

**KEN-CARYL RANCH  
MASTER ASSOCIATION**

**2018  
ANNUAL PLAN**

Approved  
December 12, 2017

REVENUE & EXPENSE SUMMARY (000)

	2015 ACTUAL @\$46	2016 ACTUAL @\$48	2017 PLAN @ \$49	2017 PROJ. EST. @ \$49	2018 PLAN @ \$52
<b>REVENUE</b>					
4010 MONTHLY DUES PG2 *	2482	2700	2757	2770	2935
4011 INTEREST/LATE CHARGES PG4	11	10	11	12	12
4012 TRANS/REFI FEE PG4	13	15	14	13	13
4030 OTHER INCOME PG4	29	7	8	8	8
4031 INTEREST REV PG4	2	5	5	7	6
4033 CABLE T.V.& T-MOBILE PG4	51	52	54	54	55
4034 ADVERTISING PG4	146	152	150	142	147
4035 LEGAL COLLECTIONS PG4	46	40	35	20	25
CHRISTMAS TREES	0	3	0	3	3
PRAIRIE DOG RELOCATION	10	0	0	0	0
4040 TENNIS FEES PG4	4	4	4	4	4
SUB TOTAL	2794	2988	3038	3033	3208
PROJECTED PRIOR YEAR END BALANCE		73	40	40	166
SUB TOTAL		3061	3078	3073	3374
4015 EQ BOARDING REV PG5	452	431	452	450	494
4016 EQ OTHER REV PG5	23	24	24	26	26
4018 EQ ACADEMY TUITION PG5	80	84	85	65	85
4020 EQ HORSE USE PG5	35	36	36	28	36
4022 EQ CAMP TUITION PG5	13	13	13	12	12
SUB TOTAL	603	588	610	581	653
TOTAL REVENUE	3397	3649	3688	3654	4027
<b>EXPENSES &amp; RESERVES</b>					
GENERAL OPERATIONS PG6	517	502	509	499	531
OPERATIONS AND MAINTENANCE PG9	804	951	995	950	1010
ADMINISTRATION PG12	323	318	337	322	320
OPEN SPACE MAINTENANCE PG17	580	579	632	636	530
ONE TIME PROJECTS	0	336	305	200	683
SUB TOTAL	2224	2686	2778	2607	3074
EQUESTRIAN OPERATIONS PG14	473	445	477	462	520
EQUESTRIAN RIDING SCHOOL PG14	129	132	133	115	133
SUB TOTAL	602	577	610	577	653
TOTAL EXPENSES	2826	3263	3388	3184	3727
RESERVE REPLACEMENT FUNDING PG21	250	250	250	250	250
CONTINGENCY	8	12	50	50	50
TOTAL EXPENSES & RESERVE	3084	3525	3688	3484	4027
NET INCOME (LOSS)	312	113	0	166	0

