



**KEN-CARYL RANCH
MASTER ASSOCIATION**

**2017
DRAFT
ANNUAL PLAN**

November 15, 2016

REVENUE & EXPENSE SUMMARY (000)

	2014 ACTUAL @\$45	2015 ACTUAL @\$46	2016 PLAN @\$48	2016 PROJ. EST. @ \$48	2017 PLAN @ \$49
REVENUE					
4010 MONTHLY DUES PG2 *	2148	2262	2702	2705	2757
4011 INTEREST/LATE CHARGES PG4	11	11	11	11	11
4012 TRANS/REFI FEE PG4	13	13	11	14	14
4030 OTHER INCOME PG4	24	29	8	8	8
4031 INTEREST REV PG4	2	2	2	5	5
4033 CABLE T.V.& T-MOBILE PG4	50	51	50	54	54
4034 ADVERTISING PG4	168	146	150	155	150
4035 LEGAL COLLECTIONS PG4	46	46	35	35	35
4038 OPEN SPACE PG4	10	0	0	0	0
PRAIRIE DOG RELOCATION	0	10	0	0	0
4040 TENNIS FEES PG4	4	4	4	4	4
SUB TOTAL	<u>2476</u>	<u>2574</u>	<u>2973</u>	<u>2991</u>	<u>3038</u>
PROJECTED PRIOR YEAR END BALANCE			73	73	40
SUB TOTAL			<u>3046</u>	<u>3064</u>	<u>3078</u>
4015 EQ BOARDING REV PG5	478	452	454	435	452
4016 EQ OTHER REV PG5	24	23	22	25	24
4018 EQ ACADEMY TUITION PG5	86	80	80	86	85
4020 EQ HORSE USE PG5	34	35	35	39	36
4022 EQ CAMP TUITION PG5	14	13	13	13	13
SUB TOTAL	<u>636</u>	<u>603</u>	<u>604</u>	<u>598</u>	<u>610</u>
TOTAL REVENUE	<u>3112</u>	<u>3177</u>	<u>3650</u>	<u>3662</u>	<u>3688</u>
EXPENSES & RESERVES					
GENERAL OPERATIONS PG6	505	518	525	502	509
OPERATIONS AND MAINTENANCE PG9	805	804	951	955	995
ADMINISTRATION PG12	319	320	338	330	337
OPEN SPACE MAINTENANCE PG17	520	576	585	593	632
ONE TIME PROJECTS	0	0	347	343	305
SUB TOTAL	<u>2149</u>	<u>2218</u>	<u>2746</u>	<u>2723</u>	<u>2778</u>
EQUESTRIAN OPERATIONS PG14	507	473	475	470	477
EQUESTRIAN RIDING SCHOOL PG14	142	129	128	134	133
SUB TOTAL	<u>649</u>	<u>602</u>	<u>603</u>	<u>604</u>	<u>610</u>
TOTAL EXPENSES	<u>2798</u>	<u>2820</u>	<u>3349</u>	<u>3327</u>	<u>3388</u>
RESERVE REPLACEMENT FUNDING PG21	269		250	250	250
SPECIAL PROJECTS/ KC2020	111				
CONTINGENCY	3	8	50	50	50
TOTAL EXPENSES & RESERVE	<u>3181</u>	<u>2828</u>	<u>3649</u>	<u>3627</u>	<u>3688</u>
NET INCOME (LOSS) (1)	<u>-69</u>	<u>349</u>	<u>0</u>	<u>40</u>	<u>0</u>

*2017 RESIDENTIAL DUES @\$49/MONTH, APARTMENTS @\$37/MONTH AND COMMERCIAL PROPERTY @\$33/MONTH/ACRE

**Includes \$40K 2016 year end balance

KEN-CARYL RANCH MASTER ASSOCIATION
2017

BUDGET

MONTHLY DUES ASSUMPTION FOR REVENUES

RESIDENTIAL

REVENUE

4,146 Units @\$49.00 per month	\$2,437,848
250 Apartments @\$37.00 per month	\$111,000

