

**Bonner Peak Financial Summary**

FROM: 1/1/2025

THRU: 12/31/2025

# Days

December 31, 2025

% of year completed

99.7%

365

**Final : No changes of substance from preliminary****SUMMARY****Like October and November, December also finished under budget adding to our overall surplus.****Income**

- o No additional payments were expected or received.
- o A miscalculation was discovered in 2024 end of year close which changes our 2024 to 2025 surplus rollover value from \$10,979.61 to \$10,888.61. Since the surplus was rolled into our 2025 operational base, the correction ripples through to our 2025 end of year total and is reflected here

**Expenses**

- o Expenses continued their under budget behavior mostly due to minimal snow/road expenses
  - > Grader operational labor at 79%
  - > Snow removal labor at 29%
  - > Road Material at 92%
  - > Fuel Expenses at 75%
  - > Facilities at 11%
  - > Taxes at 78%

**Result**

- o Corrected operational 2025 surplus projected at \$9947.42 of which \$593 will be shifted to 2026 Operational. This is to cover the late breaking website security upgrade cost. The \$9,354.42 remainder will be shifted to reserve.
- o Reminder that financially, BPLA will be reporting a loss for 2025. As stated above, things have been operationally super and over the last several years, we have made great progress increasing reserve. Mid-year, we discovered that our reserve liability account was not being updated and with our accountant, moved to correct. This shift actually is considered a reduction in income (and taxed as income when it is used). It was substantial enough to take us negative from a net income perspective (did not take much). So, we are not horribly insolvent. Rather we are seeing the effect of different tax treatment of the reserve account.

OP INCOME (Actual received sans reserve)	2025 Budget	2025 Actuals	Difference ( )		Comments
			Favorable	% Collected	
% of year completed				99.7%	
4000 - Assessments	\$76,260.00	\$76,260.00	\$0.00	100.0%	AR \$76,260 is actual
4001 - Special Assessments					AR \$2100 -> Reserve
4002 - Equipment Reserve Assessment					AR \$5740-> Reserve
4006 - Prior YR Budget Surplus		\$4,946.72	(\$4,946.72)		AR \$10888.61 (corrected):
4010 - Snow Removal					\$5,941.89K -> Reserve
4020 - Finance Charges	\$55.00	\$718.45	(\$663.45)	1306.3%	
4030 - Transfer from Reserve					AR (\$46,317.38) -> AC2015
4040 - Miscellaneous income					
4900 - Interest Income					AR \$669.58 -> Reserve
8005 - Sale of Asset					
<b>Total Operational Income sans Reserve</b>	<b>\$76,315.00</b>	<b>\$81,925.17</b>	<b>(\$5,610.17)</b>	<b>107.4%</b>	<b>AR \$50,059.26</b>