\*2018 RESIDENTIAL DUES @\$52/MONTH, APARTMENTS @\$40/MONTH AND COMMERCIAL PROPERTY @\$36/MONTH/ACRE

KEN-CARYL RANCH MASTER ASSOCIATION  
2018

MONTHLY DUES ASSUMPTION FOR REVENUES

RESIDENTIAL

4,146 Units @\$52.00 per month  
250 Apartments @\$40.00 per month

REVENUE

\$2,587,104  
\$120,000

COMMERCIAL

527 Assessments @ \$36/Month

\$227,664

TOTAL RESIDENTIAL & COMMERCIAL REVENUE

\$2,934,768

KEN-CARYL RANCH MASTER ASSOCIATION  
2018 BUDGET  
BUDGET ASSUMPTIONS  
REVENUE RECAP

- 4010 Monthly Dues - Revenue from monthly, \$52.00 residential member assessments, \$40.00 apartment units and commercial assessment at \$36.00 an acre or fraction thereof.
- 4011 Interest/Late charges - Amounts collected for interest and late charges for delinquent homeowners' assessments.
- 4012 Transfer Fees - \$50.00 per unit fee collected for processing each resale on the Ken-Caryl Ranch and \$25.00 per unit for each refinance status letter.
- 4030 Other Income – Miscellaneous income.
- 4031 Interest Income - Interest received on Association funds in interest-bearing accounts
- 4033 Cable TV and T-Mobile - Revenue from Cable TV (\$28,000) and Ranch House T-Mobile cellular site (\$27,000).
- 4034 Advertising - Revenue generated from ads placed in the bi-weekly newsletter.
- 4035 Legal Collections (Delinquencies) - Attorney fees expended by KCRMA which are then collected by the Association during the delinquency process.
- 4040 Tennis Fees – Fees collected from tennis program participants to help reserve for the cost of replacing the courts at the Ranch House and Bradford Recreation Center.
- 4015 Equestrian Center Boarding Revenue – Revenue for horses boarded at the center. A surcharge will be added whenever the price of hay exceeds \$220/ton and/or when shavings exceed \$/yd. Total horses - 110.
- 4016 Equestrian Center Other Revenue - Revenue for Equestrian service fees, arena usage, tack storage and trailer parking.
- 4018 Equestrian Riding Academy Tuition – Revenue received from lesson programs.
- 4020 Equestrian School Horse Use - Revenue from lesson leases of KCRMA owned/leased horses.
- 4022 Equestrian Center Summer Camp Tuition – Revenue received from summer camp programs.

## EXPENSE RECAP

General Operations – Provides for operational services to the Association

Operations and Maintenance – Provides for association maintenance responsibilities

Administration – Provides for association management and financial services

Open Space Maintenance – Provides for management and maintenance of non-irrigated lands including properties owned and leased by the Metropolitan District in accordance with the 2013 Cooperative Agreement.

Equestrian Operations – Provides for Equestrian boarding services

Equestrian Riding School – Provides for Equestrian Riding School program

Reserve Funding – Annual contribution to the Reserve Fund from assessments, a contribution is also made from the Equestrian operation

Contingency – Provides funds to be used by the Board as needed during the year for unanticipated projects.

One Time Projects - These are projects that are anticipated to be completed in the year budgeted in this case 2018. They are not expected to continue as a regular annual expenditure and therefore not have an ongoing annual requirement for funding. However, some may require multiple years of funding to complete.

GENERAL OPERATIONS (000)

		2015 ACTUAL	2016 ACTUAL	2017 PLAN	2017 PROJ. EST.	2018 PLAN
5500	WAGES/SALARIES	114	119	100	105	115
5501	RECEPTIONISTS	24	26	26	26	29
5506	PAYROLL TAXES	9	9	8	8	9
5507	EMPLOYEE BENEFITS	4	3	5	10	11
5510	RETIREMENT PLAN	4	5	3	3	6
5520	OFFICE SUPPLIES	5	5	7	7	7
5525	TELEPHONE	9	9	9	6	6
5530	POSTAGE	8	7	8	8	8
5535	INSURANCE	148	142	141	146	142
5540	LEGAL/GENERAL	13	9	10	10	10
5539	LEGAL/COVENANTS	2	0	6	2	6
5542	CONSULTANT	6	5	6	4	6
5546	AUDIT	8	8	9	9	9
5555	WEB SITE	2	3	3	3	5
5565	PRINTING/COPYING	7	7	7	7	8
5567	NEWSPAPER (1)	95	100	109	104	112
5568	NEWCOMER/PUBLIC INFO/COUPONS	5	3	4	4	4
5570	COMPUTER SERVICE/SUPPLIES	13	11	12	12	18
5590	ARCHITECTURAL CONSULTANT	10	9	10	12	12
5592	CONTRACT COVENANT INSPEC.	18	18	19	6	0
5599	SPECIAL EVENTS	6	4	7	7	8
	MISCELLANEOUS	7				
<b>TOTAL</b>		<b>517</b>	<b>502</b>	<b>509</b>	<b>499</b>	<b>531</b>

KEN-CARYL RANCH MASTER ASSOCIATION  
2018 BUDGET  
BUDGET ASSUMPTIONS  
GENERAL OPERATIONS EXPENSES

- 5500      Salaries & Wages – Salaries for Community Relations Director, Community Standards Administrator/Architectural Coordinator and part time support.
- 5501      Receptionists- 50% of costs associated with receptionist duties during business hours and hostess meetings. (shared with KCRMD)
- 5506      Payroll Taxes – Employer’s share of FICA and Unemployment Insurance.
- 5507      Employee Benefits - Major medical, Long-Term Disability, Dental and Life Insurance.
- 5510      Retirement – A retirement benefit with KCRMA contributing an equal match of employee contributed funds up to 6% of wages for full-time employees and 3% for part-time employees.
- 5520      Office Supplies – Office supplies, forms and equipment needed to perform the day-to-day operations of the Master Association.
- 5525      Telephone – Costs for phone lines and phone system lease payment. (shared with KCRMD).
- 5530      Postage – Costs for Association postage charges and rental of postage meter. (shared with KCRMD)
- 5535      Insurance – General Liability insurance, Director and Officer Liability insurance, Work Comp., Autos, Umbrella and Property insurance for the Equestrian Center Buildings. (KCRMD insures the other buildings)
- 5540      Legal/General – Attorney to provide general legal advice to the Master Association staff and the Board of Directors.
- 5539      Legal/Covenants – Legal expenses to enforce covenants.
- 5542      Consultant – Fees for consultants as determined by the Board including payroll service.
- 5546      Audit – Annual Audit services.
- 5555      Web Page- Costs shared with KCRMD for maintaining our web page.
- 5565      Printing/Copying - Costs for operation of copy machine including paper, supplies, and maintenance costs. (shared with KCRMD)

