, and new beginnings. At Valley View Hot Springs, we completed several maintenance projects, adapted to a new reservation system, and made thoughtful improvements while preserving the character and experience our visitors cherish.

As you know, we close each December to focus on major projects—and this year, we truly filled our plates. One of the most noticeable improvements is the extensive work completed on our roads. Thanks to a generous donation from the Michael and Elaine Moravan Foundation, we were able to finish the road work that began in December 2024. That initial phase focused on the Vehicle Camping loop. In December 2025, Skougland Excavating completed the work from the lower gate to the parking lot. We are deeply grateful for their flexibility and determination to complete the project despite challenging winter conditions. The results have made a remarkable and meaningful improvement across the property.

You may also notice fresh paint throughout the grounds. It's amazing what a new coat of paint can do. We are fortunate to have the talented Kate D on staff, who designed and implemented murals across the property. With the support of the entire housekeeping team, these changes have brought renewed warmth and joy to each space they touched.

A special thank-you goes to volunteers Jeff S and Eli M for their assistance in rewiring the electricity at Vehicle Camping sites R, S, and T. These campsites now each have their own breaker rather than being tied together—an improvement that had been on our to-do list for several years. We are grateful for your help in finally bringing this project to completion. A huge thank you as well to the entire Facilities team for their continued hard work and dedication.

Every department worked diligently throughout December to complete their projects, which are detailed further in their individual reports.

While staffing in Housekeeping and Facilities remained relatively stable, we experienced a transition within the Visitor Services department. In December, Jeremy R stepped into the role of Visitor Services Manager, and Jamie M assumed the Volunteer Coordinator position. Jeremy's customer-service focus brings a welcome level of professionalism to daily operations, and his strong data analysis skills are evident in his detailed report, including comprehensive visitation breakdowns for the year.

Jamie's infectious enthusiasm and welcoming spirit will help carry our already thriving volunteer program into another successful year.

Facilities also welcomed back David N, who rejoined the team this year. We're glad to have David's experience—and his quick wit—back on staff.

Volunteer Appreciation Weekend continues to be one of the highlights of the year, and I would like to thank everyone who helped make this year's celebration so special. A heartfelt thank-you to Terry S for hosting us at her home for dinner, and to our Ranch Manager, Russ C, who spent hours smoking ribs—resulting in a truly memorable feast.

With Russ managing the Everson Ranch, we are excited to pursue several new projects in 2026. Plans include expanding hay production, increasing our flock of chickens to boost egg production, and raising turkeys for harvest in fall 2026. Russ has also been hard at work improving the ranch "shop," creating a safer, more functional workspace protected from the elements. We are also planning a tree-planting event with the help of our incredible volunteers and hope you will join us in celebrating Earth Day together.

Our volunteer committees have been hard at work throughout the year, and we are immensely grateful for their time, expertise, and dedication. From ranch planning to fire mitigation efforts, our volunteers continue to play an essential role in our success. We truly could not do this work without you.

The year 2026 promises to be another successful chapter of welcoming visitors, stewarding the land, and building community. I look forward to sharing it with you.

## B. Facilities Manager Report - Mica

- **Parshall Flumes:**

**January 8, 2026** Water volume at the upper flume read **2.27cfs**, down from 2.52 cfs in September. The lower flume read 1.44 cfs, **up** from 1.14 cfs in September.

There is still a small amount of water going over the weir at the collection box, and we are producing 59.5 kW at the power house and receiving 57 kW at the hotsprings. The new Grafana dashboard is giving us improved data from the old TED Pro system. The first reading comes from CT probes at the powerhouse. A matching set of CT probes in Main Bath show how much power is going to the governor to heat the Apple Tree Pools. The second reading is from the watt meters in the Welcome Center and in the basement of Main Bath, which we have been using for many years.

We had a week of heavy rain in October and about 3 feet of heavy, wet snow at the end of November and beginning of December, but otherwise it has been a very warm winter. Our lows have only been in the 20s and 30s most nights.

### Historical January Data:

**2025** Water volume at Parshall Flume just below the hydroelectric plant read **2.27cfs on January 8th, 2025**. It read 2.57cfs on October 10th and 2.61cfs on June 26th, 2024. It has been a dry winter thus far and we are hoping for snow.

**2024** Water volume at Parshall Flume just below hydroelectric plant read **2.18 cfs**, which is the same reading as October

**2023 2.1 cfs in mid-January**

**2022** 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. By mid-December the volume from the springs measured 2.18 cfs at Parshall Flume just downstream of the hydroelectric plant. The measurement was the same, **2.18 cfs on January 9, 2022**.

**2021** There was **2.18 cubic feet** of water below the hydro and dropping though not severely, Allowing the generation of 51 KW of electricity. We have enough water for our current power consumption.

**2020** Water volume from the springs at **2.27 cfs** at the Parshall Flume just below the hydro plant. July 2019 the reading was 2.87 cfs.

**2019** There is **2.3 cubic feet per second** average water flow at the top of the meanders, down this year due to drought conditions. He elaborated that we don't have historic records of flow, only records of the amount of electricity created. We can only make 60 kilowatts of electricity under optimal water flows. We are producing 49 kilowatts right now. There was some discussion about the hotter temperatures at the upper ponds, which are also the result of drought conditions.

**2018** No Data found

### **October - November**

- Several different people (staff and ranch volunteers) spent multiple hours this fall clearing the upper section of the meanders. All the effort seems to be worth it, we have more water going into the reservoir than we did in September, even with less water coming out of the power house.
- When Jim M. was here, he and Doug Bishop completed some of the piping for the new hydroelectric building, installing the turbine, the spear valve, and the shutoff valve. Measurements were taken for Jim to fabricate the Y, valves, and trust blocks, and where to install them. A valve chamber will need to be built.
- Replaced the coin mechanism for the up/down gate at the Welcome Center.
- Replaced battery and relay at the cattle guard gate.

- Ken S and his crew came to prepare the driveway for the road project in December.
- A space for Mark C's new camper was leveled.

### **December**

- Despite waking up to 2 feet of snow on December 4th, Ken S was able to complete both phases of the road project on December 17th.
- Jeff and Eli completed the necessary electrical system maintenance and were able to get the golf carts repaired. New lithium battery installed in the new golf cart. The old housekeeping cart got newly upholstered seats.
- The three large cabins got new sinks, countertops (thanks Jed), and portable electric burners. Willow cabin has new wood bunk beds with lighting for both top and bottom bunks (thanks Russ).
- With the guidance and leadership of Scott Wilfong and the help of Jeff and Eli, the electrical lines to vehicle sites R, S, and T were buried in conduit and each site now has its own outlet post.
- New shower handles have been installed in both pool showers and the small shower in Main Bath. New privacy door handles in the Welcome Center, Pool Bath, and Main Bath bathrooms. New fan in Sunset bathroom. New vanities in Pool Bath, Sunset, and the Welcome Center.
- Lots of trees trimmed around the Apple Pools, recycling center, and trail between the lower natural ponds. The heavy snow also broke several trees and many branches in the tent camping area below the road.

### **January**

- Waste Water system septic tank to be pumped out this month.

C. Housekeeping Supervisor Report-Robin

To the Board of Directors,

I would like to start by saying that I have the most wonderful Housekeeping crew; which consists of Kate, Rita, Andrew, Nikki, and of course myself. We were all very busy and worked really hard to get projects done and be ready to open by December 29th. We also had some help from the front desk staff Jamie McGee and Amy. Thank you all for your hard work!!

This year we were able to deep clean all of Oak House, Main bathroom, and Spruce House. We decided to Deep clean Cedar and Aspen cabin in November before we closed; just to give us more time for projects. The other cabins, Cottonwood, Willow and Elm all got new sinks, new granite tops and new 2 burner hot plates. Willow cabin also got new bunk beds that were built by our Ranch Manager Russ and our Maintenance Department headed by Mica Bishop and his staff, Henry and Jed . They also moved the breaker box to the kitchen side of the wall. He added outlets and a light switch to the upper bunks. He also wired the lower bunks to be able to have lights. We will be ordering lights for those soon. Since so much was being worked on in those cabins we will be Deep Cleaning them during our slow months of January and February.

While at Spruce, Jaime and Amy stained and sealed the kitchen table. We also added a counter top with a set of cabinets to the side of the refrigerator. With a few new touch ups and the added house plants that are in there, Spruce is a very cozy place to stay.

This year we painted in Sunset. We painted a new mountain scene in the kitchen. We added a mountain scene to each of the bedrooms, which made them more colorful. And we also repainted the bathroom. Kate Daly created the mountains and Kate, Rita and myself all helped to paint them. Amy also hemmed new curtains for us in two of the bedrooms.

While during our Deep cleaning of Oakhouse, we decided to tackle the west closet upstairs in the dormitory. That closet was storing all of our bedding from 2020. We completely cleaned it out. Repacked bedding we are not using and got rid of old blankets and furniture. It was a gross job but needed to be done!

I contacted Wild West Upholstery out of Villa Grove and they re- upholstered the chair seats around the table in Oak House. They also re-upholstered the seats for our golf cart that we drive around. I am very appreciative for having them so close.

I look forward to another great year here at Valley View Hot Springs!!

Thank you for letting us be apart of this beautiful place that is Valley View Hot Springs/ Orient Land Trust.

Housekeeping Department  
Robin Shumway -Manager



## D. Visitor Services Manager Report - Jeremy

First, a little introduction of myself.

I was born and raised in Cody, Wyoming, where much of my childhood was spent outdoors in the mountains and Yellowstone. My first encounters with hot springs were in Thermopolis, though at the time I had no idea how central they would eventually become in my life. After graduating high school, I moved a few hours south to Lander, drawn by its beauty, proximity to the mountains, relatively mild Wyoming winds, and—most importantly—its exceptional rock climbing.

A natural wanderer, I fell into a rhythm of working just long enough to fund extended rock-climbing road trips with friends, then returning to Lander, Cody, or Thermopolis—where my mom lives—to work and repeat the process. Along the way, I spent brief periods living in Salt Lake City and the suburbs of Seattle before eventually settling in Lander for the long term.

I worked at Wild Iris Mountain Sports for nearly a decade, an experience that shaped both my professional skill set and my approach to work—lessons I continue to rely on today. During that time, I also earned an AAS in Computer Networking Technology and a GIS Certificate from Central Wyoming College.

After my tenure at Wild Iris, I began intentionally seeking out more hot springs experiences and first visited Valley View in March of 2019. I was so taken by the place that I returned three more times that summer and fall, intending to make regular visits each year. Then COVID intervened, and travel paused for a time. Naturism and the philosophy of being part of nature—rather than separate from or above it—has always resonated deeply with me.

I returned to Valley View a couple of times in the summer of 2024 and found it just as meaningful as I remembered. At the time, I was working for a land conservancy nonprofit south of Jackson, Wyoming, which also owns and operates a hot springs facility. I spent about a year and a half there, first in the Welcome Center and later as Facilities Assistant Manager. While the work was rewarding, Jackson's winters are intense and the cost of living is high, so I eventually decided to head south to avoid yet another Wyoming winter.

I spent about three months boondocking around Palm Springs, Joshua Tree, and Quartzsite, Arizona, before returning to Lander to look for work. I was delighted to apply for the Front Desk position at Valley View, as well as a facilities role at the newly constructed Zion Canyon Hot Spring—and here I am where I genuinely feel I have found my new home.

I am deeply grateful to be here, helping steward Orient Land Trust and Valley View, and to lead the Visitor Services team into the future.

### **RECAP OF DECEMBER PROJECTS**

Over the December break, several beautification projects and some light rearranging took place in the VSC including Crystal and Jamie's office. Nikki and volunteer Wendy completed most of the painting in the VSC, while Maintenance removed the cabinets from Crystal's office to create more space, allow for a new layout, new shelving and painting. Nikki and Amy also covered the phones for half a day for a week, making reservations and responding to guest emails. We all also enjoyed a lovely Christmas party at Villa Grove Trade, along with the peaceful beauty of the snow-covered village.

## LOOKING FORWARD TO 2026

We are off to a great start in the VSC, with business back to normal as we greet guests, answer calls, and respond to emails. Indoor accommodations continue to book near full on weekends, and with this very dry and mild winter, we have a few vehicle campers as well. You will see all the familiar faces—Jamie, Nikki, Kyle, Jordan, Amy, and myself in the VSC. Andrew primarily works in Housekeeping but is also helping in the VSC a couple of shifts each week, and I am extremely grateful for everyone's support, knowledge and excellent attitudes.

Even in my short time here, it's clear that while I am here to support and guide the team, I wouldn't be able to do my job without them. One of my major goals is to activate online bookings as soon as it is technically possible. Beyond that, my focus is on ensuring the VSC team continues to provide an inviting and welcoming environment for our guests—one guided by empathy, compassion, and understanding.

## DATA AND STATISTICS

Below is a comprehensive set of data and statistics relating to our accommodation offerings. We have been operating on the Newbook system since the start of last year's business on December 29, 2024, which has allowed me to export and analyze valuable insights into occupancy levels and returning visitors. This data helps us better understand the types of accommodations our guests prefer.

Additionally, it can be used to inform strategies aimed at increasing revenue, particularly for accommodation types with lower occupancy rates, should we choose to pursue that. Overall, the village experiences high demand on weekends, while weekdays tend to be quieter. Guests who prefer or are able to travel during less busy periods appear to visit midweek to avoid the weekend crowds.

### OCCUPANCY STATISTICS

Occupancy statistics for the period from 12/29/24 to 11/30/25, 337 Days.

#### TOTAL DAY AND OVERNIGHT GUESTS

- 21,044 unique adults resulted in 30,683 Adult visits during the period.
  - **RVR (Return Visitor Rate) of 31.4%**
- 26 unique teens resulted in 42 Teen (16 or 17 years old) visits during the period.
- 1104 unique children resulted in 1715 Children (15 years and younger) visits during the period.
- 2043 unique animals resulted in 3286 Animal visits during the period.
- 24,217 unique occupants resulted in 35,726 total visits during the period.
- **63% Occupancy Rate** during the period.
- 9 Days we had greater than 130 Adult guests and 136 was the max on 2 occasions.
- 14 Adults was our lowest occupancy in one day for the period.

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### DAY PASS STATISTICS

- 7845 unique Adults resulted in 8130 Adult Day passes
  - **RVR of 3.5%**
- 6 unique Teens resulted in 6 Teen Day passes
- 433 unique Children resulted in 442 Children visiting on day passes
- 539 unique Animals resulted in 562 Animals visiting on day passes
- 9140 Total Day Guest visits
- **59.38% Occupancy Rate**
- 82 days we had more than 30 Adult Day passes
- 8 days we had more than 35 Adult Day passes

- 19 days we had less than 10 Adult Day passes
- 1 day we sold 0 Adult Day passes
- 7923 Adult Day passes in 2024 from VSM's January 2025 Board Report
  - **207 increase** in Adult Day Day passes in 2025 vs 2024

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## OCCUPANCY STATISTICS FOR OVERNIGHT CATEGORIES COMBINED

Large Cabins, Small Cabins, Spruce 1, Spruce 2, Sunset House, Oak Rooms, Dorm Beds, Vehicle Sites and Tent Sites

- 13,199 unique Adults resulted in a cumulative total of 22,553 Adult overnight guests.
  - **RVR of 41.5%**
- 20 unique Teenagers resulted in a cumulative total of 36 Teen overnight guests.
- 671 unique Children resulted in a cumulative total of 1273 Children overnight guests.
- 1504 unique Animals resulted in a cumulative total of 2724 Animals staying overnight.
- 15394 unique guests resulted in a cumulative total of 26,586 Total overnight guests.
- **65.90% Occupancy Rate**
- 5 Nights exceeded 100 Adult guests, 3 of which were during MAW
- 11 Adults overnight was the least for the time period.
- 22,795 Adult Guests in 2024 from VSM's January 2025 Board Report
  - **-242 decrease** in overnight Adult Guests in 2025 vs 2024

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## OCCUPANCY STATISTICS FOR BOTH SMALL CABINS

- 690 unique Adults resulted in a cumulative total of 1264 Adult overnight guests.
  - **RVR of 45.4%**
- 1 unique teen resulted in 3 cumulative visits.
- 42 unique children resulted in 98 cumulative visits.
- 822 unique guests resulted in 1538 cumulative guest visits in the two small cabins.
- **97.77% Occupancy Rate**
- 4.56 average occupants per night including Adults, Teens, Children and Animals.
- 0 nights both Small Cabins were empty. Lowest Occupancy of 1 on 3 occasions.
- 1 night Max Occupancy of 8 Adults

### ASPEN CABIN

- 664 Adults
- 3 Teens
- 49 Children
- 91 Animals
- 2.4 Occupants per night Average
- **98.21% Occupancy Rate**
- 6 nights empty
- 16 nights max occupancy of 4

### CEDAR CABIN

- 600 Adults
- 0 Teens
- 49 Children
- 82 Animals
- 2.2 Occupants per night Average
- **97.32% Occupancy Rate**
- 9 nights empty
- 14 nights max occupancy of 4

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## OCCUPANCY STATISTICS FOR ALL THREE LARGE CABINS

- 1113 unique Adults resulted in a cumulative total of 2065 Adult overnight guests.
  - **RVR of 46.1%**
- 5 unique teens for 12 cumulative visits
- 119 unique children for 238 cumulative visits
- 207 unique animals for 411 cumulative visits
- 1444 unique guests for 2726 cumulative visits

- **96.93% Occupancy Rate**
- 8.0 Occupants per Night Average
- 0 nights all 3 Large Cabins were empty on the same day. Lowest Occupancy of 3 on 11 occasions
- 0 nights Max Occupancy of 16 Adults. Highest Occupancy of 11 on 1 occasion.