COMMERCIAL

(Assessed at \$33.00 per acre or fraction thereof)

	<u>ACRES</u>
Balcomie LLC.	2
Johns Manville	83
Ken-Caryl Business Center (Individual Owners)	257
King Soopers Shopping Center 1 st Bank Tres Portillos Dillon Real Estate KKG-IV LLC	12
Lockheed Martin	125
Manor House	6
Marketplace	7
Safeway Center	17
Safeway	11
McDonald's	2
US Bank	2
American Blue Ribbon Holdings	2

	<u>ACRES</u>	<u>REVENUE</u>
Starr Centre	14	
Clocktower	1	
Conoco	2	
Guaranty Bank	1	
Michael Cole LLC.	1	
B&U Investment LLC H. Inn	2	
Gateway	2	
Ihop	1	
B&U Investment LLC vacant	2	
12684 West Indore Holdings	2	
Alterra	<u>4</u>	
Total Commercial	527 @ \$33/Month	\$208,692

TOTAL RESIDENTIAL & COMMERCIAL REVENUE \$2,757,540

KEN-CARYL RANCH MASTER ASSOCIATION
2017 BUDGET
BUDGET ASSUMPTIONS
REVENUE RECAP

- 4010 Monthly Dues - Revenue from monthly, \$49.00 residential member assessments, \$37.00 apartment units and commercial assessment at \$33.00 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 (\$27,000) 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 2017. 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)

		2014 ACTUAL @\$45	2015 ACTUAL @ \$46	2016 PLAN @ \$48	2016 PROJ. EST. @ \$48	2017 PLAN
5500	WAGES/SALARIES	111	114*	117	112	100
5501	RECEPTIONISTS	24	24	26	26	26
5506	PAYROLL TAXES	10	9	9	9	8
5507	EMPLOYEE BENEFITS	4	4	5	4	5
5510	RETIREMENT PLAN	5	4	5	5	3
5520	OFFICE SUPPLIES	7	5	7	6	7
5525	TELEPHONE	10	9	10	9	9
5530	POSTAGE	9	8	10	8	8
5535	INSURANCE	121	148	135	140	141
5540	LEGAL/GENERAL	8	13	12	10	10
5539	LEGAL/COVENANTS	13	2	6	0	6
5542	CONSULTANT	4	6	6	5	6
5546	AUDIT	8	8	9	8	9
5555	WEB SITE	3	2	3	3	3
5565	PRINTING/COPYING	7	7	8	7	7
5567	NEWSPAPER (1)	111	95	107	102	109
5568	NEWCOMER/PUBLIC INFO/COUPONS	5	5	6	3	4
5570	COMPUTER SERVICE/SUPPLIES	13	13	12	12	12
5590	ARCHITECTURAL CONSULTANT	14	10	10	10	10
5592	CONTRACT COVENANT INSPEC.	12	18	19	18	19
5599	SPECIAL EVENTS	6	6	3	5	7
	MISCELLANEOUS	0	7			
TOTAL		505	517	525	502	509

* includes costs for temp staff to scan files

KEN-CARYL RANCH MASTER ASSOCIATION
2017 BUDGET
BUDGET ASSUMPTIONS
GENERAL OPERATIONS EXPENSES

- 5500 Salaries & Wages – Salaries for Community Relations Director, Community Standards Administrator/Architectural Coordinator and part-time clerical 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 – Third party covenant inspections, twice a month April – October (7 months) and once a month November – March (5 months)
- 5599 Special Events - Costs to provide two community special events.