- 5567      Newspaper - Costs of printing and distribution of a bi-weekly publication of the newsletter.
- 5568      Newcomer/Public Information - Printing of Master Association guidelines and documents, information brochure, special resident mailings, community guides and maps.
- 5570      Computer Service – Shared costs with KCRMD for supplies for computer operations, and maintenance on equipment. Also, includes software and hardware costs.
- 5590      Architectural Consultant - Services of contract architect serving on the Committee as specified in the legal documents of the Association as a fiduciary duty of the Board of Directors.
- 5592      Contract Covenant Inspection – No longer used.
- 5599      Special Events - Costs to provide two community special events.



OPERATIONS & MAINTENANCE (000)

		2015 ACTUAL	2016 PLAN	2017 PLAN	2017 PROJ. EST.	2018 PLAN
5313	SIGNAGE	6	6	6	6	6
5314	STREET LIGHTS	27	28	28	28	28
5315	RESIDENTIAL TRASH/RECYCLING	593	600	640	615	640
5317	HISTORICAL SOCIETY COMMITTEE	14	7	7	7	7
5320	RANCH HOUSE MAINT/UTILITIES	45	50	50	60	60
5327	DRAINAGE REPAIR	74	100	100	100	100
5328	IRRIGATION	0	110	110	110	110
5333	TREES	5	5	5	5	10
5331	SIGN PATROL	6	6	6	6	6
5306	ASPHALT PATH REPAIRS	0	2	2	2	2
5307	ADA MODIFICATIONS	0	25	15	0	15
5308	KC2020/CP IMPLEMENTATION	2	1	0	0	0
5325	CHATFIELD FENCE COLUMNS	18	0	0	0	0
5324	RH POOL UPGRADES	5	0	0	0	0
5332	SNOW REMOVAL	3	5	5	5	5
5345	SECURITY	6	6	6	6	6
	CONCRETE REPAIRS	0	0	15	0	15
<b>TOTAL</b>		<b>804</b>	<b>951</b>	<b>995</b>	<b>950</b>	<b>1010</b>

KEN-CARYL RANCH MASTER ASSOCIATION  
2018 BUDGET  
BUDGET ASSUMPTIONS  
OPERATIONS AND MAINTENANCE

- 5313 Signage- Maintenance of community signs and marquees.
- 5314 Street Lights- Electricity and repair of lights along major streets where there are not any homes (Chatfield, Ken Caryl Ave., Valley Parkway).
- 5315 Trash and Recycling Service - Cost for weekly trash and recycling pick-up at all residential properties, Ranch House, Community Center, Parks Shop and the Equestrian Center. Also, regular service, estimated to be 50 times a year, on a 40 yard roll off. In addition to the base contract there is funding for a fuel surcharge.
- 5317 Historical Society Committee - Miscellaneous repairs, supplies and support for preservation of historical sites.
- 5320 Ranch House Maintenance and Utilities- Shared cost for maintenance and utilities of the Ranch House (KCRMD pays remainder).
- 5327 Drainage- Repairs to existing drainage. There are funds available from prior years and plans to provide additional funding in the future.
- 5328 Irrigation - Cost to replace sections of the irrigation system in conjunction with KCRMD.
- 5333 Trees – Annual expense to plant new trees in the green belts.
- 5331 Sign Patrol – This is the cost to contract with the MD for weekend sign patrol on the Ranch. \$75 per patrol – April – October 2 times per week, November – March 1 time per week.
- 5306 Asphalt Path Repairs – Cost to perform minor repairs to the asphalt path system while the entire system is converted to concrete over the next 5/6 years.
- 5307 ADA Updates – Costs to make ADA compliant updates to Ranch facilities.