#### **COTTONWOOD**

- 699 Adults
- 4 Teens
- 73 Children
- 158 Animals
- 2.8 Occupants per night Average
- **98.21% Occupancy Rate**
- 6 nights empty
- 18 nights Max occupancy of 4

#### **ELM**

- 704 Adults
- 2 Teens
- 83 Children
- 102 Animals
- 2.6 Occupants per night Average
- **96.43% Occupancy Rate**
- 12 nights empty
- 8 nights there were 5 of 6 max occupancy

#### **WILLOW**

- 662 Adults
- 6 Teens
- 82 Children
- 151 Animals
- 2.7 Occupants per night Average
- **96.14% Occupancy Rate**
- 13 nights empty
- 1 night max occupancy of 6

#### **OCCUPANCY STATISTICS FOR SUNSET HOUSE**

- 1230 unique Adults resulted in a cumulative total of 2348 Adult overnight guests.
  - **RVR of 47.6%**
- 0 Teens
- 70 unique children for 145 cumulative visits
- 5 unique animals for 6 cumulative visits. Service Animals.
- 1305 unique guests for 2499 cumulative visits
- **93% Occupancy Rate**
- 7.4 Occupants per Night Average
- 4 nights the entire Sunset House was empty
- 1 night Max Occupancy of 16 Adults

#### **SUNSET ROOM 1**

- 586 Adults
- 0 Teens
- 22 Children
- 1 animal
- 1.8 Occupants per night Average
- **93.5% Occupancy Rate**
- 22 Nights Empty
- 5 Nights Max Occupancy of 4

#### **SUNSET ROOM 2**

- 583 Adults
- 0 Teens
- 37 Children
- 2 Animals
- 1.9 Occupants per night Average
- **93.8% Occupancy Rate**
- 21 Nights Empty
- 14 Nights Max Occupancy of 4

#### **SUNSET ROOM 3**

- 578 Adults
- 0 Teens
- 42 Children
- 1 Animal
- 1.8 Occupants per night Average
- **92.9% Occupancy Rate**
- 24 Nights Empty
- 11 Nights Max Occupancy of 4

#### **SUNSET ROOM 4**

- 601 Adults
- 0 Teens
- 44 Children
- 2 Animals
- 1.9 Occupants per night Average
- **91.9% Occupancy Rate**
- 27 Nights Empty
- 14 Nights Max Occupancy of 4

## OCCUPANCY STATISTICS FOR SPRUCE HOUSE

Spruce House statistics are by each room due to the different pricing for each room.

### SPRUCE ROOM 1

- 290 unique Adults resulted in a cumulative total of 511 Adult overnight guests
  - **RVR of 43.3%**
- 0 Teens
- 6 unique children for 10 cumulative visits
- 9 unique animals for 21 cumulative visits
- 305 unique guests for 542 cumulative visits
- **95.5% Occupancy Rate**
- 1.6 Occupants per Night Average
- 15 nights empty
- 189 night Max Occupancy of 2 Adults

### SPRUCE ROOM 2

- 334 unique Adults resulted in a cumulative total of 595 Adult overnight guests
  - **RVR of 43.8%**
- 0 Teens
- 7 unique children for 14 cumulative visits
- 5 unique animals for 15 cumulative visits
- 346 unique guests for 624 cumulative visits
- **90.5% Occupancy Rate**
- 1.9 Occupants per Night Average
- 32 nights empty
- 9 night Max Occupancy of 4 Adults

## OCCUPANCY STATISTICS FOR OAK HOUSE

- 1036 unique Adults resulted in a cumulative total of 1671 Adult overnight guests.
  - **RVR of 38%**
- 1 Teen
- 12 unique children for 32 cumulative visits
- 6 unique animals for 8 cumulative visits. Service Animals.
- 1055 unique guests for 1712 cumulative visits
- **91.83% Occupancy Rate**
- 5.08 Occupants per Night Average
- 5 nights the 4 private rooms were all empty
- 8 nights Max Occupancy of 8 Adults

### OAK ROOM 1

- 412 Adults
- 1 Teens
- 10 Children
- 4 Animals
- 1.3 Occupants per night Average
- **89.3% Occupancy Rate**
- 36 Nights Empty
- 111 Nights Max Occupancy of 2

### OAK ROOM 2

- 407 Adults
- 0 Teens
- 19 Children
- 2 animal
- 1.3 Occupants per night Average
- **92.8% Occupancy Rate**
- 24 Nights Empty
- 94 Nights Max Occupancy of 2

### OAK ROOM 3

- 419 Adults
- 0 Teens
- 3 Children
- 2 Animals
- 1.3 Occupants per night Average
- **91.4% Occupancy Rate**
- 29 Nights Empty
- 111 Nights Max Occupancy of 2

### OAK ROOM 4

- 433 Adults
- 0 Teens
- 0 Children
- 0 Animals
- 1.3 Occupants per night Average
- **93.8% Occupancy Rate**
- 21 Nights Empty
- 117 Nights Max Occupancy of 2

## DORM BEDS

- 852 unique Adults resulted in a cumulative total of 1174 Adult overnight guests.
  - **RVR of 27.4%**

- 2 unique Teens for 5 cumulative teen visits
- 12 unique children for 16 cumulative visits
- 6 unique animals for 7 cumulative visits. Service Animals.
- 872 unique guests for 1202 cumulative visits
- **50.7% Occupancy Rate**
- 3.6 Occupants per Night Average
- 26 nights all dorm beds were all empty
- 0 nights Max Occupancy of 12 Adults.
- 9 adults on 9 occasions was the highest occupancy

## OUTDOOR ACCOMMODATIONS

### VEHICLE CAMPING

- 5142 unique Adults resulted in a cumulative total of 8871 Adult overnight guests.
  - **RVR of 42%**
- 4 unique Teens for 6 cumulative teen visits
- 234 unique children for 433 cumulative visits
- 927 unique animals for 1649 cumulative visits.
- 6307 unique guests for 10959 cumulative visits
- **70.4% Occupancy Rate**
- 32.5 Occupants per Night Average
- 4 nights all Vehicle sites were empty
- 53 Adults was the highest occupancy on 1 occasion.

### TENT CAMPING

- 2512 unique Adults resulted in a cumulative total of 4054 Adult overnight guests.
  - **RVR of 38%**
- 7 unique Teens for 9 cumulative teen visits
- 169 unique children for 287 cumulative visits
- 250 unique animals for 434 cumulative visits.
- 2938 unique guests for 4784 cumulative visits
- **39.8% Occupancy Rate**
- 12 Occupants per Night Average
- 62 nights all Tent sites were empty
- 35 Adults was the highest occupancy on 3 occasions.

**POND TEMPS TABLE**

Date	Upper Top Pond	Middle Top Pond	Lower Top Pond	Meadow	Waterfall	Soaking	Upper Apple	Lower Apple	Wading	Swimming	Sauna Pool
1/2/25	96°	95°	93°	93°	93°	94°	107°	98°	89°	87°	°
1/30/25	97°	95°	93°	91°	94°	93°	104°	96°	88°	86°	°
2/22/25	98°	94°	92°	91°	94°	94°	105°	95°	88°	86°	
3/17/25	96°	94°	92°	93°	92°	94°	104°	94°	90°	87°	
5/12/25	98°	96°	92°	95°	94°	95°	109°	98°	97°	89°	89°
5/24/25	84°	83°	83°	94°	93°	94°	107°	98°	96°	89°	
6/6/25	87°	86°	85°	94°	92°	94°	106°	99°	96°	89°	
7/7/25	97°	96°	95°	95°	96°	95°	105°	101°	99°	91°	
7/23/25	101°	100°	98°	94°	96°	96°	105°	102°	99°	92°	
8/1/25	100°	98°	97°	94°	95°	95°	102°	100°	95°	90°	
8/23/25	102°	101°	99°	94°	94°	94°	105°	102°	92°	91°	
9/1/25	102°	100°	100°	96°	95°	96°	103°	101°	98°	91°	
9/29/25	101°	100°	97°	94°	95°	95°	105°	100°	91°	90°	88°
10/9/25	100°	98°	96°	94°	95°	95°	105°	100°	91°	90°	88°
10/25/25	100°	98°	96°	94°	95°	95°				90°	

E. Volunteer Coordinator Report - Jamie M.

It is my pleasure to accept the Volunteer Coordinator position. I look forward to working with all of the established volunteers as well as all of the new volunteers that I hope to be able to add to the Volunteer team this year.

Throughout 2025 we have had an incredible Volunteer team. With various educational opportunities, clean-up events, skilled labor and camphosts, we saw 118 different volunteers. Altogether the Volunteers contributed almost 3000 hours of work. With the generous and knowledgeable help of our Volunteers, 2418 guests were able to enjoy the stars, botany, geology and the bats. Thank you to all of these amazing volunteers, it has truly been a pleasure working with them and learning from them.

We have already planned Tree Planting at the Everson Ranch, World Naked Gardening Day, County Road GG Clean Up, Deadwood Clean Up, Weed Pulling Day and a Trail Maintenance Event for 2026. I am also pursuing the addition of some old and new volunteer events to implement for 2026 and 2027. I am proud to announce we are hosting our first annual Naked Hiking Day on the 21st of June this year and I look forward to hosting this event annually for many years to come.

Our first event this year will be the Tree Planting at the Everson Ranch. We plan to plant 200 trees for the beginning of a windbreak on the south and west side of the Ranch. I have 22 Volunteers signed up for this event including the Ranch Working Group. We will also have the help and guidance of Crystal, Mica and Russ.

I have touched base with past educational tour Volunteers to potentially schedule some learning events for our guests. I have already scheduled the "Fault Scarp Geology" Walk in May, the "Geologic Time Walk" in June, and "Edible, Medicinal, and Useful Wild Plants of the Orient Land Trust" for 6 different dates from June to September.

I would like to extend a heartfelt thank you to Jim M., Eli M, and Jeff S. for all of their hard work on the Hydro, IT issues, electrical and vehicle maintenance. They have been invaluable to keeping all of Orient Land Trust, Valley View Hot Springs and the Everson Ranch running smoothly.

I envision a robust and fun collection of volunteers this year to guide guests, assist employees and educate everyone on all this beautiful land has to offer.

If you are interested in volunteering in 2026, please fill out a volunteer application online or in the office, or email [volunteers@olt.org](mailto:volunteers@olt.org) for more information.

## F. Information Technology Report - Doug Bates

Although OLT transferred guest management to Newbook Cloud in 2024, staff were still relying on CiviBAT until it was finally decommissioned just last week. With no security updates, it represented a growing liability with guest's personal information. Since October, its aging servers were showing troubling and unexplained anomalies triggered by its old anti-virus software which was itself suspicious. Nexustek's monitoring service could not explain this and we learned that they do not scan for viruses or other malware. Regardless, it's now completely shut down.

To reduce IT maintenance demands, for years I've been pushing to upcycle OLT's Windows machines into low-cost, self-maintaining Chromebooks wherever possible. Since we now use Google Workspaces and Quickbooks Online, few employees actually require Windows. Crystal let me convert three very old Windows laptops taking just 10 minutes each to breathing new life into them [less time than many Windows updates]. They aren't shiny and new but for web browsing (including Newbook and our Dashboard) they're snappy once again. Note: OLT's IT costs should be reduced substantially with every Windows machine we can retire.

Scott W is now connected with a Chromebook and remote access to the Energy Dashboard.

Shared passwords are risky, lack accountability, and cannot be easily changed when employees leave. Jamie is helping staff share "delegated access" for our main [info@olt.org](mailto:info@olt.org) inbox so we can avoid security issues in the future. I'm so grateful to see this finally happening.

I built a simple shelf for our NAS backup system downstairs in Main Bath. The new location better avoids occasional flooding from up stairs and frees up a stool with a precarious Jenga-like arrangement that had evolved there. We'd like to also tidy up old phone lines but that'll require carefully tracing wires that are still in service.

I'm also looking to build a sliding storage platform beneath the stairs at the Welcome Center. Items that end up under there often get hidden and lost behind empty boxes. But perhaps if it all slid in and out, we wouldn't waste time and duplicate orders when searching for them.

Again OLT lost all internet for a few days, in this case due to billing issues and while closed. When one or both of our internet providers fail, staff need to know which company can fix it. Nexustek tells us that they and the brand of firewall they sold us cannot provide this information like our previous firewalls had. So I'm investigating independent ways to notify staff when even one of these business critical services go offline.

After unexpected readings, we were surprised to find the Collection Box sensor working and accurately showing water levels drop despite always overflowing the weir now. While leaves are better managed with upstream filters, algae and other debris still slowly clog the Collection Box's filter reducing hydroelectric power until manually cleaned. I'm just relieved that this sensor (donated by Tom B) hadn't failed as it's not cheap and troubleshooting it has historically been rather frustrating.

Volunteer electrician Jeff S found that one of the 480 volt sensors at the Hydro Plant was partially detached. After clipping it on better, OLT's Energy Monitor is reading reliably. We can now continue tweaking the alerts and alarms.

I'm reviewing schematics for the Governor's load shedding system (Product C) hoping to attach a sensor (alarm) to indicate when these last-resort loads go offline.

Decades of OLT's infrastructure have always been buried underground beneath our non-stop vehicle traffic and rocky ground (which freezes each December). Though challenging, trenching does offer great long-lasting protection ...so long as durable and maintainable conduits are laid in the ground and they're documented (photographed) well enough future staff can service them. OLT electrician, Scott W, taught our maintenance staff not just to install conduit "to code" but more importantly how each rule actually ensures maintainability and low costs long-term. The newly installed 20A outlets we buried along Sites R-S-T should prove safe and easily maintained for decades while that shared experience will bolster future conduit we bury.

For better or worse, these same hard lessons get reinforced whenever we tend to old infrastructure that lacked such planning. One long trench in 2014 laid data cabled far into the Village. But that day's lack of supplies, time, and experience forced OLT to resort to wireless mesh networking which remains unreliable for alarm systems or regular use. This December volunteer Mark C, Mica, and Russ helped me unearth and reroute that 2014 data cable to now emerge at Cottonwood. At 6-feet deep, it turned out to be 3x deeper than pictured elsewhere and was positioned *beneath* high voltage and water lines. The surgical re-jigging of its old conduit required reaching down past a dusty mirror operating a custom-built cutting tool. As daylight faded and work hours dwindled we finally filled in the hole on Dec 18th. Thankfully, we had avoided damaging the old water, voltage, and data line. If its old conduit can be reused or replaced, we may finally see reliable data reach the Village, Governor, and Astronomy Pad [comet photos!].



#### G. Other Reports

Happy New Year from the beautiful bodywork yurt. We have settled in nicely and continue to make it a warm and welcoming space for our clients.

