

2026 Approved Budget w Traditional YtY compare

Tuesday, December 16, 2025

Following is the approved 2026 Full Budget for Bonner Peak Landowners' Association. This was approved during the Winter Meeting on December 13, 2025

2026 Operational Budget Day to day expenses needed to maintain roads, dumpsters, ranch vehicles, facilities, and utilities such as the entrance lighting

2026 Reserve Contribution A 'per lot' assessment to continue reserve build up to mitigate future capitol expenses such as the grader or emergency expenses

INCOME	2025 Budget	2026 Prop	Reason for Change
4000 - Assessments	\$76,260.00	\$77,900.00	Increases with insurance, culverts, etc.
4001 - Special Assessments			
4002 - Equipment Reserve Assessment	\$5,740.00	\$8,200.00	Fund Long Term Reserve Plan
4006 - Prior YR Budget Surplus	\$5,037.72	\$0.00	Presume 2025 extra to reserve
4010 - Snow Removal			
4020 - Finance Charges	\$55.00	\$55.00	
4030 - Transfer from Reserve			
4040 - Miscellaneous income			
4900 - Interest Income			
8005 - Sale of Asset			
Total Operational Income sans Reserve	\$81,352.72	\$77,955.00	Totals w Reserve Redacted

ASSESSMENTS	2025/lot	2026/lot	2026 Association Total
Requested OP Assessment per Lot	\$930.00	\$950.00	\$77,900.00
Requested Reserve Contribution	\$70.00	\$100.00	\$8,200.00
Total Annual Assessment	\$1,000.00	\$1,050.00	\$86,100.00

See page 2 for expenses

EXPENSES	2025 Budget	2026 Prop	Reason for Change
Administration			
5000 - Bank Charges	\$0.00	\$0.00	
5625 - Dumpster	\$6,000.00	\$6,000.00	
5650 - Administrative	\$385.00	\$473.88	Bluehost 2026 Est \$473.88
5675 - Insurance	\$7,499.90	\$8,249.90	Assume 10% YtY increase per trends
5725 - Meeting Expense	\$600.00	\$600.00	
5750 - Miscellaneous Expense	\$0.00	\$0.00	
5775 - Office Supplies & Postage	\$300.00	\$300.00	
5800 - Ranch Protection	\$1,000.00	\$1,000.00	
5825 - Professional Services	\$5,900.00	\$5,900.00	
5850 - Contingency Funds	\$1,188.75	\$973.87	Adjusted to "round" assessments
5850 - Special Project	\$0.00	\$0.00	
Total Administration	\$22,873.65	\$23,497.65	
Road Expenses			
Road Expenses (Wages)			
5926.1 - Equipment Maint & Repair - BPLA	\$5,000.00	\$5,000.00	
5926.2 - Equipment Maint & Repair - Cont			
5927 - Grader Operation	\$8,200.00	\$8,200.00	
5928.1 - Snow Removal Operations - BPLA	\$2,280.00	\$2,280.00	
5928.2 - Snow Removal Operations - Cont			
Road Expenses (Equip. Repair & Maint.)			
5930 - Grader Parts	\$2,500.00	\$2,500.00	
5931 - Snow Plow parts	\$2,700.00	\$2,700.00	
Road Expenses (Other)			
5940 - Fuel	\$3,400.75	\$3,400.75	
5950.1 - Road Maint & Culverts - Labor	\$2,500.00	\$3,500.00	Multi-year overspend area
5950.2 - Road Maint & Culverts - Material			Boost 2026=2025+\$1K
5951.1 - BPLA Facilities Maint - Labor	\$900.00	\$900.00	
5951.2 - BPLA Facilities Maint - Material			
5960.1 - Road Material - Rock Products	\$23,500.00	\$23,500.00	
5960.2 - Road Material - Contract Delivery			
Total Road Expenses	\$50,980.75	\$51,980.75	
Government & Utilities			
Taxes and Licenses			
6005 - Colorado Registrations	\$53.00	\$69.00	Adjust to 2025 actual
6010 - FICA & Medicare	\$1,026.00	\$1,026.00	
6020 - Federal Unemployment	\$79.80	\$79.80	
6030 - Snow Plow Vehicle Registration	\$215.00	\$215.00	
6560 - Colorado Unemployment	\$136.80	\$136.80	
Utilities/Entrance Light			
7000 Utilities/Entrance Light	\$950.00	\$950.00	
Total Government & Utilities	\$2,460.60	\$2,476.60	
Total Expenses =	\$76,315.00	\$77,955.00	