- 5325 Chatfield Fence Columns – Costs to repair brick columns included in the fence along Chatfield Ave. Completed in 2015
- 5324 RH Pool Upgrades – Costs to diagnose and repair leak in wading pool circulation system. Completed in 2015
- 5332 Snow Removal – Snow removal services provided by the MD on open space trails.
- 5345 Security – The Master Association share of the cost to provide contract roving security patrol during the spring and summer two security officers for five hours each Friday and Saturday 9pm- 2am. Additional evenings might be added as necessary. The total cost to be shared between KCRMA and KCRMD.

Concrete – Annual costs to repair concrete trails, sidewalks, pool decks.

ADMINISTRATION

		2015 ACTUAL	2016 ACTUAL	2017 PLAN	2017 PROJ. EST.	2018 PLAN
5600	WAGES/SALARIES	200	213	195	195	182
5606	PAYROLL TAXES	16	14	15	15	15
5607	EMPLOYEE BENEFITS	19	21	26	26	27
5610	RETIREMENT PLAN	12	13	12	10	11
5615	EMPLOYEE EXPENSE	5	8	7	7	7
5621	BOARD EXPENSES	3	2	4	4	4
5616	MEETING EXPENSES	2	2	3	3	3
5617	ELECTION/ANNUAL MEETING	2	1	6	6	6
5618	EMPLOYEE EDUCATION	1	1	1	1	1
5619	BANK CHARGES	1	1	1	1	1
	SALARY ADJ./BONUS'	0	0	18	20	24
5645	LEGAL/DELINQUENCIES	45	40	35	20	25
5650	DUES,FEES,SUBSCRIPTIONS	6	1	4	4	4
5670	DUES WRITE OFFS	11	1	10	10	10
	TOTAL	323	318	337	322	320

KEN-CARYL RANCH MASTER ASSOCIATION  
2018 BUDGET  
BUDGET ASSUMPTIONS  
ADMINISTRATION EXPENSES

- 5600 Wages/Salaries – Salaries for Executive Director and Finance Manager.
- 5606 Payroll Taxes – Employer’s share of FICA and Unemployment Insurance.
- 5607 Employee Benefits - Major medical, Long-Term Disability, Dental and Life Insurance.
- 5610 Retirement – A retirement benefit with KCRMA contributing an equal match of employee contributed funds up to 6% of wages for full-time employees.
- 5615 Employee Expense – Business expenses incurred by employees including costs for Executive Director to attend one National CAI Conference.
- 5616 Meeting Expense – Miscellaneous expenses associated with Board of Directors and meetings.
- 5621 Board Expenses – Expenses incurred by Board members in the line of their service. Includes thank you gifts for retiring Board/Committee members.
- 5617 Election/Annual meeting - Costs associated with election, annual meeting and Volunteer thank you dinner.
- 5618 Employee Education- Education classes for employees.
- 5619 Bank Charges- Bank service charges.
- 5645 Legal/Delinquencies – Lien filing fees and related legal charges associated with the pursuit of members’ delinquent accounts.
- 5650 Dues, Books, Subscriptions, Fees – The Association subscribes to publications necessary to remain alert and aware of trends in development, changes in law and property conveyances, architecture, computer and financial matters. The Association belongs to professional organizations, e.g., Community Association Institute, and organizations related to Association management and operation. Fees are paid to Foothills thru the Metropolitan District to provide the opportunity for residents of Mountain Gate to use the indoor facilities at the Ridge.