Last year we skirted the bottom, improved the pathway, replaced extension chords with safe, permanent electricity, added an overhead fan and mitigated mold with white primer.

2026 we will improve the insulation with carpet and a propane heater to warm the space quickly while the wood burning stove is getting started. We will use extra carpet to create an outdoor sitting area in the shade of the pin oaks just North of the yurt.

We consistently get positive feedback on the yurt from new and established clients.

We are currently searching for one more Valley View loving massage therapist.

If you know anyone who lives in Saguache County who is licensed, insured and has a LLC please have them contact Suzanne 970-308-1415

## II. Board Officer and Board Committee Reports (FIO/DISC)

### A. Board Chair Report - Jon

Dear Orient Land Trust (OLT) Members, Staff, and Volunteers,

Happy New Year to all! On behalf of the Board of Directors team here at OLT, I want to extend our sincere gratitude for your continued connection to, care for, and support of Orient Land Trust. Your presence, stewardship, and shared commitment to this land and community are what make OLT such a rare and meaningful place.

The Board of Directors enters 2026 grounded in responsibility and optimism. Over the past year, we have focused on strengthening governance, supporting staff, and ensuring that OLT remains financially sound while staying true to its mission and values. This work is often quiet and behind the scenes, but it is essential to preserving the long-term health of the organization and the experience you value here. We are grateful for the leadership and dedication of our Executive Director and the hard work of the amazing Staff Team, who continue to care for the land, welcome members, and manage daily operations with professionalism and, most importantly, heart.

We also want to thank the many volunteers who tirelessly offer their valuable time and efforts to the organization. Without exaggeration, much of what makes this organization exceptional would simply not be possible without their unwavering commitment. Their dedication plays a vital and irreplaceable role in upholding both our mission and continued success.

Looking ahead, 2026 holds special significance as OLT approaches its 25th anniversary as a 501(c) nonprofit. It is an opportunity not only to celebrate how far we have come, but also to reflect thoughtfully on how we all steward this place into the future. The Board will continue to engage in careful planning to ensure that OLT remains resilient, mission-aligned, and welcoming for generations to come. We hope to see you all for the 25th anniversary celebrations in July at Members Appreciation Weekend and the annual board meeting, where we invite you to interact with us, ask questions, and continue to foster community.

Finally, when you return this year, don't forget to look around. We think you will notice many things throughout the properties that reflect our efforts to "keep it the same, while making it better." Whether you visit often or hold OLT close from afar, your support matters. On behalf of the Board of Directors, I wish you a peaceful and fulfilling year ahead. See you soon!

With great appreciation,

Jon  
Board Chair  
Orient Land Trust / Valley View Hot Springs / Everson Ranch  
[jonflorey@olt.org](mailto:jonflorey@olt.org)

B. Board Treasurer Report - Patrick

No report was received for the packet by the final deadline.

C. Governance Committee (GC) Report - Co-Chairs: Aleia, Allegra

There was no discussion, updates, questions, or comments about the Governance Committee to report.

Thank you.

Warmly,

--

Allegra Torres (she/ella)

Orient Land Trust

Co-Chair Governance Committee Volunteer

[gov-chair@olt.org](mailto:gov-chair@olt.org)

D. Internal Affairs Committee (IAC) Report - Chair: Scott H. Absent - Jon F. filled in as chair

The Internal Affairs Committee (IAC) met on December 10, 2025, at 5:30 PM. Attendees included Erick E., Roger C., Pat C., Terry S., Jon F., and Crystal E.

The committee discussed and went over in detail the 2026 Draft Budget presented by the Executive Director, Crystal England. Roger C. made the following motion: "This IAC will move the budget forward pending the two items that Crystal will follow up on." The motion was seconded by Terry S. and was accepted. The committee unanimously voted to advance the budget from the committee to the Board for consideration and approval at the January meeting. Additionally, Terry S. volunteered to assume the role of IAC Chair, succeeding Scott H. This transition will be discussed and voted on at the January 2026 Board meeting.

Thank you to everyone for their valuable insights and contributions during the meeting and thank you Terry for stepping up and volunteering to take the IAC chair in the future.

Jon F.  
Board Chair

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

F. Firewise Taskforce - Chair: Bill

**Conservation Committee Report for Board Meeting 1-24-26**

The committee met on December 30, 2025, and discussed the following:

**Events Planned for 2026**

Tree planting at the Ranch - April 20-21

World Naked Gardening Day - May 2, 2026

Deadwood Cleanup Day - date TBD

Survey of new 40-acre parcel - date TBD

Staff-sponsored Weed-pulling Day - date TBD

Member Appreciation activity table - July 18

County Road GG cleanup - Sep 26

**First-time event - Tree Planting at the Ranch**

Volunteers will work on the Monday and Tuesday following the April board meeting, preparing a wind break on the west side of the ranch, and some larger shade trees in the interior of the property around the campsites. Workers get 3 nights of camping and admission at Valley View. We hope to generate interest in the ranch with events like this to keep building the ranch's appeal to members and the public.

**Fire Mitigation**

The fire mitigation group is growing, with two more firefighters joining in. Aaron Kirby submitted a detailed report for the group's use. The group will be re-forming into its own group, with Jon F leading for the time being. We hope to hire Rachelle Wilson to lead fire mitigation efforts as plans develop.

In the last quarter, staff worked on a number of fire mitigation items:

- Raked leaves around cabins, and removed leaves from gutters
- Weed-wacked tall grass around cabins
- Cut back trees that could become an issue near structures, in the case of a fire
- Cut back (**when appropriate**) all the pinon "ladder fuel" from around village
- Cut back ladder fuel and dead branches and improved trail between Soaking pond and Meadow pond.
- Felled 3 dead pinion trees on the Top Pond trail. We should consider using the trail up to Top Ponds as a fire break that we can better define.
- Most of the removed fuel has been used as Pavilion fire wood and for a wind break at the ranch

**Additional Items for future discussion regarding fire mitigation and response:**

- New metal roofs for the village buildings, and removal of fuel brush near buildings.
- Improve evacuation plan - current plan uses the road from New Town, which is rough and surrounded by heavy brush. Suggest a new exit road near the astronomy pad.
- Installing a sprinkler system around the Valley View buildings.
- Personal Protective Equipment needs to be supplemented.

**Financial Reports I. Statements of Activity, Statement of Financial Position****A. Statement of Financial Position****Orient Land Trust****Statement of Financial Position**

As of December 31, 2025

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
101000 Checking accounts	
101010 Checking Account 1120	322.69
101015 PB&T Main Checking	307,227.31
<b>Total 101000 Checking accounts</b>	<b>307,550.00</b>
102000 Petty cash	1,100.00
103000 Savings	
103010 PB&T Savings Account (7640) WS	40,150.85
103015 Blue FCU CD 822-S1000 (was Aventa)	64,589.48
103050 Blue FCU Share 822-S0001 (was Aventa)	6.71
<b>Total 103000 Savings</b>	<b>104,747.04</b>
104000 PB&T Savings (0545) BD	4,538.88
<b>Total Bank Accounts</b>	<b>\$417,935.92</b>
Accounts Receivable	
115000 Grants and pledges receivable	
115015 Discounts for long-term pledges	-0.09
<b>Total 115000 Grants and pledges receivable</b>	<b>-0.09</b>
<b>Total Accounts Receivable</b>	<b>\$ -0.09</b>
Other Current Assets	
122000 Inventory Asset	0.00
122010 Inventory-Food	4,772.31
122020 Inventory-Apparel	29,880.94
122030 Inventory-Other	5,573.93
<b>Total 122000 Inventory Asset</b>	<b>40,227.18</b>
123000 Marketable securities	
123015 Fidelity Investments	67,474.20
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
<b>Total 123030 CD Ladder 5 Year 2023</b>	<b>481,055.54</b>
<b>Total 123015 Fidelity Investments</b>	<b>635,593.87</b>

## Orient Land Trust

## Statement of Financial Position

As of December 31, 2025

	TOTAL
<b>Total 123000 Marketable securities</b>	<b>635,593.87</b>
QuickBooks Tax Holding Account	5,916.85
<b>Total Other Current Assets</b>	<b>\$681,737.90</b>
<b>Total Current Assets</b>	<b>\$1,099,673.73</b>
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
<b>Total 131000 Accumulated depreciation</b>	<b>-1,614,226.94</b>
132000 Construction in progress	
132055 New Hydroelectric Plant 2025	185,933.97
132065 New 20" Telescope 2025	83,561.41
<b>Total 132000 Construction in progress</b>	<b>269,495.38</b>
133000 Fixed assets	
133010 Land Improvements	252,942.67
133012 Village Land Improvements	23,779.00
133014 Everson Ranch	25,147.77
<b>Total 133010 Land Improvements</b>	<b>301,869.44</b>
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
<b>Total 134500 Land</b>	<b>2,095,329.09</b>
134850 Buildings	
134852 Village Buildings	1,184,937.73
134854 Ranch Buildings	245,019.61
134856 Mountain Springs Buildings	427,902.00

## Orient Land Trust

## Statement of Financial Position

As of December 31, 2025

	TOTAL
<b>Total 134850 Buildings</b>	<b>1,857,859.34</b>
135000 Computer Equipment	19,082.69
135500 Furniture, fixtures, & equipment	101,447.80
136400 Vehicles	118,766.85
<b>Total 133000 Fixed assets</b>	<b>4,777,809.88</b>
135010 Right of Use (ROU) Asset	4,827.99
<b>Total Fixed Assets</b>	<b>\$3,966,734.17</b>
<b>TOTAL ASSETS</b>	<b>\$5,066,407.90</b>
<hr/>	
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
200000 Accounts payable	2,958.00
<b>Total Accounts Payable</b>	<b>\$2,958.00</b>
Credit Cards	
105000 Bill.com Credit Card Management	4,369.82
<b>Total Credit Cards</b>	<b>\$4,369.82</b>
Other Current Liabilities	
203000 Direct Deposit Liabilities	383.06
206000 Deferred revenue & deposits	5,765.33
206050 Prepayments on Reservations	15,289.31
<b>Total 206000 Deferred revenue &amp; deposits</b>	<b>21,054.64</b>
208000 Payroll Liabilities	1,020.39
208005 Salary Accrual	13,168.90
208020 Vacation accrual	13,263.62
208030 Colorado Unemployment	391.63
208035 Colorado Withholding	3,229.00
208040 Federal 941	45.90
208045 Colorado FAMLI	1,787.76
208050 TASC HSA Contributions	-1,024.44
208360 SEP IRA Liability Payable	-0.01
<b>Total 208000 Payroll Liabilities</b>	<b>31,882.75</b>
<b>Total Other Current Liabilities</b>	<b>\$53,320.45</b>
<b>Total Current Liabilities</b>	<b>\$60,648.27</b>
Long-Term Liabilities	
210010 Lease liability	2,543.78
<b>Total Long-Term Liabilities</b>	<b>\$2,543.78</b>
<b>Total Liabilities</b>	<b>\$63,192.05</b>

## Orient Land Trust

## Statement of Financial Position

As of December 31, 2025

	TOTAL
<b>Equity</b>	
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
<b>Total 301250 Land Conservation Fund</b>	<b>55,262.80</b>
301260 Operating Reserve Fund	200,000.00
301270 Board Endowment Fund	100,000.00
301290 Land Acquisition Fund	55,267.80
<b>Total 301200 Board Designated</b>	<b>481,055.54</b>
<b>Total 301000 Unrestricted net assets</b>	<b>1,944,203.54</b>
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	402,275.92
<b>Total Equity</b>	<b>\$5,003,215.85</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$5,066,407.90</b>

B. Statement of Activities-Compared to Budget

## Orient Land Trust

## Statement of Activity: Budget vs. Actuals

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Revenue				
400000 Revenue-direct contributions UR				
400100 OLT Misc Memberships	360,445.83	357,053.40	3,392.43	100.95 %
400300 Cash Contributions	8,988.96	401.63	8,587.33	2,238.12 %
<b>Total 400000 Revenue-direct contributions UR</b>	<b>369,434.79</b>	<b>357,455.03</b>	<b>11,979.76</b>	<b>103.35 %</b>
410000 Program Revenue				
410200 Gross Sales of Inventory				
450010 All Sales	58,454.28	61,102.06	-2,647.78	95.67 %
485041 Ranch Product Sales	5,388.27	3,136.80	2,251.47	171.78 %
<b>Total 410200 Gross Sales of Inventory</b>	<b>63,842.55</b>	<b>64,238.86</b>	<b>-396.31</b>	<b>99.38 %</b>
410500 Admission & accommodation fees	1,378,969.42	1,213,224.24	165,745.18	113.66 %
410530 Forfeit fees	16.00		16.00	
410540 Admission Fees	191.12		191.12	
410550 Accommodation Fees	0.00		0.00	
410560 Gift Certificates	150.00		150.00	
<b>Total 410500 Admission &amp; accommodation fees</b>	<b>1,379,326.54</b>	<b>1,213,224.24</b>	<b>166,102.30</b>	<b>113.69 %</b>
410600 Service Fees (vendor)	3,125.00	3,300.00	-175.00	94.70 %
<b>Total 410000 Program Revenue</b>	<b>1,446,294.09</b>	<b>1,280,763.10</b>	<b>165,530.99</b>	<b>112.92 %</b>
420000 Fee Income		500.00	-500.00	
420100 Housing Fee	6,093.38	7,200.00	-1,106.62	84.63 %
420200 Events Revenue		3,000.00	-3,000.00	
<b>Total 420000 Fee Income</b>	<b>6,093.38</b>	<b>10,700.00</b>	<b>-4,606.62</b>	<b>56.95 %</b>
450000 Other Revenue.				
450100 Over-under adjustments	65.86		65.86	
450800 Other revenue	11,906.00	0.00	11,906.00	
<b>Total 450000 Other Revenue.</b>	<b>11,971.86</b>	<b>0.00</b>	<b>11,971.86</b>	
460000 Special Events/activities/fundr		3,810.00		3,810.00
470000 Investment Income.				
470100 Change in mkt. value of invest.	21,661.75		21,661.75	
470500 Dividends & int. from securitie				
470600 Interest Earned	2,612.19		2,612.19	
<b>Total 470000 Investment Income.</b>	<b>24,273.94</b>		<b>24,273.94</b>	
490000 Restricted Donations.		1,528.00		1,528.00
490600 Restricted Donations- other	20,000.00		20,000.00	
<b>Total 490000 Restricted Donations.</b>	<b>21,528.00</b>		<b>21,528.00</b>	
<b>Total Revenue</b>	<b>\$1,883,406.06</b>	<b>\$1,648,918.13</b>	<b>\$234,487.93</b>	<b>114.22 %</b>
Cost of Goods Sold				
500000 Cost of goods sold				
500010 All Food Purchases		8,132.63	-8,132.63	
500020 Apparel		3,915.00	-3,915.00	
500030 Other	1,705.67	2,663.20	-957.53	64.05 %
500035 Employee purchases	3,872.80	5,335.35	-1,462.55	72.59 %