EXPENSES	2025 Budget	2025 Actuals	Remaining (neg=over)	% Expended	
<b>Administration</b>					
5000 - Bank Charges	\$0.00	\$0.00	\$0.00	0.0%	
5625 - Dumpster	\$6,000.00	\$4,993.09	\$1,006.91	83.2%	Expect ~\$1K under
5650 - Administrative	\$385.00	\$769.12	(\$384.12)	199.8%	Expect \$385 over
5675 - Insurance	\$7,499.90	\$7,161.00	\$338.90	95.5%	Expect \$339 under
5725 - Meeting Expense	\$600.00	\$548.48	\$51.52	91.4%	Year end photo finish
5750 - Miscellaneous Expense	\$0.00	\$0.00	\$0.00	∞	Done
5775 - Office Supplies & Postage	\$300.00	\$298.42	\$1.58	99.5%	Done
5800 - Ranch Protection	\$1,000.00	\$1,083.00	(\$83.00)	108.3%	Done
5825 - Professional Services	\$5,900.00	\$5,815.17	\$84.83	98.6%	Planned overage \$350
5850 - Contingency Funds	\$1,188.75	\$0.00	\$1,188.75	0.0%	Expect total windfall
5870 - Vandalism Repair/Camera	\$0.00	\$3,540.83	(\$3,540.83)	∞	Planned overage \$3.5K
<b>Total Administration</b>	<b>\$22,873.65</b>	<b>\$24,209.11</b>	<b>(\$1,335.46)</b>	<b>105.8%</b>	
<b>Road Expenses</b>					
<b>Road Expenses (Wages)</b>					
5926.1 - Equipment Maint & Repair - BPLA	\$5,000.00	\$612.50	(\$2,405.20)	148.1%	Combined grader & snow plow still under budget
5926.2 - Equipment Maint & Repair - Cont		\$6,792.70			
5927 - Grader Operation	\$8,200.00	\$6,475.00	\$1,725.00	79.0%	Expect \$1.7 K under
5928.1 - Snow Removal Operations - BPLA	\$2,280.00	\$595.00	\$1,685.00	26.1%	Expect \$1.7K under
5928.2 - Snow Removal Operations - Cont		\$0.00			
<b>Road Expenses (Equip. Repair &amp; Maint.)</b>					
5930 - Grader Parts	\$2,500.00	\$2,353.35	\$146.65	94.1%	
5931 - Snow Plow parts	\$2,700.00	\$39.89	\$2,660.11	1.5%	Offset grader excess
<b>Road Expenses (Other)</b>					
5940 - Fuel	\$3,400.75	\$2,570.74	\$830.01	75.6%	Expect \$830 under
5950.1 - Road Maint & Culverts - Labor	\$2,500.00	\$3,938.66	(\$2,320.46)	192.8%	Lots of culvert work Above expected trend
5950.2 - Road Maint & Culverts - Material		\$881.80			
5951.1 - BPLA Facilities Maint - Labor	\$900.00	\$52.50	\$803.20	10.8%	Below expected trend
5951.2 - BPLA Facilities Maint - Material		\$44.30			
5960.1 - Road Material - Rock Products	\$23,500.00	\$16,462.46	\$1,945.04	91.7%	Roadwork done
5960.2 - Road Material - Contract Delivery		\$5,092.50			
<b>Total Road Expenses</b>	<b>\$50,980.75</b>	<b>\$45,911.40</b>	<b>\$5,069.35</b>	<b>90.1%</b>	
<b>Government &amp; Utilities</b>					
<b>Taxes and Licenses</b>					
6005 - Colorado Registrations	\$53.00	\$69.00	(\$16.00)	130.2%	State fees +\$16 budget
6010 - FICA & Medicare	\$1,026.00	\$797.90	\$228.10	77.8%	
6020 - Federal Unemployment	\$79.80	\$46.20	\$33.60	57.9%	
6030 - Snow Plow Vehicle Registration	\$215.00	\$185.72	\$29.28	86.4%	Done
6560 - Colorado Unemployment	\$136.80	\$84.49	\$52.31	61.8%	
<b>Utilities/Entrance Light</b>					
7000 Utilities/Entrance Light	\$950.00	\$673.93	\$276.07	70.9%	
<b>Total Government &amp; Utilities</b>	<b>\$2,460.60</b>	<b>\$1,857.24</b>	<b>\$603.36</b>	<b>75.5%</b>	
<b>Total Expenses =</b>	<b>\$76,315.00</b>	<b>\$71,977.75</b>	<b>\$4,337.25</b>	<b>87.9%</b>	BM Total Chk <b>\$66,819.98</b>

	2025 Bud	2025 Act
<b>Net Income</b>	<b>\$0.00</b>	<b>\$9,947.42</b>

In the Bank	As of	2025-12-31	w Chks Out	Outstanding	
Checking Account balance		\$11,053.83	\$10,723.70	\$44.30	5423
Money Market Fund		\$68,586.69	\$68,586.69	\$220.83	5424
<b>TOTAL</b>		<b>\$79,640.52</b>	<b>\$79,310.39</b>	<b>\$65.00</b>	<b>5425</b>

Money Market Fund Allocations	As of	2025-12-31
Money Market Fund Total		\$68,586.69
2025 Rev Shortfall Mitigation		\$0.00
2026 Prepaid Deposit (2500)		\$1,000.00
Traditional BPLA Reserve		\$67,586.69
Interest earned 2025 YTD on reserves		\$669.58

\$0.00	0
\$0.00	0

\$ 824.23 Per Lot

Reserve Check **Good**

Reserve Audit	As of	2025-12-31
Incoming Reserve Balance Jan 1, 2025		\$54,332.16
2024 Surplus transfer to Reserves		\$0.00
Reserve deposits from assessments		\$12,584.95
Interest earned YTD		\$669.58
Total 2025 Reserve Deposits		\$13,254.53
Reserve Expenses YTD		\$0.00
<b>2015 Reserve Balance</b>		<b>\$67,586.69</b>

As of 2025-12-31

Reserve Allocations	Target	Amount	% Funded
General Reserve	\$ 5,000.00	\$ 5,000.00	100%
Storm Reserve	\$ 6,000.00	\$ 6,000.00	100%
Equipment Reserve	\$ 100,000.00	\$ 56,586.69	57%
<b>Total</b>	<b>\$ 111,000.00</b>	<b>\$ 67,586.69</b>	<b>61%</b>