EQUESTRIAN

		2015	2016	2017	2017	2018
		ACTUAL	ACTUAL	PLAN	PROJECTED EST.	PLAN
	EQ BOARDING REV PG5 *	452	430	452	450	494
	EQ OTHER REV PG5	23	24	24	26	26
	EQ ACADEMY TUITION PG5	80	84	85	65	85
	EQ HORSE USE PG5	35	36	36	28	36
	EQ CAMP TUITION PG5	13	13	13	12	12
	<b>TOTAL REVENUE</b>	603	587	610	581	653
	*Assumes average feed cost \$220/ton if costs increase a sur charge will be assessed					
	**Assumes average bedding cost \$3.50/cu yd if costs increase a sur charge will be assessed					
		2015	2016	2017	2017	2018
		ACTUAL	ACTUAL	PLAN	PROJECTED EST.	PLAN
5700	FACILITY MAINTENANCE	7	6	12	18	18
5701	EQUIP.MAINTENANCE	3	4	7	7	7
5702	FEED/GRAIN	149	133	143	133	143
5722	PIPE PEN SAND	5	4	5	5	5
5703	BEDDING	46	47	35	30	35
5704	SHAVINGS PICKUP	27	31	28	25	28
5705	SALARIES/WAGES	157	165	164	170	177
5706	PAYROLL TAXES	12	13	15	15	16
5707	EMPLOYEE BENEFITS	7	8	10	8	8
5708	RETIREMENT	3	3	3	3	3
5710	SPECIAL EVENTS	0	1	1	1	1
5712	INSURANCE	9	9	15	10	10
5713	LEGAL	0	0	1	1	1
5714	OFFICE SUPPLIES	1	1	1	1	1
5715	UNIFORMS	0	1	1	1	1
5716	EMPLOYEE EXPENSE	1	1	1	1	1
5723	HAY STORAGE PAYMENT	5	0	0	0	0
	FOOTING REPLACEMENT	0			0	30
7004	RESERVES CONTRIBUTION	15	10	15	15	15
5718	UTILITIES	26	18	20	18	20
	<b>TOTAL</b>	473	455	477	462	520
	<u>EQUESTRIAN RIDING SCHOOL</u>			2017	2017	
		2015	2016	2017	2017	2018
		ACTUAL	ACTUAL	PLAN	PROJECTED EST.	PLAN
6102	SCHOOL HORSE FEED	28	29	25	22	28
6103	FACILITY MAINTENANCE	11	9	9	9	9
6105	WAGES/INSTRUCTORS	59	66	65	55	65
6106	PAYROLL TAXES	6	6	5	5	6
6108	TACK PURCHASE	1	1	1	1	1
6112	INSURANCE	5	9	10	5	5
6113	HORSE PURCHASE	4	0	4	2	3
6114	MISCELLANEOUS SUPPLIES	2	2	2	3	3
6116	VET/SHOEING	13	13	12	13	13
	<b>TOTAL</b>	129	135	133	115	133
	<b>TOTAL EXPENSES</b>	602	602	610	577	653

KEN-CARYL RANCH MASTER ASSOCIATION  
2018 BUDGET ASSUMPTIONS  
EQUESTRIAN CENTER BOARDING OPERATION EXPENSES

- 5700 Facility Maintenance - Repairs and maintenance for Equestrian Center buildings (i.e. waterers, fencing, etc) and maintenance of Equestrian Center grounds to include arenas, drainage and grading.
- 5701 Equipment Maintenance - Repairs and maintenance on all Equestrian Center equipment, including tractors, spreader, truck, hay wagon and fuel expense.
- 5702 Feed/Grain – Hay and grain to maintain boarded horses.
- 5722 Pipe Pen Sand – Sand for footing in the Pipe Pens.
- 5703 Bedding - Shavings to maintain boarded horses.
- 5704 Shavings Pick-Up - Removal of used shavings and manure.
- 5705 Salaries & Wages - Salaries for Equestrian Center personnel: includes Manager and three full-time stable hands.
- 5706 Payroll Taxes - Employers share of Equestrian Center FICA and Unemployment Tax.
- 5707 Employee Benefits - Major Medical, long-term disability, dental and life insurance for manager.
- 5708 Retirement - A retirement benefit for manager with KCRMA contributing an equal match of employee contributed funds up to 6% of wages.
- 5710 Special Events - Costs for Equestrian Center horse and boarder events.
- 5711 Telephone - Cost for 1 courtesy/alarm/fax phone and 1 wireless.
- 5712 Insurance - Equestrian Center boarding general liability and workers' compensation insurance.
- 5713 Legal - Legal fees associated with the boarding operation.
- 5714 Office Supplies – For Equestrian boarding operations.
- 5715 Uniforms - Protective clothing and EQ identification shirts.
- 5716 Employee Expense- Business expenses incurred by Manager.
- 5718 Utilities – Cost of utilities at the Center.

KEN-CARYL RANCH MASTER ASSOCIATION  
2018 BUDGET ASSUMPTIONS  
EQUESTRIAN RIDING ACADEMY

- 6102 School Horse Feed – Cost of hay and grain to feed 10 school horses @ \$150 per horse per month. Sur charges added when cost of hay exceeds \$220/ton.
- 6103 Facility Maintenance – School share of costs to maintain the center.
- 6105 Wages- Wages for instructors and part-time administrative person.
- 6106 Payroll Taxes- Employer’s share of FICA and Unemployment insurance.
- 6108 Tack Purchase – Cost of purchasing tack for the school.
- 6112 Insurance – General Liability and Workers Comp insurance associated with the Riding Academy and Camp programs.
- 6113 Horse Purchases - Cost to purchase school horses for the program.
- 6114 Miscellaneous Supplies – Supplies needed for the operation of the program.
- 6115 Telephone – Eliminated with change in phone system connecting to Ranch House lines.
- 6116 Vet/Horse Shoeing – Cost to shoe the school horses and provide veterinarian care.