## Orient Land Trust

## Statement of Activity: Budget vs. Actuals

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Total 500030 Other</b>	<b>5,578.47</b>	<b>7,998.55</b>	<b>-2,420.08</b>	<b>69.74 %</b>
500070 Sales taxes	16.00		16.00	
500080 Ranch COGS (feed,meals etc)	4,790.86	5,552.26	-761.40	86.29 %
500050 Ranch Other purchases		2,388.17	-2,388.17	
500090 Ranch Seeds and Plants	835.76		835.76	
<b>Total 500080 Ranch COGS (feed,meals etc)</b>	<b>5,626.62</b>	<b>7,940.43</b>	<b>-2,313.81</b>	<b>70.86 %</b>
<b>Total 500000 Cost of goods sold</b>	<b>11,221.09</b>	<b>27,986.61</b>	<b>-16,765.52</b>	<b>40.09 %</b>
<b>Total Cost of Goods Sold</b>	<b>\$11,221.09</b>	<b>\$27,986.61</b>	<b>\$ -16,765.52</b>	<b>40.09 %</b>
<b>GROSS PROFIT</b>	<b>\$1,872,184.97</b>	<b>\$1,620,931.52</b>	<b>\$251,253.45</b>	<b>115.50 %</b>
Expenditures				
600000 Employee Expenses	213.10		213.10	
610000 Gross Wages				
610100 Regular Payroll	647,327.25	677,784.74	-30,457.49	95.51 %
Pool Cleaner	0.00		0.00	
<b>Total 610100 Regular Payroll</b>	<b>647,327.25</b>	<b>677,784.74</b>	<b>-30,457.49</b>	<b>95.51 %</b>
610200 Overtime (x1.5 hourly)	12,602.15	17,513.55	-4,911.40	71.96 %
610300 Holiday Overtime (1.5x)	15,228.51	15,565.80	-337.29	97.83 %
610400 Bonus	20,750.00		20,750.00	
610500 Paid Time Off	45,622.37	68,217.90	-22,595.53	66.88 %
<b>Total 610000 Gross Wages</b>	<b>741,530.28</b>	<b>779,081.99</b>	<b>-37,551.71</b>	<b>95.18 %</b>
620000 Payroll Taxes & Workmans Comp				
620100 CO Unemployment Tax	10,221.65	8,097.73	2,123.92	126.23 %
620200 Company 941 (SS& Med) tax	54,739.68	60,617.11	-5,877.43	90.30 %
620500 Workers compensation insurance	30,166.20	21,518.00	8,648.20	140.19 %
620600 CO FAMLI Employer	3,634.17	3,466.51	167.66	104.84 %
<b>Total 620000 Payroll Taxes &amp; Workmans Comp</b>	<b>98,761.70</b>	<b>93,699.35</b>	<b>5,062.35</b>	<b>105.40 %</b>
630000 Employee Benefits				
630200 SEP IRA Contribution		24.95	-24.95	
630400 Staff Development	1,321.21	5,000.00	-3,678.79	26.42 %
630500 Health Insurance Benefit	92,696.05	96,441.94	-3,745.89	96.12 %
<b>Total 630000 Employee Benefits</b>	<b>94,017.26</b>	<b>130,866.89</b>	<b>-36,849.63</b>	<b>71.84 %</b>
Other Employee Expenses	146.72		146.72	
<b>Total 600000 Employee Expenses</b>	<b>934,669.06</b>	<b>1,003,648.23</b>	<b>-68,979.17</b>	<b>93.13 %</b>
702200 Board Expenses				
702250 Meeting Expenses	1,049.78	2,013.43	-963.65	52.14 %
<b>Total 702200 Board Expenses</b>	<b>1,049.78</b>	<b>2,013.43</b>	<b>-963.65</b>	<b>52.14 %</b>
704300 Donor Recognition		686.47	-686.47	
704400 Dues & Subscriptions	65.00		65.00	
704410 Association dues	14,325.00	10,290.00	4,035.00	139.21 %
704450 Publications & subscriptions	438.00	190.00	248.00	230.53 %
<b>Total 704400 Dues &amp; Subscriptions</b>	<b>14,828.00</b>	<b>10,480.00</b>	<b>4,348.00</b>	<b>141.49 %</b>

## Orient Land Trust

## Statement of Activity: Budget vs. Actuals

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
706500 Financial Fees				
706520 Bank charges & fees	387.92	198.00	189.92	195.92 %
706530 Credit card processing fees	45,634.99	33,939.71	11,695.28	134.46 %
706540 Direct Deposit Fees	0.00	2,318.17	-2,318.17	0.00 %
<b>Total 706500 Financial Fees</b>	<b>46,022.91</b>	<b>36,455.88</b>	<b>9,567.03</b>	<b>126.24 %</b>
706800 Furniture, fixtures and equip	1,543.65		1,543.65	
706810 Furniture & Fixtures	2,931.95	100.00	2,831.95	2,931.95 %
720210 Equipment	6,667.04	7,186.85	-519.81	92.77 %
720260 Software	18,768.51	15,542.99	3,225.52	120.75 %
<b>Total 706800 Furniture, fixtures and equip</b>	<b>29,911.15</b>	<b>22,829.84</b>	<b>7,081.31</b>	<b>131.02 %</b>
707000 Grants and awards	1,950.00	2,300.00	-350.00	84.78 %
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	1,123.84	350.00	773.84	321.10 %
709550 Liability & Property insurance	72,595.70	76,186.92	-3,591.22	95.29 %
<b>Total 709500 Insurance</b>	<b>83,909.54</b>	<b>86,540.24</b>	<b>-2,630.70</b>	<b>96.96 %</b>
712500 Licenses and Permits	662.76	651.00	11.76	101.81 %
713300 Maintenance/Repair/ Improvement	637.90		637.90	
713310 Parts and other	29,175.91	26,599.63	2,576.28	109.69 %
713330 Property Maintenance	109,957.42	46,977.94	62,979.48	234.06 %
713360 Property Improvements	7,064.72	12,694.30	-5,629.58	55.65 %
<b>Total 713300 Maintenance/Repair/ Improvement</b>	<b>146,835.95</b>	<b>86,271.87</b>	<b>60,564.08</b>	<b>170.20 %</b>
713500 Misc / Other Expenses	1,100.00		1,100.00	
715500 Occupancy expenses				
715560 Rent	1,942.88	780.00	1,162.88	249.09 %
715800 Utilities				
715810 Electric	5,322.34	5,529.00	-206.66	96.26 %
715820 Propane / Diesel fuel	662.55	854.03	-191.48	77.58 %
715830 Trash Disposal	10,170.75	7,368.00	2,802.75	138.04 %
715870 Water Tests	4,538.69	2,700.00	1,838.69	168.10 %
<b>Total 715800 Utilities</b>	<b>20,694.33</b>	<b>16,451.03</b>	<b>4,243.30</b>	<b>125.79 %</b>
<b>Total 715500 Occupancy expenses</b>	<b>22,637.21</b>	<b>17,231.03</b>	<b>5,406.18</b>	<b>131.37 %</b>
715600 Office Supplies	4,985.27	1,020.00	3,965.27	488.75 %
716300 Postage and Delivery	1,575.11	4,072.90	-2,497.79	38.67 %
716400 Printing & publications	2,271.78	3,072.49	-800.71	73.94 %
716600 Professional fees & Consultants				
716610 Accounting fees	20,935.00	14,900.00	6,035.00	140.50 %
716620 Contractors & 1099	64,423.26	69,360.00	-4,936.74	92.88 %
716640 Legal fees	3,104.72	1,670.00	1,434.72	185.91 %
<b>Total 716600 Professional fees &amp; Consultants</b>	<b>88,462.98</b>	<b>85,930.00</b>	<b>2,532.98</b>	<b>102.95 %</b>
716800 Program Supplies & Expenses	1,682.69		1,682.69	

## Orient Land Trust

## Statement of Activity: Budget vs. Actuals

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
716810 Program expenses	3,102.77	675.93	2,426.84	459.04 %
716850 Program supplies	23,416.69	33,309.18	-9,892.49	70.30 %
<b>Total 716800 Program Supplies &amp; Expenses</b>	<b>28,202.15</b>	<b>33,985.11</b>	<b>-5,782.96</b>	<b>82.98 %</b>
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 %
<b>Total 720100 Tax, Business</b>	<b>7,712.28</b>	<b>7,700.00</b>	<b>12.28</b>	<b>100.16 %</b>
720400 Telecommunications				
720410 Internet service	6,680.14	8,117.85	-1,437.71	82.29 %
720450 Telephone	9,482.25	8,500.00	982.25	111.56 %
720451 Employee Cell Phone Program	213.39		213.39	
<b>Total 720450 Telephone</b>	<b>9,695.64</b>	<b>8,500.00</b>	<b>1,195.64</b>	<b>114.07 %</b>
720480 Web Hosting	122.78	2,400.00	-2,277.22	5.12 %
<b>Total 720400 Telecommunications</b>	<b>16,498.56</b>	<b>19,017.85</b>	<b>-2,519.29</b>	<b>86.75 %</b>
720500 Travel				
720540 Mileage,reimb gas recpt,other	3,529.18	2,173.71	1,355.47	162.36 %
<b>Total 720500 Travel</b>	<b>3,529.18</b>	<b>2,173.71</b>	<b>1,355.47</b>	<b>162.36 %</b>
722500 Vehicles	95.03		95.03	
722510 Onsite Vehicle Gasoline	7,661.72	8,054.64	-392.92	95.12 %
722520 Other utility vehicles	791.05		791.05	
722530 Vehicle Insurance	5,320.00	4,545.78	774.22	117.03 %
722540 Vehicle License Plates	1,174.33	1,200.00	-25.67	97.86 %
722550 Vehicle Maintenance and Repair	10,820.23	6,969.29	3,850.94	155.26 %
<b>Total 722500 Vehicles</b>	<b>25,862.36</b>	<b>20,769.71</b>	<b>5,092.65</b>	<b>124.52 %</b>
722800 Volunteers and Membership		858.09	-858.09	
719660 Premiums for members		1,303.92	-1,303.92	
722880 Volunteer Recognition	300.00		300.00	
<b>Total 722800 Volunteers and Membership</b>	<b>300.00</b>	<b>2,162.01</b>	<b>-1,862.01</b>	<b>13.88 %</b>
Purchases	1,236.72		1,236.72	
Reimbursements				
Ranch Feed Reimburse	23.16		23.16	
<b>Total Reimbursements</b>	<b>23.16</b>		<b>23.16</b>	
<b>Total Expenditures</b>	<b>\$1,469,909.05</b>	<b>\$1,450,681.87</b>	<b>\$19,227.18</b>	<b>101.33 %</b>
NET OPERATING REVENUE	<b>\$402,275.92</b>	<b>\$170,249.65</b>	<b>\$232,026.27</b>	<b>236.29 %</b>
Other Expenditures				
Reconciliation Discrepancies-1	0.00		0.00	
<b>Total Other Expenditures</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
NET OTHER REVENUE	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.00%</b>
<b>NET REVENUE</b>	<b>\$402,275.92</b>	<b>\$170,249.65</b>	<b>\$232,026.27</b>	<b>236.29 %</b>

C. Statement of Activities Compared to Previous Year

## Orient Land Trust

## Statement of Activity PY YTD

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
<b>Revenue</b>		
400000 Revenue-direct contributions UR		
400100 OLT Misc Memberships	360,445.83	363,417.88
400300 Cash Contributions	8,988.96	811.63
<b>Total 400000 Revenue-direct contributions UR</b>	<b>369,434.79</b>	<b>364,229.51</b>
410000 Program Revenue		
410200 Gross Sales of Inventory		
450010 All Sales	58,454.28	59,182.03
450020 Other sales		598.31
485041 Ranch Product Sales	5,388.27	4,070.03
<b>Total 410200 Gross Sales of Inventory</b>	<b>63,842.55</b>	<b>63,850.37</b>
410500 Admission & accommodation fees	1,378,969.42	1,200,904.98
410530 Forfeit fees	16.00	23.58
410540 Admission Fees	191.12	
410550 Accommodation Fees	0.00	
410560 Gift Certificates	150.00	
<b>Total 410500 Admission &amp; accommodation fees</b>	<b>1,379,326.54</b>	<b>1,200,928.56</b>
410600 Service Fees (vendor)	3,125.00	4,595.00
<b>Total 410000 Program Revenue</b>	<b>1,446,294.09</b>	<b>1,269,373.93</b>
420000 Fee Income		
420100 Housing Fee	6,093.38	7,995.58
<b>Total 420000 Fee Income</b>	<b>6,093.38</b>	<b>7,995.58</b>
450000 Other Revenue.		
450100 Over-under adjustments	65.86	3.22
450800 Other revenue	11,906.00	1,567.21
<b>Total 450000 Other Revenue.</b>	<b>11,971.86</b>	<b>1,570.43</b>
460000 Special Events/activities/fundr	3,810.00	0.00
470000 Investment Income.		
470100 Change in mkt. value of invest.	21,661.75	4,414.20
470500 Dividends & int. from securitie		30,245.38
470600 Interest Earned	2,612.19	722.50
<b>Total 470000 Investment Income.</b>	<b>24,273.94</b>	<b>35,382.08</b>
480000 Donated Goods & Svcs (UR)		
480100 In-kind professional services		3,300.00
<b>Total 480000 Donated Goods &amp; Svcs (UR)</b>		<b>3,300.00</b>
490000 Restricted Donations.	1,528.00	
490600 Restricted Donations- other	20,000.00	22,300.00
<b>Total 490000 Restricted Donations.</b>	<b>21,528.00</b>	<b>22,300.00</b>
<b>Total Revenue</b>	<b>\$1,883,406.06</b>	<b>\$1,704,151.53</b>

## Orient Land Trust

## Statement of Activity PY YTD

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
Cost of Goods Sold		
500000 Cost of goods sold		
500010 All Food Purchases	8,659.68	
500020 Apparel	25,999.32	
500030 Other	1,705.67	2,781.46
500035 Employee purchases	3,872.80	2,988.35
<b>Total 500030 Other</b>	<b>5,578.47</b>	<b>5,769.81</b>
500070 Sales taxes	16.00	
500080 Ranch COGS (feed,meals etc)	4,790.86	5,792.50
500050 Ranch Other purchases		2,409.99
500090 Ranch Seeds and Plants	835.76	
<b>Total 500080 Ranch COGS (feed,meals etc)</b>	<b>5,626.62</b>	<b>8,202.49</b>
500200 Inventory variance		0.00
<b>Total 500000 Cost of goods sold</b>	<b>11,221.09</b>	<b>48,631.30</b>
<b>Total Cost of Goods Sold</b>	<b>\$11,221.09</b>	<b>\$48,631.30</b>
<b>GROSS PROFIT</b>	<b>\$1,872,184.97</b>	<b>\$1,655,520.23</b>
Expenditures		
600000 Employee Expenses	213.10	
610000 Gross Wages		
610100 Regular Payroll	647,327.25	716,887.28
Pool Cleaner	0.00	
<b>Total 610100 Regular Payroll</b>	<b>647,327.25</b>	<b>716,887.28</b>
610200 Overtime (x1.5 hourly)	12,602.15	29,545.43
610300 Holiday Overtime (1.5x)	15,228.51	-5,500.83
610400 Bonus	20,750.00	22,600.00
610500 Paid Time Off	45,622.37	45,640.34
<b>Total 610000 Gross Wages</b>	<b>741,530.28</b>	<b>809,172.22</b>
620000 Payroll Taxes & Workmans Comp		6.00
620100 CO Unemployment Tax	10,221.65	8,374.14
620200 Company 941 (SS& Med) tax	54,739.68	61,322.11
620500 Workers compensation insurance	30,166.20	18,476.00
620600 CO FAMLI Employer	3,634.17	2,812.49
<b>Total 620000 Payroll Taxes &amp; Workmans Comp</b>	<b>98,761.70</b>	<b>90,990.74</b>
630000 Employee Benefits		
630200 SEP IRA Contribution		26,897.06
630400 Staff Development	1,321.21	3,058.77
630500 Health Insurance Benefit	92,696.05	86,833.93
<b>Total 630000 Employee Benefits</b>	<b>94,017.26</b>	<b>116,789.76</b>

## Orient Land Trust

## Statement of Activity PY YTD

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
Other Employee Expenses	146.72	
<b>Total 600000 Employee Expenses</b>	<b>934,669.06</b>	<b>1,016,952.72</b>
66900 Reconciliation Discrepancies	1.28	
702100 Bad debt expense	10.36	
702200 Board Expenses		
702250 Meeting Expenses	1,049.78	1,005.88
<b>Total 702200 Board Expenses</b>	<b>1,049.78</b>	<b>1,005.88</b>
704300 Donor Recognition		686.47
704400 Dues & Subscriptions	65.00	
704410 Association dues	14,325.00	10,290.00
704450 Publications & subscriptions	438.00	190.00
<b>Total 704400 Dues &amp; Subscriptions</b>	<b>14,828.00</b>	<b>10,480.00</b>
706500 Financial Fees		
706520 Bank charges & fees	387.92	223.95
706530 Credit card processing fees	45,634.99	34,305.05
706540 Direct Deposit Fees	0.00	1,283.17
<b>Total 706500 Financial Fees</b>	<b>46,022.91</b>	<b>35,812.17</b>
706800 Furniture, fixtures and equip	1,543.65	
706810 Furniture & Fixtures	2,931.95	2,660.84
720210 Equipment	6,667.04	5,277.97
720260 Software	18,768.51	83,835.60
<b>Total 706800 Furniture, fixtures and equip</b>	<b>29,911.15</b>	<b>91,774.41</b>
707000 Grants and awards	1,950.00	2,632.12
709500 Insurance		
709520 Conservation Defense Insurance	315.00	252.00
709530 Directors & officers insurance	9,875.00	9,322.00
709540 General Insurance	1,123.84	350.00
709550 Liability & Property insurance	72,595.70	76,481.89
<b>Total 709500 Insurance</b>	<b>83,909.54</b>	<b>86,405.89</b>
712500 Licenses and Permits	662.76	767.69
713300 Maintenance/Repair/ Improvement	637.90	3,300.00
713310 Parts and other	29,175.91	21,865.11
713330 Property Maintenance	109,957.42	30,950.42
713360 Property Improvements	7,064.72	47,401.30
<b>Total 713300 Maintenance/Repair/ Improvement</b>	<b>146,835.95</b>	<b>103,516.83</b>
713500 Misc / Other Expenses	1,100.00	3,443.41

## Orient Land Trust

## Statement of Activity PY YTD

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
715500 Occupancy expenses		
715560 Rent	1,942.88	2,549.88
715800 Utilities		
715810 Electric	5,322.34	4,463.20
715820 Propane / Diesel fuel	662.55	1,197.50
715830 Trash Disposal		
715870 Water Tests	4,538.69	2,700.00
<b>Total 715800 Utilities</b>	<b>20,694.33</b>	<b>15,949.10</b>
<b>Total 715500 Occupancy expenses</b>	<b>22,637.21</b>	<b>18,498.98</b>
715600 Office Supplies	4,985.27	205.71
716300 Postage and Delivery	1,575.11	3,300.85
716400 Printing & publications	2,271.78	2,907.90
716600 Professional fees & Consultants		
716610 Accounting fees	20,935.00	13,330.00
716620 Contractors & 1099	64,423.26	10,719.45
716640 Legal fees	3,104.72	6,460.00
<b>Total 716600 Professional fees &amp; Consultants</b>	<b>88,462.98</b>	<b>30,509.45</b>
716800 Program Supplies & Expenses	1,682.69	
716810 Program expenses	3,102.77	745.89
716850 Program supplies	23,416.69	32,610.62
<b>Total 716800 Program Supplies &amp; Expenses</b>	<b>28,202.15</b>	<b>33,356.51</b>
719600 Special Events Exp	5,673.14	0.00
720100 Tax, Business		
720130 Real estate taxes	7,712.28	7,644.48
<b>Total 720100 Tax, Business</b>	<b>7,712.28</b>	<b>7,644.48</b>
720400 Telecommunications		
720410 Internet service	6,680.14	7,192.61
720450 Telephone	9,482.25	10,466.69
720451 Employee Cell Phone Program	213.39	
<b>Total 720450 Telephone</b>	<b>9,695.64</b>	<b>10,466.69</b>
720480 Web Hosting	122.78	200.00
<b>Total 720400 Telecommunications</b>	<b>16,498.56</b>	<b>17,859.30</b>
720500 Travel		
720540 Mileage,reimb gas recpt,other	3,529.18	2,172.54
<b>Total 720500 Travel</b>	<b>3,529.18</b>	<b>2,172.54</b>
722500 Vehicles	95.03	
722510 Onsite Vehicle Gasoline	7,661.72	8,054.64
722520 Other utility vehicles	791.05	
722530 Vehicle Insurance	5,320.00	4,274.00
722540 Vehicle License Plates	1,174.33	737.50

## Orient Land Trust

## Statement of Activity PY YTD

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
722550 Vehicle Maintenance and Repair	10,820.23	5,835.76
<b>Total 722500 Vehicles</b>	<b>25,862.36</b>	<b>18,901.90</b>
722800 Volunteers and Membership	858.09	
719660 Premiums for members	1,303.92	
722880 Volunteer Recognition	300.00	
<b>Total 722800 Volunteers and Membership</b>	<b>300.00</b>	<b>2,162.01</b>
722900 Interest Expense	-933.37	
Payroll Expenses		
Wages	0.00	
Adjustment	0.00	
<b>Total Wages</b>	<b>0.00</b>	
<b>Total Payroll Expenses</b>	<b>0.00</b>	
Purchases	1,236.72	
Reimbursements		
Ranch Feed Reimburse	23.16	
<b>Total Reimbursements</b>	<b>23.16</b>	
<b>Total Expenditures</b>	<b>\$1,469,909.05</b>	<b>\$1,490,075.49</b>
NET OPERATING REVENUE	<b>\$402,275.92</b>	<b>\$165,444.74</b>
Other Revenue		
850500 Fixed Asset Fund Transfers	0.00	
850501 Capital Savings BDF Transfers	0.00	
<b>Total 850500 Fixed Asset Fund Transfers</b>	<b>0.00</b>	
<b>Total Other Revenue</b>	<b>\$0.00</b>	<b>\$0.00</b>
Other Expenditures	\$0.00	\$311,201.98
NET OTHER REVENUE	\$0.00	\$ -311,201.98
NET REVENUE	<b>\$402,275.92</b>	<b>\$ -145,757.24</b>

D. Statement of Activities by Property\_Hot Springs

## Orient Land Trust

## Hot Springs Statement Activity PY

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
Revenue		
400000 Revenue-direct contributions UR		
400100 OLT Misc Memberships	-400.00	
400300 Cash Contributions	-20,000.00	
<b>Total 400000 Revenue-direct contributions UR</b>	<b>-20,400.00</b>	
410000 Program Revenue		
410200 Gross Sales of Inventory		
450010 All Sales	58,454.28	59,182.03
450020 Other sales	598.31	
485041 Ranch Product Sales	12.00	
<b>Total 410200 Gross Sales of Inventory</b>	<b>58,454.28</b>	<b>59,792.34</b>
410500 Admission & accommodation fees	1,175,066.40	1,194,963.48
410530 Forfeit fees	16.00	23.58
410540 Admission Fees	13,803.69	
410550 Accommodation Fees	190,290.45	
410560 Gift Certificates	150.00	
<b>Total 410500 Admission &amp; accommodation fees</b>	<b>1,379,326.54</b>	<b>1,194,987.06</b>
410600 Service Fees (vendor)	3,125.00	3,650.00
<b>Total 410000 Program Revenue</b>	<b>1,440,905.82</b>	<b>1,258,429.40</b>
450000 Other Revenue.		
450100 Over-under adjustments	65.86	3.22
450800 Other revenue	8,662.00	727.21
<b>Total 450000 Other Revenue.</b>	<b>8,727.86</b>	<b>730.43</b>
460000 Special Events/activities/fundr		-50.00
470000 Investment Income.		
470100 Change in mkt. value of invest.	-30,245.38	
470500 Dividends & int. from securitie	30,245.38	
470600 Interest Earned	1,605.35	691.31
<b>Total 470000 Investment Income.</b>	<b>1,605.35</b>	<b>691.31</b>
480000 Donated Goods & Svcs (UR)		
480100 In-kind professional services	3,300.00	
<b>Total 480000 Donated Goods &amp; Svcs (UR)</b>	<b>3,300.00</b>	
490000 Restricted Donations.		
490600 Restricted Donations- other	20,000.00	22,300.00
<b>Total 490000 Restricted Donations.</b>	<b>20,000.00</b>	<b>22,300.00</b>
<b>Total Revenue</b>	<b>\$1,471,239.03</b>	<b>\$1,265,001.14</b>
Cost of Goods Sold		
500000 Cost of goods sold		
500010 All Food Purchases	8,659.68	

## Orient Land Trust

## Hot Springs Statement Activity PY

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
500020 Apparel		25,999.32
500030 Other	1,705.67	2,781.46
500035 Employee purchases	3,872.80	2,988.35
<b>Total 500030 Other</b>	<b>5,578.47</b>	<b>5,769.81</b>
500070 Sales taxes	16.00	
500080 Ranch COGS (feed,meals etc)	0.00	6.00
500050 Ranch Other purchases		21.82
<b>Total 500080 Ranch COGS (feed,meals etc)</b>	<b>0.00</b>	<b>27.82</b>
500200 Inventory variance		0.00
<b>Total 500000 Cost of goods sold</b>	<b>5,594.47</b>	<b>40,456.63</b>
<b>Total Cost of Goods Sold</b>	<b>\$5,594.47</b>	<b>\$40,456.63</b>
<b>GROSS PROFIT</b>	<b>\$1,465,644.56</b>	<b>\$1,224,544.51</b>
Expenditures		
600000 Employee Expenses	213.10	
610000 Gross Wages		
610100 Regular Payroll	634,073.56	672,137.76
Pool Cleaner	0.00	
<b>Total 610100 Regular Payroll</b>	<b>634,073.56</b>	<b>672,137.76</b>
610200 Overtime (x1.5 hourly)	12,294.04	29,025.71
610300 Holiday Overtime (1.5x)	14,752.69	-3,439.38
610400 Bonus	15,700.78	21,890.00
610500 Paid Time Off	45,505.50	39,082.22
<b>Total 610000 Gross Wages</b>	<b>722,326.57</b>	<b>758,696.31</b>
620000 Payroll Taxes & Workmans Comp		6.00
620100 CO Unemployment Tax	10,034.00	7,653.28
620200 Company 941 (SS& Med) tax	53,986.10	57,465.43
620500 Workers compensation insurance	30,166.20	18,476.00
620600 CO FAMLI Employer	3,587.44	2,627.32
<b>Total 620000 Payroll Taxes &amp; Workmans Comp</b>	<b>97,773.74</b>	<b>86,228.03</b>
630000 Employee Benefits		
630200 SEP IRA Contribution		26,897.06
630400 Staff Development	1,321.21	3,058.77
630500 Health Insurance Benefit	92,696.05	82,835.93
<b>Total 630000 Employee Benefits</b>	<b>94,017.26</b>	<b>112,791.76</b>
<b>Total 600000 Employee Expenses</b>	<b>914,330.67</b>	<b>957,716.10</b>
66900 Reconciliation Discrepancies		1.28
702100 Bad debt expense		10.36

## Orient Land Trust

## Hot Springs Statement Activity PY

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
702200 Board Expenses		
702250 Meeting Expenses	1,049.78	992.45
<b>Total 702200 Board Expenses</b>	<b>1,049.78</b>	<b>992.45</b>
704300 Donor Recognition		686.47
704400 Dues & Subscriptions	65.00	
704410 Association dues	14,325.00	10,290.00
704450 Publications & subscriptions	229.00	
<b>Total 704400 Dues &amp; Subscriptions</b>	<b>14,619.00</b>	<b>10,290.00</b>
706500 Financial Fees		
706520 Bank charges & fees	386.47	223.95
706530 Credit card processing fees	45,499.37	34,086.66
706540 Direct Deposit Fees		1,241.28
<b>Total 706500 Financial Fees</b>	<b>45,885.84</b>	<b>35,551.89</b>
706800 Furniture, fixtures and equip	1,543.65	
706810 Furniture & Fixtures	2,931.95	2,560.84
720210 Equipment	6,667.04	5,277.97
720260 Software	18,768.51	83,835.60
<b>Total 706800 Furniture, fixtures and equip</b>	<b>29,911.15</b>	<b>91,674.41</b>
707000 Grants and awards	1,950.00	2,132.12
709500 Insurance		
709520 Conservation Defense Insurance	311.85	244.44
709530 Directors & officers insurance	9,875.00	8,576.24
709540 General Insurance	1,123.84	350.00
709550 Liability & Property insurance	70,146.04	71,720.33
<b>Total 709500 Insurance</b>	<b>81,456.73</b>	<b>80,891.01</b>
712500 Licenses and Permits	662.76	709.42
713300 Maintenance/Repair/ Improvement	637.90	3,300.00
713310 Parts and other	25,214.87	19,537.83
713330 Property Maintenance	98,788.01	13,784.41
713360 Property Improvements	7,064.72	46,155.38
<b>Total 713300 Maintenance/Repair/ Improvement</b>	<b>131,705.50</b>	<b>82,777.62</b>
713500 Misc / Other Expenses	1,100.00	3,443.41
715500 Occupancy expenses		
715560 Rent	1,100.00	1,707.00
715800 Utilities		
715820 Propane / Diesel fuel	662.55	1,041.50
715830 Trash Disposal	8,830.75	6,220.40
715870 Water Tests	4,473.69	2,700.00
<b>Total 715800 Utilities</b>	<b>13,966.99</b>	<b>9,961.90</b>
<b>Total 715500 Occupancy expenses</b>	<b>15,066.99</b>	<b>11,668.90</b>

## Orient Land Trust

## Hot Springs Statement Activity PY

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
715600 Office Supplies	4,985.27	205.71
716300 Postage and Delivery	1,575.11	3,228.90
716400 Printing & publications	2,271.78	2,907.90
716600 Professional fees & Consultants		
716610 Accounting fees	20,761.82	13,330.00
716620 Contractors & 1099	61,441.56	6,936.45
716640 Legal fees	3,104.72	6,460.00
<b>Total 716600 Professional fees &amp; Consultants</b>	<b>85,308.10</b>	<b>26,726.45</b>
716800 Program Supplies & Expenses	1,682.69	
716810 Program expenses	3,102.77	745.89
716850 Program supplies	23,168.49	32,650.30
<b>Total 716800 Program Supplies &amp; Expenses</b>	<b>27,953.95</b>	<b>33,396.19</b>
719600 Special Events Exp	5,673.14	-1,500.00
720100 Tax, Business		
720130 Real estate taxes	7,712.28	7,644.48
<b>Total 720100 Tax, Business</b>	<b>7,712.28</b>	<b>7,644.48</b>
720400 Telecommunications		
720410 Internet service	5,670.03	6,377.66
720450 Telephone	9,482.25	10,466.69
720451 Employee Cell Phone Program	213.39	
<b>Total 720450 Telephone</b>	<b>9,695.64</b>	<b>10,466.69</b>
720480 Web Hosting	119.94	200.00
<b>Total 720400 Telecommunications</b>	<b>15,485.61</b>	<b>17,044.35</b>
720500 Travel		
720540 Mileage,reimb gas receipt,other	3,445.59	1,995.03
<b>Total 720500 Travel</b>	<b>3,445.59</b>	<b>1,995.03</b>
722500 Vehicles	95.03	
722510 Onsite Vehicle Gasoline	7,661.72	8,054.64
722520 Other utility vehicles	791.05	
722530 Vehicle Insurance	5,266.80	4,145.78
722540 Vehicle License Plates	741.13	588.13
722550 Vehicle Maintenance and Repair	1,299.13	5,685.76
<b>Total 722500 Vehicles</b>	<b>15,854.86</b>	<b>18,474.31</b>
722800 Volunteers and Membership		858.09
719660 Premiums for members		1,303.92
722880 Volunteer Recognition	300.00	
<b>Total 722800 Volunteers and Membership</b>	<b>300.00</b>	<b>2,162.01</b>
722900 Interest Expense		-933.37

## Orient Land Trust

## Hot Springs Statement Activity PY

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
Payroll Expenses		
Wages		
Adjustment	0.00	
<b>Total Wages</b>	<b>0.00</b>	
<b>Total Payroll Expenses</b>	<b>0.00</b>	
Purchases	1,236.72	
<b>Total Expenditures</b>	<b>\$1,409,540.83</b>	<b>\$1,389,897.40</b>
NET OPERATING REVENUE	\$56,103.73	\$ -165,352.89
Other Revenue		
850500 Fixed Asset Fund Transfers		
850501 Capital Savings BDF Transfers	0.00	
<b>Total 850500 Fixed Asset Fund Transfers</b>	<b>0.00</b>	
<b>Total Other Revenue</b>	<b>\$0.00</b>	<b>\$0.00</b>
Other Expenditures		
805000 Capital Fixed Asset Expenses		
805100 New construction	0.00	
805220 New Hydro Electric	0.00	
<b>Total 805100 New construction</b>	<b>0.00</b>	
<b>Total 805000 Capital Fixed Asset Expenses</b>	<b>0.00</b>	
865000 Depreciation expense		
865100 Depreciation of buildings	70,318.47	
865300 Depreciation of FF&E	7,131.75	
865400 Depreciation of Infrastructure	21,755.13	
865500 Depreciation of computer equip.	1,778.24	
865600 Depreciation of land improvemnt	15,518.43	
865700 Depreciation of vehicles	3,993.88	
865800 Depreciation of program equip.	186,706.09	
<b>Total 865000 Depreciation expense</b>	<b>307,201.99</b>	
Reconciliation Discrepancies-1	-0.02	
<b>Total Other Expenditures</b>	<b>\$0.00</b>	<b>\$307,201.97</b>
NET OTHER REVENUE	\$0.00	\$ -307,201.97
NET REVENUE	\$56,103.73	\$ -472,554.86