OPEN SPACE

		2015	2016	2017	2017	2018
		ACTUAL	ACTUAL	PLAN	PROJ. EST.	PLAN
5901	PAYROLL TAXES	32	26	24	26	26
5902	EMPLOYEE BENEFITS	22	23	24	24	25
5903	RETIREMENT	15	16	15	15	16
5905	VEHICLE MAINTENANCE	11	12	10	13	12
5906	CONTRACT WEED CONTROL	29	32	33	33	38
5907	CONTRACT 2 TRAIL MAINTENANCE	0	4	10	10	10
	CONTRACT TRAIL MAINTENANCE	0	69	108	108	17
5913	OPEN SPACE SUPPLIES	24	24	30	30	30
5914	UNIFORMS	3	2	3	3	3
5915	VOLUNTEER SUPPORT	1	1	1	1	1
5916	SIGNAGE	9	9	10	10	10
5917	RESTORATION	1	0	0	0	0
5918	FUEL	8	6	8	6	7
5920	FOREST/FUELS MANAGEMENT	12	10	13	13	6
	HAZARD TREE REMOVAL	0	0	7	7	7
5921	DUES AND SUBSCRIPTIONS	1	1	1	1	1
5922	TRAINING	2	2	2	2	2
5924	SURVEY WORK	0	1	1	1	1
5926	CONTRACT TRAIL BUILDER	29	21	15	15	0
5927	BIOLOGICAL SURVEYS	3	0	0	0	0
5928	TRAIL PERMITTING	1	1	1	2	2
5929	EQUIPMENT	4	5	10	10	10
5908	WAGES - MOWING	11	13	13	8	13
5930	WAGES - PATROL	78	78	70	90	75
5931	WAGES - GENERAL MAINTENANCE	55	64	55	70	60
5932	WAGES - NOXIOUS WEED CONTROL	17	15	21	17	21
5933	WAGES - FORESTRY	17	17	11	12	11
5934	WAGES - TRAIL MAINTENANCE	61	2	2	2	2
5935	WAGES - TRAIL CONSTRUCTION	20	10	10	8	10
5936	WAGES - BOUNDARY MANAGEMENT	6	8	8	10	8
5937	WAGES - WILDLIFE MANAGEMENT	6	5	8	6	8
5938	WAGES - GENERAL OPERATIONS	87	85	108	83	98
5941	PRAIRIE DOGS	15	17	0	0	0
	TOTAL	580	579	632	636	530

KEN-CARYL RANCH MASTER ASSOCIATION  
2018 BUDGET  
BUDGET ASSUMPTIONS  
OPEN SPACE

- 5901 Payroll Taxes- Employers share of Open Space FICA and Unemployment Tax for staff.
- 5902 Employee Benefits- Major Medical, long-term disability, dental and life insurance for four (4) full-time Rangers
- 5903 Retirement – Retirement benefits for four (4) full-time Rangers with KCRMA contributing an equal match of employee contributed funds up to 6%.
- 5905 Vehicle Maintenance - Includes repair and maintenance of Rangers vehicles.
- 5906 Contract Weed Control - Contract for chemical application for noxious weed control in the open space.
- 5907 Contract 2 track Trail Maintenance- Repairs to 2 track trails using contractor services.
- 5910 Contract Trail Maintenance – Maintenance of natural surface trails using contractor services.
- 5913 Open Space Supplies- Supplies needed to maintain the Open Space, office supplies, tools and (Bradford) port-a-potty cleaning expense.
- 5914 Uniforms – Ranger uniforms.
- 5915 Volunteer Support- Costs associated with volunteer projects.
- 5916 Signage- Open space signs.
- 5917 Restoration- Open space re-seeding.
- 5918 Fuel – Fuel for Ranger vehicles
- 5920 Forest/Fuels Management – Costs for contract management of forest and drainage fuels management following the Fuels Management Plan, remove hazard trees and a third-party assessment of our forests.

- 5943 Hazard Tree Removal – Removal of trees in open space that are a hazard to safety.
- 5921 Dues and Subscriptions – Annual membership dues in the Chatfield Watershed Network and publications to help ranger staff stay informed of industry topics.
- 5922 Training – Costs associated with training for Ranger staff.
- 5924 Surveying – Costs to survey for both encroachment enforcement and perimeter boundary marking.
- 5926 Contract Trail Builder – Contractual services to construct trails.
- 5927 Biological Survey – These are now on the one-time project list when necessary.
- 5928 Trail Permits – Permit fees for new trails
- 5929 Equipment – Purchase equipment required for maintaining the open space.
- 5908 Mowing – Wages – Rough cut mowing three times per growing season.
- 5930 Wages – Patrol – Facilities patrols, trail patrols, off-trail patrols, incident reports, CNR reports, sign compliance checks.
- 5931 Wages – General Maintenance – Fence repair and installation, drainage maintenance and project coordination, sign management and installation, trash removal, graffiti clean-up, structure maintenance, snow removal.
- 5932 Noxious Weed Control – In-house herbicide applications and other control measures, planning, mapping, inspecting work by contract and in-house crew, plan and implement restoration work.
- 5933 Forestry – Implement recommendations in Forest Stewardship Plan and Fuels Management Plan; remove hazard trees and trees causing property damage. Perform wildfire fuel hazard assessments for private property owners.
- 5934 Trail Maintenance – Minor maintenance of existing trail system when contractor is not available.
- 5935 Trail Construction – Staff assistance to VTC's for new trail construction.

- 5936 Boundary Management – Monitor interior and exterior boundaries for encroachments and other rules violations. Administer license agreements, perform property boundary line assessments. Install and preserve boundary markers.
- 5937 Wildlife Management – Educate residents on avoiding conflict with wildlife, respond to wildlife related calls, remove large animal road kill, deer and elk population monitoring. Maintenance of observation logs.
- 5938 General Operations – Trainings, meetings, workshops, conferences, report writing, staff supervision, human resource management, article writing. This is also where; Holiday and PTO time is recorded.
- 5940 Mowing Equipment – Purchase equipment to assume in house rough cut mowing services.

SPECIAL PROJECTS

<b>Project</b>	<b>12/31/2016 Balance</b>	<b>Projected 2017 Added</b>	<b>2017 Expended</b>	<b>Projected 12/31/2017 Balance</b>
EQUESTRIAN CENTER	(\$11,711)	\$12,000		\$289
DRAINAGE	\$178,944	\$65,000		\$243,944
IRRIGATION SYSTEM	\$180,100	\$105,000		\$285,100
HISTORICAL SOCIETY		\$5,500		\$5,500
MEDIAN IMPROV.		\$10,000		\$10,000
ST POINTE TRAIL		\$10,000		\$10,000
OS MGMT PLAN	\$3,677		\$3,677	\$0
2017 OPERATIONS	\$40,000		\$40,000	\$0
TRAIL CONST.	\$42,000		\$42,000	\$0
BOND PROJECTS	\$15,000		\$15,000	\$0
METAL BARN	\$110,000		\$110,000	\$0
UNDESIGNATED	\$32,733			\$0
<b>TOTAL</b>	<b>\$590,743</b>	<b>\$207,500</b>	<b>\$210,677</b>	<b>\$554,833</b>