E. Statement of Activities by Property\_ Everson Ranch

## Orient Land Trust

## Everson Ranch Statement of Activity PY

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
Revenue		
410000 Program Revenue		
410200 Gross Sales of Inventory		
485041 Ranch Product Sales	5,388.27	4,058.03
<b>Total 410200 Gross Sales of Inventory</b>	<b>5,388.27</b>	<b>4,058.03</b>
410500 Admission & accommodation fees	0.00	5,941.50
410600 Service Fees (vendor)		945.00
<b>Total 410000 Program Revenue</b>	<b>5,388.27</b>	<b>10,944.53</b>
420000 Fee Income		
420100 Housing Fee	6,093.38	5,744.00
<b>Total 420000 Fee Income</b>	<b>6,093.38</b>	<b>5,744.00</b>
450000 Other Revenue.		
450800 Other revenue		840.00
<b>Total 450000 Other Revenue.</b>		<b>840.00</b>
460000 Special Events/activities/fundr	3,810.00	50.00
<b>Total Revenue</b>	<b>\$15,291.65</b>	<b>\$17,578.53</b>
Cost of Goods Sold		
500000 Cost of goods sold		
500080 Ranch COGS (feed,meals etc)	3,310.86	5,786.50
500050 Ranch Other purchases		2,388.17
500090 Ranch Seeds and Plants	835.76	
<b>Total 500080 Ranch COGS (feed,meals etc)</b>	<b>4,146.62</b>	<b>8,174.67</b>
<b>Total 500000 Cost of goods sold</b>	<b>4,146.62</b>	<b>8,174.67</b>
<b>Total Cost of Goods Sold</b>	<b>\$4,146.62</b>	<b>\$8,174.67</b>
<b>GROSS PROFIT</b>	<b>\$11,145.03</b>	<b>\$9,403.86</b>
Expenditures		
600000 Employee Expenses		
610000 Gross Wages		
610100 Regular Payroll	11,924.99	40,740.18
610200 Overtime (x1.5 hourly)	243.57	519.72
610300 Holiday Overtime (1.5x)	475.82	619.42
610400 Bonus	49.22	710.00
610500 Paid Time Off	116.87	5,229.66
<b>Total 610000 Gross Wages</b>	<b>12,810.47</b>	<b>47,818.98</b>

## Orient Land Trust

## Everson Ranch Statement of Activity PY

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
620000 Payroll Taxes & Workmans Comp		
620100 CO Unemployment Tax	155.22	720.83
620200 Company 941 (SS& Med) tax	624.05	3,653.42
620500 Workers compensation insurance		0.00
620600 CO FAMLI Employer	40.50	173.22
<b>Total 620000 Payroll Taxes &amp; Workmans Comp</b>	<b>819.77</b>	<b>4,547.47</b>
630000 Employee Benefits		
630400 Staff Development	0.00	0.00
630500 Health Insurance Benefit		3,998.00
<b>Total 630000 Employee Benefits</b>	<b>0.00</b>	<b>3,998.00</b>
<b>Total 600000 Employee Expenses</b>	<b>13,630.24</b>	<b>56,364.45</b>
702200 Board Expenses		
702250 Meeting Expenses	0.00	13.43
<b>Total 702200 Board Expenses</b>	<b>0.00</b>	<b>13.43</b>
704400 Dues & Subscriptions		
704450 Publications & subscriptions	209.00	190.00
<b>Total 704400 Dues &amp; Subscriptions</b>	<b>209.00</b>	<b>190.00</b>
706500 Financial Fees		
706520 Bank charges & fees	1.45	0.00
706530 Credit card processing fees	135.62	218.39
706540 Direct Deposit Fees		41.89
<b>Total 706500 Financial Fees</b>	<b>137.07</b>	<b>260.28</b>
706800 Furniture, fixtures and equip		
706810 Furniture & Fixtures		100.00
720210 Equipment	0.00	0.00
<b>Total 706800 Furniture, fixtures and equip</b>	<b>0.00</b>	<b>100.00</b>
709500 Insurance		
709520 Conservation Defense Insurance	3.15	7.56
709530 Directors & officers insurance		745.76
709550 Liability & Property insurance	2,449.66	4,761.56
<b>Total 709500 Insurance</b>	<b>2,452.81</b>	<b>5,514.88</b>
713300 Maintenance/Repair/ Improvement		
713310 Parts and other	1,937.69	2,075.58
713330 Property Maintenance	11,169.41	16,111.51
713360 Property Improvements		1,245.92
<b>Total 713300 Maintenance/Repair/ Improvement</b>	<b>13,107.10</b>	<b>19,433.01</b>

## Orient Land Trust

## Everson Ranch Statement of Activity PY

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
715500 Occupancy expenses		
715560 Rent	842.88	842.88
715800 Utilities		
715810 Electric	5,322.34	4,463.20
715820 Propane / Diesel fuel		156.00
715830 Trash Disposal	1,340.00	1,368.00
<b>Total 715800 Utilities</b>	<b>6,662.34</b>	<b>5,987.20</b>
<b>Total 715500 Occupancy expenses</b>	<b>7,505.22</b>	<b>6,830.08</b>
716300 Postage and Delivery		2.50
716600 Professional fees & Consultants		
716610 Accounting fees	173.18	
716620 Contractors & 1099	2,981.70	3,783.00
<b>Total 716600 Professional fees &amp; Consultants</b>	<b>3,154.88</b>	<b>3,783.00</b>
716800 Program Supplies & Expenses		
716850 Program supplies	106.73	81.83
<b>Total 716800 Program Supplies &amp; Expenses</b>	<b>106.73</b>	<b>81.83</b>
720400 Telecommunications		
720410 Internet service	869.26	252.86
<b>Total 720400 Telecommunications</b>	<b>869.26</b>	<b>252.86</b>
720500 Travel		
720540 Mileage,reimb gas recpt,other	83.59	177.51
<b>Total 720500 Travel</b>	<b>83.59</b>	<b>177.51</b>
722500 Vehicles		
722530 Vehicle Insurance	53.20	128.22
722540 Vehicle License Plates	433.20	149.37
722550 Vehicle Maintenance and Repair	5,031.85	150.00
<b>Total 722500 Vehicles</b>	<b>5,518.25</b>	<b>427.59</b>
Reimbursements		
Ranch Feed Reimburse	23.16	
<b>Total Reimbursements</b>	<b>23.16</b>	
<b>Total Expenditures</b>	<b>\$46,797.31</b>	<b>\$93,431.42</b>
NET OPERATING REVENUE	<b>\$ -35,652.28</b>	<b>\$ -84,027.56</b>
Other Revenue		
850500 Fixed Asset Fund Transfers		0.00
850501 Capital Savings BDF Transfers		0.00
<b>Total 850500 Fixed Asset Fund Transfers</b>		<b>0.00</b>
<b>Total Other Revenue</b>	<b>\$0.00</b>	<b>\$0.00</b>

## Orient Land Trust

### Everson Ranch Statement of Activity PY

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
Other Expenditures		
805000 Capital Fixed Asset Expenses		4,000.00
<b>Total Other Expenditures</b>	<b>\$0.00</b>	<b>\$4,000.00</b>
NET OTHER REVENUE	\$0.00	\$ -4,000.00
NET REVENUE	<b>\$ -35,652.28</b>	<b>\$ -88,027.56</b>

E. Statement of Activities by Property\_Shared

## Orient Land Trust

## OLT Shared Statement of Activity PY

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
Revenue		
400000 Revenue-direct contributions UR		
400100 OLT Misc Memberships	360,445.83	363,817.88
400300 Cash Contributions	8,988.96	20,811.63
<b>Total 400000 Revenue-direct contributions UR</b>	<b>369,434.79</b>	<b>384,629.51</b>
450000 Other Revenue.		
450800 Other revenue	3,244.00	
<b>Total 450000 Other Revenue.</b>	<b>3,244.00</b>	
470000 Investment Income.		
470100 Change in mkt. value of invest.	21,661.75	34,659.58
470500 Dividends & int. from securitie		
470600 Interest Earned	1,006.84	7.75
<b>Total 470000 Investment Income.</b>	<b>22,668.59</b>	<b>34,667.33</b>
490000 Restricted Donations.	1,528.00	
<b>Total Revenue</b>	<b>\$396,875.38</b>	<b>\$419,296.84</b>
Cost of Goods Sold		
500000 Cost of goods sold		
500080 Ranch COGS (feed,meals etc)	0.00	0.00
<b>Total 500000 Cost of goods sold</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Cost of Goods Sold</b>	<b>\$0.00</b>	<b>\$0.00</b>
GROSS PROFIT	\$396,875.38	\$419,296.84
Expenditures		
600000 Employee Expenses		
610000 Gross Wages		
610100 Regular Payroll	0.00	2,680.87
610200 Overtime (x1.5 hourly)	0.00	0.00
610300 Holiday Overtime (1.5x)	0.00	-2,680.87
610400 Bonus	0.00	0.00
610500 Paid Time Off	0.00	0.00
<b>Total 610000 Gross Wages</b>	<b>0.00</b>	<b>0.00</b>
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		
620600 CO FAMLI Employer	0.00	0.00
<b>Total 620000 Payroll Taxes &amp; Workmans Comp</b>	<b>0.00</b>	<b>0.00</b>

## Orient Land Trust

## OLT Shared Statement of Activity PY

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
630000 Employee Benefits		
630400 Staff Development	0.00	0.00
630500 Health Insurance Benefit		0.00
<b>Total 630000 Employee Benefits</b>	<b>0.00</b>	<b>0.00</b>
<b>Total 600000 Employee Expenses</b>	<b>0.00</b>	<b>0.00</b>
702200 Board Expenses		
702250 Meeting Expenses	0.00	0.00
<b>Total 702200 Board Expenses</b>	<b>0.00</b>	<b>0.00</b>
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
<b>Total 706500 Financial Fees</b>	<b>0.00</b>	<b>0.00</b>
706800 Furniture, fixtures and equip		
720210 Equipment	0.00	0.00
<b>Total 706800 Furniture, fixtures and equip</b>	<b>0.00</b>	<b>0.00</b>
709500 Insurance		
709520 Conservation Defense Insurance	0.00	0.00
709530 Directors & officers insurance		0.00
709550 Liability & Property insurance	0.00	0.00
<b>Total 709500 Insurance</b>	<b>0.00</b>	<b>0.00</b>
713300 Maintenance/Repair/ Improvement		
713310 Parts and other	0.00	0.00
713330 Property Maintenance	0.00	0.00
<b>Total 713300 Maintenance/Repair/ Improvement</b>	<b>0.00</b>	<b>0.00</b>
716300 Postage and Delivery		0.00
716600 Professional fees & Consultants		
716610 Accounting fees	0.00	
<b>Total 716600 Professional fees &amp; Consultants</b>	<b>0.00</b>	
716800 Program Supplies & Expenses		
716850 Program supplies	0.00	0.00
<b>Total 716800 Program Supplies &amp; Expenses</b>	<b>0.00</b>	<b>0.00</b>
720500 Travel		
720540 Mileage,reimb gas recpt,other	0.00	0.00
<b>Total 720500 Travel</b>	<b>0.00</b>	<b>0.00</b>

## Orient Land Trust

### OLT Shared Statement of Activity PY

January - December 2025

	TOTAL	
	JAN - DEC 2025	JAN - DEC 2024 (PY)
722500 Vehicles		
722530 Vehicle Insurance	0.00	0.00
722550 Vehicle Maintenance and Repair	0.00	
<b>Total 722500 Vehicles</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expenditures</b>	<b>\$0.00</b>	<b>\$0.00</b>
NET OPERATING REVENUE	<b>\$396,875.38</b>	<b>\$419,296.84</b>
NET REVENUE	<b>\$396,875.38</b>	<b>\$419,296.84</b>

G. Statement of Cash Flows

## Orient Land Trust

## Statement of Cash Flows

January - December 2025

	TOTAL
<b>OPERATING ACTIVITIES</b>	
Net Revenue	402,275.92
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	-24,102.70
122030 Inventory Asset:Inventory-Other	-2,206.93
123015 Marketable securities:Fidelity Investments	-21,661.75
123025 Marketable securities:Fidelity Investments:FZCXX_Premium Money Market	-10,275.90
124020 Prepaid expenses and other:Prepaid insurance	0.00
QuickBooks Tax Holding Account	-5,916.85
200000 Accounts payable	2,958.00
105000 Bill.com Credit Card Management	4,369.82
202000 Funds Held for Others	0.00
206050 Deferred revenue & deposits:Prepayments on Reservations	2,391.98
206150 Creditor/Prepayment/Deposit Newbook	
207525 Sales and Lodging Tax:County Sales and Lodging Tax	-514.76
207550 Sales and Lodging Tax:State Sales and Lodging Tax	-573.24
208000 Payroll Liabilities	517.05
208030 Payroll Liabilities:Colorado Unemployment	-494.83
208035 Payroll Liabilities:Colorado Withholding	-646.00
208040 Payroll Liabilities:Federal 941	45.90
208045 Payroll Liabilities:Colorado FAMLI	84.17
208050 Payroll Liabilities:TASC HSA Contributions	-826.00
208055 Payroll Liabilities:Principal Group Benefit All	-345.98
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
<b>Total Adjustments to reconcile Net Revenue to Net Cash provided by operations:</b>	<b>-87,243.03</b>
<b>Net cash provided by operating activities</b>	<b>\$315,032.89</b>
<b>INVESTING ACTIVITIES</b>	
132005 Construction in progress:Construction in progress	138,863.98
132055 Construction in progress:New Hydroelectric Plant 2025	-185,933.97
132065 Construction in progress:New 20" Telescope 2025	-83,561.41
134500 Fixed assets:Land	-38,466.30
136400 Fixed assets:Vehicles	-3,000.00
<b>Net cash provided by investing activities</b>	<b>\$ -172,097.70</b>
<b>NET CASH INCREASE FOR PERIOD</b>	<b>\$142,935.19</b>
Cash at beginning of period	275,000.73
<b>CASH AT END OF PERIOD</b>	<b>\$417,935.92</b>

## **Financial Reports**

### **II. Winter Savings, Board Designated and Restricted Income**

Balance in Winter Savings Remaining

There is \$40,150.85 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. 2025 Budget Approval (DISC/DEC)**

The Internal Affairs Committee reviewed the budget and recommended the board pass this latest draft. The presentation of the budget is in two parts, first the total budget and then a breakdown by property.

Sample Motion: A board member may make a motion to approve the latest version of the 2026 draft budget as recommended by the Internal Affairs Committee and proposed by staff in the board packet for the January 24, 2026 board meeting.