ONE TIME PROJECTS	ACTUAL	BUDGET	PROJ.	BUDGET	
	2016	2017	2017	2018	
Increase MA duties	\$0	\$0	\$0	\$100,000	
RH pool funding	\$0	\$0	\$0	\$226,000	
Bond Projects	\$0	\$0	\$0	\$162,000	
Docmann Trail	\$0	\$0	\$0	\$76,000	
Stallion Pointe Trail Improvements	\$11,000	\$10,000	\$10,000	\$16,000	
Fence North Border	\$0	\$5,000	\$5,000	\$5,000	
EPT/Manzanita Trail supplies	\$0	\$0	\$0	\$15,000	
Open Space picnic tables	\$0	\$0	\$0	\$5,000	
Easement/Right of way review	\$0	\$0	\$0	\$7,000	
Docmann fence/gates	\$0	\$0	\$0	\$5,000	
Upgrade electric box on main barn	\$0	\$0	\$0	\$3,500	
RH wading pool repairs	\$0	\$0	\$0	\$5,000	
Replace tie wall V. Pkwy/Colony	\$0	\$0	\$0	\$30,000	
Replace fence along tie wall above	\$0	\$0	\$0	\$12,000	
Update bathrooms at Bradford pool	\$0	\$0	\$0	\$11,000	
Prairie Dog Colony Restoration	\$25,000	\$121,000	\$25,000	\$5,000	
Reserve Study	\$7,000	\$0	\$0	\$0	
Ranch House Furniture	\$30,000	\$0	\$0	\$0	
Ranch House Art	\$10,000	\$0	\$0	\$0	
Irrigation Water	\$63,000	\$100,000	\$100,000	\$0	
Metal Barn Replacement	\$60,000	\$0	\$0	\$0	
Additional 288 Square feet to Dakota Lodge	\$43,000	\$0	\$0	\$0	
Trail Maintenance Plan	\$5,000	\$0	\$0	\$0	
Bear Proof Trash Cans	\$6,000	\$0	\$0	\$0	
Mastadon Trail Guardrail	\$19,000	\$0	\$0	\$0	
Dochman Biology	\$11,000	\$0	\$0	\$0	
2015 Trail construction completion	\$7,000	\$0	\$0	\$0	
Replace Valley entry Marquee	\$0	\$0	\$0	\$0	
Bond Projects Contingency	\$50,000	\$0	\$0	\$0	
Landscape/median beautification	\$0	\$20,000	\$20,000	\$0	
Resident Survey	\$0	\$25,000	\$16,000	\$0	
DL playground, tables, benches	\$0	\$24,000	\$24,000	\$0	
<b>TOTAL</b>	<b>\$336,000</b>	<b>\$305,000</b>	<b>\$200,000</b>	<b>\$683,500</b>	

KEN-CARYL RANCH MASTER ASSOCIATION  
2018 BUDGET  
BUDGET ASSUMPTIONS  
ONE TIME PROJECTS

These are projects that are anticipated to be completed in the year budgeted in this case 2018. They are not expected to continue as a regular annual expenditure and therefore not have an ongoing annual requirement for funding. However, some may require multiple years of funding to complete.

Irrigation water – Funds to be used to pay the first \$100,000 of the 2018 irrigation water bill. The MD will pay the next \$250,000 and anything over this total (\$350,000) will be split 50/50 between the two organizations.

Ranch House pool replacement – Funds to be used to supplement the proceeds from the Plains Metropolitan District payments for a new pool at the Ranch House.

Bond Projects – Funds to pay Bond Project expenditures that exceeded the budget and that were spent on the Ranch House and Dakota Lodge.

Docmann Trail – Funding to contract with Single Track to construct the trail. The Trail Club will also be participating in the financing of this project.

Stallion Pointe Trail improvements – funding for phase II of the Stallion Pointe Trail improvements.

Fence North Border – Phase II of the project to install a new fence along the north border of the open space adjacent to the North Ranch.

Prairie Dog colony restoration – Funds to selectively apply weed control in an effort to encourage desirable plant material.

Open Space Picnic Tables – Funds to purchase new picnic tables for the open space.

Open Space Kiosk – Funds to construct and install a new prototype Kiosk.

Easement/Right of way review – Funds to work with a consultant to

Docmann Fence/Gates – Funds to install fencing, signs and gates to control access to the new Docmann Trail.

Upgrade Electrical Box on Main Barn

Ranch House Wading Pool Repairs – Required work to extend the life of this asset one more season.

Replace Tie Wall Along the Valley Parkway Above the Colony

Replace Section of Fence Above the New Tie Wall.

Update the Bathrooms at the Bradford Pool



2018  
RESERVES

Balance 12/31/17	+	\$1,600,000
2018 Funding	+	\$265,000
2018 Interest	+	\$14,000*
2018 Expenditures	-	<u>\$333,105</u>
Balance 12/31/16		\$1,545,895

\*Anticipates an average balance of \$1,400,000 @ 1% interest.

## 2018 RESERVES

RH HVAC - condensers	\$5,200
RH HVAC Air Handlers	\$3,690
BR Iron Fence	\$23,000
EC Replace John Deere tractor	\$60,000
EC Paint Carriage House	\$1,500
EC Paint Managers House	\$6,715
EC Paint Tack Building	\$2,000
EC Replace Lower Turn Out Panels	\$19,000
BGP - Seal Coat Parking Lot	\$3,000
Replace 2005 Ranger Truck	\$40,000
RH - Snack Bar Deck	\$34,000
GB Replace Fence Medema	\$35,000
OS Asphalt conversion	<u>\$100,000</u>
TOTAL	\$333,105