2026 Budget Draft 01-09-2026	Actuals		Actuals		Actuals			Actuals	
	Budget 2026	2025	Budget 2025	2024	Budget 2024	2023	Budget 2023	2022	Notes
<b>Ordinary Income/Expense</b>									
<b>Income</b>									
400000 · Revenue-direct contributions UR									
400100 · OLT Misc Memberships	360,232	360,446	357,053	363,418	335,000	346,766	295,261	320,485	
400300 · Cash Contributions	4,685	8,989	402	811	720	21,526	720	1,730	
<b>Total 400000 · Revenue-direct contributions UR</b>	<b>364,917</b>	<b>369,435</b>	<b>357,455</b>	<b>364,229</b>	<b>335,720</b>	<b>368,292</b>	<b>295,981</b>	<b>322,215</b>	
<b>410000 · Program Revenue</b>									
410200 · Gross Sales of Inventory									
450010 · All Sales	55,371	58,454	61,102	59,780	53,000	44,864	36,891	53,588	
485041 · Ranch Product Sales	9,845	5,388	3,137	4,070	5,000	2,738	2,105	5,743	
485042 · Livestock Sales								0	
<b>Total 410200 · Gross Sales of Inventory</b>	<b>65,216</b>	<b>63,843</b>	<b>64,239</b>	<b>63,850</b>	<b>58,000</b>	<b>47,602</b>	<b>38,996</b>	<b>59,331</b>	
410500 · Admission & accommodation fees	1,400,263			1,200,905					
485051 · Reconciliation for Database HH								-12,954	
485052 · Forfeit fees					24		10		7
410500 · Admission & accommodation fees - Other		1,379,327	1,213,224		1,213,850	1,197,92	1,156,090	1,075,130	
<b>Total 410500 · Admission &amp; accommodation fees</b>	<b>1,400,263</b>	<b>1,379,327</b>	<b>1,213,224</b>	<b>1,200,929</b>	<b>1,213,850</b>	<b>1,197,93</b>	<b>1,156,090</b>	<b>1,062,183</b>	
410600 · Service Fees (vendor)	2,620	3,125	3,300	4,595	3,600	2,510	1,350	955	
<b>Total 410000 · Program Revenue</b>	<b>1,468,099</b>	<b>1,446,294</b>	<b>1,280,763</b>	<b>1,269,374</b>	<b>1,275,450</b>	<b>1,248,04</b>	<b>1,196,436</b>	<b>1,122,469</b>	
420000 · Housing Fee Income	4,200	6,093	7,200	7,996					
420100 · Ranch Rental other			500		3,000	1,590	3,000	1,485	
420200 · Ranch Events Revenue			3,000		5,600	5,624	3,000	6,340	
<b>Total 420000 · Rental Income</b>	<b>4,200</b>	<b>6,093</b>	<b>10,700</b>	<b>7,996</b>	<b>8,600</b>	<b>7,214</b>	<b>6,000</b>	<b>7,825</b>	
430000 · Government Grants (UR)									
430300 · Other gov't grants									
<b>Total 430000 · Government Grants (UR)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
450000 · Other Revenue.		11,972		1,567				1,897	
450100 · Over-under adjustments				3		106		-254	
450600 · SBA PPP Loan Forgiveness									
450650 · Employee Retention Credit									
<b>Total 450000 · Other Revenue.</b>	<b>0</b>	<b>11,972</b>	<b>0</b>	<b>1,570</b>	<b>0</b>	<b>106</b>	<b>0</b>	<b>1,643</b>	
460000 · Special Events/activities/fundr									
460100 · Special events & activities		3,810				2,000			
<b>Total 460000 · Special Events/activities/fundr</b>	<b>0</b>	<b>3,810</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	
470000 · Investment Income.									
470100 · Change in mkt. value of invest.				4,414		759		3,008	
470500 · Dividends & int. from securitie			0	30,245	0	0	0	0	
470600 · Interest Earned		24,274		723		1,000		1,313	
<b>Total 470000 · Investment Income.</b>	<b>0</b>	<b>24,274</b>	<b>0</b>	<b>35,382</b>	<b>0</b>	<b>1,759</b>	<b>0</b>	<b>4,321</b>	
480100 · In-Kind Donated Goods and Services				3,300					
490000- · Restricted Donations		21,528		22,300				0	
<b>Total Income</b>	<b>1,837,215</b>	<b>1,883,406</b>	<b>1,648,918</b>	<b>1,704,151</b>	<b>1,619,770</b>	<b>1,625,42</b>	<b>1,500,417</b>	<b>1,458,473</b>	
<b>Cost of Goods Sold</b>									
500000 · Cost of goods sold									
500010 · All Food Purchases			8,133	8,660	4,200	357	4,200	3,664	
500020 · Apparel			3,915	25,999	9,670	248		9,371	
500030 · Other	25,900	5,578	2,663	2,781	2,540				
500035 · Employee purchases				2,988	5,615			7,962	
500030 · Other - Other			2,673		1,099		9,670	2,540	
<b>Total 500030 · Other</b>	<b>25,900</b>	<b>5,578</b>	<b>5,336</b>	<b>5,770</b>	<b>2,540</b>	<b>6,714</b>	<b>9,670</b>	<b>10,502</b>	
500080 · Ranch COGS (feed,meals etc)	16,000	4,807	4,048	5,793	2,466	6,566			
500050 · Ranch Other purchases				2,388	2,410	4,384	0	6,793	4,461
500090 · Ranch Seeds and Plants	836	836	1,504		1,504	2,236			714
500100 · Ranch Breeding Fees								3,431	
500080 · Ranch COGS (feed,meals etc) - Other									
<b>Total 500080 · Ranch COGS (feed,meals etc)</b>	<b>16,836</b>	<b>5,643</b>	<b>7,940</b>	<b>8,202</b>	<b>8,354</b>	<b>8,802</b>	<b>6,793</b>	<b>8,606</b>	
500000 · Cost of goods sold - Other								561	
<b>Total 500000 · Cost of goods sold</b>	<b>42,736</b>	<b>11,221</b>	<b>27,987</b>	<b>48,631</b>	<b>24,764</b>	<b>16,121</b>	<b>20,663</b>	<b>32,704</b>	
<b>Total COGS</b>	<b>42,736</b>	<b>11,221</b>	<b>27,987</b>	<b>48,631</b>	<b>24,764</b>	<b>16,121</b>	<b>20,663</b>	<b>32,704</b>	
<b>Gross Profit</b>	<b>1,794,480</b>	<b>1,872,185</b>	<b>1,620,931</b>	<b>1,655,520</b>	<b>1,595,006</b>	<b>1,609,29</b>	<b>1,479,754</b>	<b>1,425,769</b>	
<b>Expense</b>									

2026 Budget Draft 01-09-2026	Actuals		Actuals		Actuals			Actuals	
	Budget 2026	2025	Budget 2025	2024	Budget 2024	2023	Budget 2023	2022	Notes
Village Improvements (Inactive)									
600000 · Employee Expenses		360							
610000 · Gross Wages									
610100 · Regular Payroll	710,526	647,327	677,785	716,887	667,263	675,054	631,509	569,696	
610200 · Overtime (x1.5 hourly)	13,125	12,602	17,514	18,544	13,200	20,424	13,200	16,549	
610300 · Holiday Overtime (1.5x)	11,880	15,229	15,566	5,501	13,052	12,619	10,100	9,720	
610400 · Bonus	0	20,750		22,600		13,725		12,700	
610500 · Paid Time Off	51,867	45,622	68,218	45,640	60,000	61,506	52,400	57,625	
Total 610000 · Gross Wages	787,398	741,530	779,082	809,172	753,515	783,328	707,209	666,290	
620000 · Payroll Taxes									
620100 · CO Unemployment Tax	11,270	10,222	8,098	8,380	5,100	5,284	4,905	4,695	
620200 · Company 941 (SS& Med) tax & CO FAMIL	59,079	54,740	64,084	64,135	56,492	58,954	57,319	50,728	
620500 · Workers Compensation Insurance and C	27,972	33,800	21,518	18,476	25,920	18,615	25,920	7,958	
Total 620000 · Payroll Taxes	98,322	98,762	93,699	90,991	87,512	82,853	88,144	63,381	
630000 · Employee Benefits									
630100 · Other Benefits						455		0	
630200 · SEP IRA Contribution	30,000		29,425	26,897	30,840	30,000	30,840	27,294	
630400 · Staff Development	2,119	1,321	5,000	3,059	2,400	5,721	2,400	2,335	
630500 · Health Insurance Benefit	133,999	92,696	96,442	86,834	121,000	124,459	137,000	99,146	
Total 630000 · Employee Benefits	166,118	94,017	130,867	116,790	154,240	160,635	170,240	128,775	
Total 600000 · Employee Expenses	1,051,838	934,669	1,003,648	1,016,953	995,267	1,026,81	965,593	858,446	
66900 · Reconciliation Discrepancies					1	0		-30	
702100 · Bad debt expense					10	291		1,990	
702200 · Board Expenses						0		0	
702250 · Meeting Expenses	1,899	1,050	2,013	1,006	2,500	2,463	2,500	1,652	
Total 702200 · Board Expenses	1,899	1,050	2,013	1,006	2,500	2,463	2,500	1,652	
704300 · Donor Recognition						686		1,248	
704400 · Dues & Subscriptions	65	65			686	180		180	
704410 · Association dues	5,975	14,325	10,290	10,290	8,930	9,150	8,930	9,384	
704450 · Publications & subscriptions	209	438	190	190	1,620	244	1,620	1,275	
Total 704400 · Dues & Subscriptions	6,249	14,828	10,480	11,166	10,730	9,394	10,730	10,659	
706500 · Financial Fees									
706520 · Bank charges & fees	329	388	198	224		56		22	
706530 · Credit card processing fees	44,850	45,635	33,940	34,305	37,300	37,246	37,000	32,625	
706540 · Direct Deposit Fees	1,500		2,318	1,283	3,700	4,102	3,636	931	
Total 706500 · Financial Fees	46,679	46,023	36,456	35,812	41,000	41,404	40,636	33,578	
706600 · Fundraising Expenses									
706800 · Furniture, fixtures and equip	1,544	1,544							
706810 · Furniture & Fixtures	\$1,545	2,932	100	2,661		3,538		1,063	
720210 · Equipment	7,679	6,667	7,187	5,278	3,180	20,372	3,180	5,783	
720260 · Software	20,215	18,769	15,543	83,836	5,800	6,319	1,500	6,062	
706800 · Furniture, fixtures and equip - Other						0	1,500	5,671	
Total 706800 · Furniture, fixtures and equip	30,983	29,911	22,830	91,774	8,980	30,229	6,180	18,579	
707000 · Grants and awards	1,700	1,950			2,632				
707200 · Awards & grants to individuals	150		2,300			1,500	1,269	800	
707000 · Grants and awards - Other								2,100	
Total 707000 · Grants and awards	1,850	1,950	2,300	2,632	1,500	1,269	800	2,100	
709100 · In Kind Expense									
709500 · Insurance								0	
709520 · Conservation Defense Insurance	315	315	258	252	250	230	210	195	
709530 · Directors & officers Insurance	9,875	9,875	9,746	9,322	9,332	3,998	3,900	3,778	
709550 · Liability & Property Insurance	74,179	73,720	76,537	76,832	76,182	74,483	66,400	58,885	
709560 · Workers compensation insurance									
Total 709500 · Insurance	84,369	83,910	86,540	86,406	85,764	78,711	70,510	62,858	
709700 · Interest on loans									
709720 · Loan for New Database System	0	0		0		0		0	
Total 709700 · Interest on loans	0	0	0	0	0	0	0	0	
712500 · Licenses and Permits	10	663			768		659		670
602910 · Regulatory Fees									
712500 · Licenses and Permits - Other			651			1,596		1,596	
Total 712500 · Licenses and Permits	10	663	651	768	1,596	659	1,596	670	

2026 Budget Draft 01-09-2026	Actuals		Actuals		Actuals			Actuals	
	Budget 2026	2025	Budget 2025	2024	Budget 2024	2023	Budget 2023	2022	Notes
713300 · Maintenance/Repair/ Improvement		638		3,300					
713310 · Parts and other	22,858	29,176	26,600	21,865	31,528	24,660	31,528	34,180	
713330 · Property Maintenance	65,102	109957.42	46,978	30,950	39,906	41,486	40,906	36,975	
713360 · Property Improvements	2,765	7,065	12,694	47,401	5,000	1,435	5,000	8,752	
713300 · Maintenance/Repair/ Improvement - Other					2,129			401	
Total 713300 · Maintenance/Repair/ Improvement	90,725	146,836	86,272	103,517	76,434	69,710	77,434	80,308	
713500 · Misc / Other Expenses	1,000	1,100		3,443		510		4,428	
715500 · Occupancy expenses									
715560 · Rent	1,310	1,943	780	2,550	2,395	2,981	1,104	2,525	
715800 · Utilities									
715810 · Electric	5,659	5,322	5,529	4,463	4,000	4,253	3,654	3,414	
715820 · Propane / Diesel fuel	1,238	663	854	1,198	1,464	763	1,464	1,473	
715830 · Trash Disposal	11,133		7,368	7,588	8,900	7,413	8,900	8,009	
715870 · Water Tests	2,317	4,539	2,700	2,700	2,900	2,400	2,800	2,445	
715800 · Utilities - Other		8,228							
Total 715800 · Utilities	20,347	20,695	16,451	15,949	17,264	14,829	16,818	15,341	
715500 · Occupancy expenses - Other									
Total 715500 · Occupancy expenses	21,657	22,638	17,231	18,499	19,659	17,810	17,922	17,866	
715600 · Office Supplies	2,500	4,985	1,020	206	1,404	941	1,404	957	
716300 · Postage and Delivery	2,250	1,575	4,072	3,301	3,100	3,674	2,960	2,443	
716400 · Printing & publications	2,500	2,272	3,072	2,908	2,208	3,013	2,208	1,972	
716600 · Professional fees & Consultants									
716610 · Accounting fees	16,566	20,935	14,900	13,330	13,000	12,700	12,175	11,600	
716620 · Contractors & 1099	70,982	64,423	69,360	10,719	19,000	14,772	19,000	18,664	
716640 · Legal fees	2,750	3,105	1,670	6,460	2,640	3,635	2,640	5,290	
716600 · Professional fees & Consultants - Other									
Total 716600 · Professional fees & Consultants	90,298	88,463	85,930	30,509	34,640	31,107	33,815	35,554	
716800 · Program Supplies & Expenses									
716810 · Program expenses	3,250	4,786	676	746	600	989	600	252	
716850 · Program supplies	24,250	23,417	33,309	32,611	30,000	29,680	20,724	26,651	
716800 · Program Supplies & Expenses - Other									
Total 716800 · Program Supplies & Expenses	27,500	28,202	33,985	33,357	30,600	30,669	21,324	26,903	
719600 · Special Events Exp		5,673	0		0	4,269	0	0	
720100 · Tax, Business									
720110 · County			0		0	0	0	0	
720130 · Real estate taxes	7,850	7,712	7,700	7,644	7,400	7,159	6,100	6,427	
720180 · State	0	0		0	0	0	0	0	
Total 720100 · Tax, Business	7,850	7,712	7,700	7,644	7,400	7,159	6,100	6,427	
720400 · Telecommunications									
720410 · Internet service	7,968	6,680	8,118	7,193	7,740	7,200	7,536	8,040	
720450 · Telephone	5,785	9,696		10,467		8,337	10,000		
720451 · Employee Cell Phone Program			200		0	0	0	0	
720450 · Telephone - Other		8,500			10,300	0		10,713	
Total 720450 · Telephone	5,785	9,696	8,500	10,667	10,300	8,337	10,000	10,713	
720480 · Web Hosting	40	123	2,400		600	564	492	451	
Total 720400 · Telecommunications	13,793	16,499	19,018	17,859	18,640	16,101	18,028	19,204	
720500 · Travel									
720530 · Meals									
720540 · Mileage,reimb gas receipt,other	4,150	3,529	2,173	2,173	1,500	1,505	1,500	1,344	
Total 720500 · Travel	4,150	3,529	2,173	2,173	1,500	1,505	1,500	1,344	
722500 · Vehicles									
722510 · Onsite Vehicle Gasoline	5,300							0	
722511 · Employee Gasoline									
722510 · Onsite Vehicle Gasoline - Other		7,757	8,055	8,055	8,900	12,215	8,640	9,108	
Total 722510 · Onsite Vehicle Gasoline	5,300	7,757	8,055	8,055	8,900	12,215	8,640	9,108	
722530 · Vehicle Insurance	8,012	5,320	4,546	4,274	4,300	4,251	3,500	3,130	
722540 · Vehicle License Plates	4,394	1,174	1,200	738	1,300	1,094	1,043	1,260	
722550 · Vehicle Maintenance and Repair	7,746	11,611	6,969	5,836	6,000	8,622	5,640	6,698	
Total 722500 · Vehicles	25,452	25,862	20,770	18,902	20,500	26,182	18,823	20,196	
722800 · Volunteers and Membership				858					
719660 · Premiums for members			1,304	1,304	4,000	1,844	1,800	786	
722880 · Volunteer Recognition		300	858		375	552	300		

2026 Budget Draft 01-09-2026	Actuals		Actuals		Actuals			Actuals	
	Budget 2026	2025	Budget 2025	2024	Budget 2024	2023	Budget 2023	2022	Notes
722800 - Volunteers and Membership - Other									189
Total 722800 - Volunteers and Membership	0	300	2,162	2,162	4,375	2,396	2,100	975	
Total Expense	1,513,552	1,469,910	1,450,682	1,491,010	1,367,797	1,406,96	1,302,163	1,210,327	
Net Ordinary Income	280,928	402,275	170,249	164,510	227,209	202,331	177,591	215,442	
Other Income/Expense									
Other Income									
850500 - Fixed Asset Fund Transfers									65,011
850501 - Capital Savings BDF Transfers									65,011
Total 850500 - Fixed Asset Fund Transfers	0	0	0	0	0	65,011	0	0	
Total Other Income	0	0	0	0	0	65,011	0	0	
Other Expense									
805000 - Capital Fixed Asset Expenses									65,011
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	0	0	0	0	0	
Total 805000 - Capital Fixed Asset Expenses	0	0	0	0	0	65,011	0	0	
Total Other Expense	0	0	0	0	0	65,011	0	0	
Net Other Income	0	0	0	0	0	0	0	0	
Net Income	280,928	402,275	170,249	164,510	227,209	202,331	177,591	215,442	

2026 Budget Draft 01-09-2026	Everson Ranch Property	Hot Springs Property	OLT-Shared	TOTAL	Notes
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 securities			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)	16,000.00	0.00	0.00	16,000.00	
500090 Ranch Seeds and Plants	835.76			835.76	
Total 500080 Ranch COGS (feed,meals etc)	\$ 16,835.76	\$ 0.00	\$ 0.00	\$ 16,835.76	
Total 500000 Cost of goods sold	\$ 16,835.76	\$ 25,900.00	\$ 0.00	\$ 42,735.76	
Total Cost of Goods Sold	\$ 16,835.76	\$ 25,900.00	\$ 0.00	\$ 42,735.76	
Gross Profit	\$ 3,794.24	\$ 1,425,768.74	\$ 364,916.63	\$ 1,794,479.61	
Expenditures					
600000 Employee Expenses					
610000 Gross Wages					

2026 Budget Draft 01-09-2026	Everson Ranch Property	Hot Springs Property	OLT-Shared	TOTAL	Notes
610100 Regular Payroll	52,244.00	658,282.37		710,526.37	
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				0.00	
610500 Paid Time Off	0.00	51,866.70		51,866.70	
Total 610000 Gross Wages	\$ 52,244.00	\$ 735,153.74	\$ 0.00	\$ 787,397.74	
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 Insurance Benefit	10,560.00	123,439.00	0.00	133,999.00	
Total 630000 Employee Benefits	\$ 10,560.00	\$ 155,558.45	\$ 0.00	\$ 166,118.45	
Total 600000 Employee Expenses	\$ 65,194.00	\$ 986,643.80	\$ 0.00	\$ 1,051,837.80	
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	1,500.00	0.00	1,500.00	
Total 706500 Financial Fees	\$ 117.92	\$ 46,561.08	\$ 0.00	\$ 46,679.00	
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	
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	actual
709540 General Insurance		969.08		969.08	
709550 Liability & Property insurance	3,500.00	69,710.23		73,210.23	actual

2026 Budget Draft 01-09-2026	Everson Ranch Property	Hot Springs Property	OLT-Shared	TOTAL	Notes
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	60,521.63	0.00	65,101.91	
713360 Property Improvements		2,764.99		2,764.99	
Total 713300 Maintenance/Repair/Improvement	\$ 5,119.22	\$ 85,605.56	\$ 0.00	\$ 90,724.78	
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	
716810 Program expenses		3,250.00		3,250.00	
716850 Program supplies	250.00	24,000.00	0.00	24,250.00	
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	

2026 Budget Draft 01-09-2026	Everson Ranch Property	Hot Springs Property	OLT-Shared	TOTAL	Notes
722520 Other utility vehicles		5,614.05		5,614.05	
722530 Vehicle Insurance	1,000.00	7,012.00	0.00	8,012.00	actual
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 Purchases	\$ 3,283.20	\$ 22,169.06	\$ 0.00	\$ 25,452.26	
		0.00		0.00	
Total Expenditures	\$ 88,813.74	\$ 1,424,737.83	\$ 0.00	\$ 1,513,551.57	
Net Operating Revenue	-\$ 85,019.50	\$ 1,030.91	\$ 364,916.63	\$ 280,928.04	
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	-\$ 85,019.50	\$ 1,030.91	\$ 364,916.63	\$ 280,928.04	

II. 2026 Tree Trimming/Fire Hazard Mitigation Project

**OLT Project Proposal**

**Continue Tree Trimming at the Everson Ranch and at the Hot Springs**

Staff Sponsor: ED Crystal E.

Date of Proposal: 01/09/2026

Date Range for Project: We would like the board to approve this scope of work at the January board meeting with staff scheduling, coordinating and overseeing the completion of work as time and weather allow throughout 2026.

**Description:**

The board has approved necessary trimming and taking down of old trees at the ranch for safety, liability and tree health purposes over the past four years from 2022-2025. This proposal continues this necessary work at the ranch and hot springs for tree trimming and fire mitigation.

Staff is proposing that we accept the estimate from and engage Nature's Highland Tree and Saw Mill Services again for the work in 2026. Nature's Highland is insured and skilled in hazardous tree removal. Principal Christopher A., is a longtime OLT guest and member.

The estimate from Nature's Highland in 2026 is \$200 more per day in 2026 but still much lower than other day rates we have been quoted for these services and lower than they might bid otherwise because they know and support us as an organization.

**Estimate**

\$1,000 per day with days consisting of no more than six hours and no less than 5 1/2 hrs, plus fuel reimbursement for each trip for a block of work and the tree trimming crew camping space at the hot springs and soaking privileges while they are here working.

Cost estimate (before adding 20%): \$16,750 for 16 days of work at 5.5-6 hours of work per day plus fuel reimbursements

Total with 20% Contingency is \$20,100

Sample Motion: A board member may make a motion to approve the proposed amount of \$20,100 (\$16,750 for 16 days of work and fuel reimbursements plus \$3,350-20% contingency) to continue new tree trimming and fire mitigation work at the hot springs and ranch in 2026.

### III. 2026 Tree Planting at the Everson Ranch Project

#### **OLT Project Proposal Tree Planting at the Everson Ranch**

Staff Sponsor: ED Crystal E.

Date of Proposal: 01/09/2026

The Everson Ranch, established over a century ago, is more than a collection of historic buildings—it is a living landscape shaped by land, water, and trees. Many of the original trees that once provided shade, wind protection, habitat, and visual character have been lost over time due to age.

From its earliest days, the ranch relied on trees for function and survival—windbreaks for livestock, shade for workers, erosion control along waterways, and a sense of place within an open landscape. Today, gaps in tree cover have increased soil erosion, heat exposure, and vulnerability to extreme weather. Tree planting offers a cost-effective, regenerative solution that addresses these challenges while strengthening the ranch's resilience for the next century.

The **proposed project** includes:

- Planting 200 bare-root or container-grown trees along the south and west sides of the Everson Ranch with strategic placement along roadways and pasture edges to create windbreaks.
- Planting 24 shade trees in the 'village' area to create shaded areas for naturist enjoyment
- Building cages to protect the trees as they grow
- Laying a drip line to ensure the trees are watered
- Tracking water usage to ensure that our planting plan is sustainable

Planting will take place on April 20th and 21st at our Earth Day Event and will be supported by staff, volunteers, and local partners. This community building event will help restore a historic landscape, strengthen environmental resilience, and create a lasting living legacy rooted in care for the land.

We are committed to long-term care of the planted trees. We'll lay a drip line to ensure they're watered, build wire cages to protect them, and monitor them closely over the first two years. These measures will ensure the trees thrive with sustainable water usage and continue to benefit the ranch for generations.

**This proposal seeks \$ 7,920 to plant 224 trees across the ranch property.**

Planting trees at the Everson Ranch is both an act of restoration and a promise to the future. With your support, this historic property will continue to grow—not only in history preserved, but in shade, habitat, and hope for generations to come.

Sample Motion: A board member may make a motion to approve the proposal to plant trees at the Everson Ranch in 2026, \$7,920.00 Total (\$6,600.00 plus 20% contingency of \$1,320.00.)

## Detailed Estimate

	Description	Who	Estimated Cost	Actual Cost
Trees & Plants	Saplings/seedlings purchase	Windbreak trees	\$3 per tree	\$600
Trees & Plants	Larger Trees for the village area	Shade trees	\$40 per tree*24	\$1,000
Soil & Mulch	Compost, soil amendments, mulch		\$300	\$300
Tools & Equipment	Shovels, gloves, cages, plastic		\$4,000	\$4,000
Irrigation	Hoses, drip irrigation setup		\$600	\$600
Site Prep	Clearing, marking, soil testing	Staff and volunteers		
Labor	Staff or contractor planting support	Staff and volunteers		
Volunteer Support	Snacks, water, training materials		\$100	\$100
Marketing	Printing, ads, outreach materials	Crystal & Jamie		
Events	Launch event, community planting day	Ranch working group and volunteers		
			<b>Total</b>	<b>\$6,600.00</b>
Contingency	Unexpected costs		20% contingency	<b>\$1,320.00</b>
				<b>\$7,920.00</b>

## Updates & Review “Parking Lot” Items (Items with No Request and/or Decision Needed from Board)

### **2025 Project Wrap up Report: Road Maintenance at the Hot Springs**

#### **Introduction**

At the October 19, 2024 OLT Board Meeting a proposal was presented to the board for road maintenance at the hot springs in three phases as follows:

Road Maintenance at the Hot Springs (3 Phases)

Year 1: \$40,200

Year 2: \$42,552

Year 3: \$41,752

Total: \$124,504

The proposal noted that a couple, Michael and Elaine Moravan had offered a \$20,00 donation to help with the cost of the project if the board approved it.

At the October 19, 2024 OLT Board Meeting the following motion was approved.

*Board member Roger C. made a motion to approve the \$40,200 estimate for the first year of the project. Board member Aleia S. seconded the motion. After a little further discussion, a vote was taken and the motion passed with eight board members in favor and one board member, Scott H., abstaining.*

Phase one of the project was successfully completed in December 2024 and the Moravan's \$20,000 donation was given, reducing the costs of this phase.

At the October 18, 2025 OLT Board Meeting the following motion was approved.

*Board member Aleia C. made a motion seconded by board member Terry S. to approve the costs to complete the hot springs road maintenance projects, the two remaining 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*

*The motion passed unanimously.*

#### **Wrap Up Details**

The Road Maintenance at the hot springs project was completed under budget and on time in December of 2025. Special thanks is given to Michael and Elaine Moravan for their significant and very generous donations that initiated and helped complete this project. Contractor Skoglund Excavating did a great job and made the most of our December closures last year for phase one and this year with phases two and three to finish the project. The expenses for the project in 2024 were \$40,690 and \$84,304 in 2025 adding up to \$124,944 total expenses for the project. Subtracting the generous donations for the project of \$40,000, the total expenses to OLT were \$84,994, well below the board approvals for the project that included a contingency and only slightly more (\$440) than the original estimate due to more roadbase material being needed for the project.

## 2025 Project Wrap up Report: Welcome Center Office Remodel

### Introduction

At the January 25, 2025 OLT board meeting the following motion was approved:

*Board member Aleia S made a motion seconded by board treasurer Patrick C. to approve the project proposal in the board meeting packet for the remodel of the staff office in the Welcome Center, up to a total of \$6,300 (\$5250 plus a 20% contingency.)*

*ED Crystal E. explained that the remodel would add a sliding patio door between the front desk check in area and the staff office area to help mitigate office noise and provide a more private staff office space. With a little further discussion, including that facilities staff would do the work by the April board meeting and use recycled materials where they could, the motion passed by a unanimous vote of the board.*

### Wrap Up Details

The remodel of the staff office in the Welcome Center at the hot springs was completed under budget in two phases. The first phase, the most extensive including the installation of the sliding patio door, was completed in April 2025. The second phase including removing the old cabinets along the north wall was completed in December 2025. The total expenses for the project were \$2,775.77, well below the original estimate and approval. The work was all done in house by our wonderful facilities team.

#### Office Remodel Cost Details

Glass 'wall' \$2200

Paint \$69.47

Lights\*2@\$149 (\$300)

Standing Lamp \$88

Lumber \$118.30

Total \$2,775.77

Still needed: Lumber for shelves

Left in approval \$2,474.23

## 2025 Project Wrap up Report: New Telescope at the Hot Springs

### Introduction

At the January 25, 2025 OLT board meeting the following motion was approved:

*Board member Roger C. made a motion seconded by board member Aleia S. to approve the proposal in the board meeting packet for a new 20 inch telescope at the hot springs to replace the old telescope not to exceed the cost estimate of \$101,892 (\$84,985 plus 20% contingency).*

*At the end of this discussion, a vote was taken on the motion. The motion passed with five votes of board members present in favor of purchasing the telescope and two votes opposed. Board member Roger C. commented that even though there was disagreement, he was proud of the process. He also offered a \$100 donation toward the purchase of the new telescope.*

### Wrap Up Details

The New Telescope Project for 2025 was completed under budget and on time for the Membership Appreciation Weekend and Annual Board Meeting event in July of 2025. Special thanks is given to Astronomy Program lead volunteer Mark C. for the hundreds of hours he spent on the project and the time he continues to spend leading programs and training other volunteers. OLT staff were extremely helpful when needed as well. The total expenses for the project were \$83,561.41 which is below the original estimate and approval.

#### New Telescope Project Cost Details

Telescope update:

\$84,985 + 20% contingency  
\$101,892 approved

Telescope installed!

Total spent: \$83,561.41

Under approval w/o contingency: \$1,423.59

Under Approval with contingency: \$18,330.59

#### Revenue from Old Telescope Parts Sold

Optics \$7,850

Hand Controller \$112

Mount \$700

Total: \$8,662

DONATIONS: \$11,637.24

TOTAL Revenue from Sales and Donations: \$20,299.24

Total spent minus total of donations and sales: \$63,262.17

## 2025 Project Wrap up Report: Tree Trimming at the Ranch and Hot Springs

### Introduction

At the January 25, 2025 OLT board meeting the following motion was approved:

*Board member Patrick C. made a motion seconded by board treasurer Bill M. to approve the proposal in the board meeting packet to continue the tree trimming project at the ranch and do some trimming of trees at the hot springs tent camping area not to exceed the cost estimate of \$19,200 (\$16,000 plus 20% contingency). ED Crystal E. explained that there would be some work done in the main tent camping area at the hot springs in February to address some safety concerns, with the majority of the work being done at the ranch. Without further discussion, the motion passed by a unanimous vote of the board.*

### Wrap Up Details

Tree trimming at the hot springs and ranch in 2025 was completed under budget in four phases of four days each, sixteen days of work total. The phases included trimming trees at the hot springs in February and December 2025 and work at the Everson Ranch in July and October 2025. The total expenses for the project were \$13,237.49, well below the original estimate and approval. The expenses included the day rate and fuel reimbursement expenses as proposed and approved. The work was done well by Nature's Highland as proposed. The Nature's Highland team was very professional and productive and accomplished a lot in their work days. The work was successfully coordinated by OLT staff.

## **Telescope Fundraising Update**

See the 2025 Project Wrap up Report: New Telescope at the Hot Springs on page 73 for information on the donations received for this project.

## **Solar Project Feasibility Study Update**

No additional information for the packet.

## **Policy Review**

Terry S. has volunteered to lead the Internal Affairs Committee (IAC)- request motion

Sample motion: A board member may make a motion to approve board member vice chair Terry S. to lead the Internal Affairs Committee.