OPERATIONS & MAINTENANCE (000)

		2014 ACTUAL @\$45	2015 ACTUAL @\$46	2016 PLAN @\$48	2016 PROJ. EST. @\$48	2017 PLAN
5313	SIGNAGE	40	6	6	0	6
5314	STREET LIGHTS	36	27	28	28	28
5315	RESIDENTIAL TRASH/RECYCLING	568	593	600	620	640
5317	HISTORICAL SOCIETY COMMITTEE	10	14	7	7	7
5320	RANCH HOUSE MAINT/UTILITIES	45	45	50	55	50
5327	DRAINAGE REPAIR	17	74	100	100	100
5328	IRRIGATION	0	0	110	110	110
5333	TREES	8	5	5	5	5
5331	SIGN PATROL	6	6	6	5	6
5306	ASPHALT PATH REPAIRS	0	0	2	0	2
5307	ADA MODIFICATIONS	4	0	25	25	15
5308	KC2020/CP IMPLEMENTATION	0	2	1	0	0
5393	BRANNON GEARHART POND	17	0	0	0	0
5322	RH/DL MASTER PLAN	18	0	0	0	0
5323	RH BASKETBALL COURT RESURF	11	0	0	0	0
5309	MANOR HOUSE NOISE	1	0	0	0	0
5325	CHATFIELD FENCE COLUMNS	0	18	0	0	0
5336	METAL BARN	0	0	0	0	0
5324	RH POOL UPGRADES	17	5	0	0	0
5332	SNOW REMOVAL	2	3	5	5	5
5345	SECURITY	5	6	6	5	6
	CONCRETE REPAIRS	0	0	0	0	15
TOTAL		805	804	951	965	995

KEN-CARYL RANCH MASTER ASSOCIATION
2017 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.
- 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- 17% of total 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.

- 5393 Brannon Gearhart Pond – Costs to install an aerator and treat pond for algae and sludge. Completed in 2014
- 5322 RH/DL Master Plan – Costs to develop facility master plans for the Ranch House and Dakota Lodge as recommended by the Community Planning Committee. Completed in 2014
- 5323 RH Basketball Court – Costs to replace the asphalt basketball courts surface at the Ranch House with a concrete surface. Completed in 2014
- 5309 Manor House Noise – Costs associated with monitoring noise at the Manor House.
- 5325 Chatfield Fence Columns – Costs to repair brick columns included in the fence along Chatfield Ave. Completed in 2015
- 5336 Metal Barn Replacement – Costs to replace/repair the Metal School Barn at the Equestrian Center.
- 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 (000)

		2014 ACTUAL @\$45	2015 ACTUAL @\$46	2016 PLAN @ \$48	2016 PROJ. EST. @ \$48	2017 PLAN
5600	WAGES/SALARIES	198	200	196	199	195
5606	PAYROLL TAXES	16	16	15	15	15
5607	EMPLOYEE BENEFITS	28	19	25	24	26
5610	RETIREMENT PLAN	12	12	12	12	12
5615	EMPLOYEE EXPENSE	5	5	7	7	7
5621	BOARD EXPENSES	4	3	4	3	4
5616	MEETING EXPENSES	3	2	3	2	3
5617	ELECTION/ANNUAL MEETING	6	2	6	1	6
5618	EMPLOYEE EDUCATION	1	1	1	1	1
5619	BANK CHARGES	1	1	1	0	1
	SALARY ADJ./BONUS'		0	18	23	18
5645	LEGAL/DELINQUENCIES	41	45	35	36	35
5650	DUES,FEES,SUBSCRIPTIONS	3	6	5	2	4
5670	DUES WRITE OFFS	1	11	10	5	10
	TOTAL	319	323	338	330	337

KEN-CARYL RANCH MASTER ASSOCIATION
2017 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 (000)

		2014	2015	2016	2016	2017
		ACTUAL	ACTUAL	PLAN	PROJECTED EST.	PLAN
	EQ BOARDING REV PG5 *	478	452	454	431	452
	EQ OTHER REV PG5	24	23	22	25	24
	EQ ACADEMY TUITION PG5	86	80	80	86	85
	EQ HORSE USE PG5	34	35	35	39	36
	EQ CAMP TUITION PG5	14	13	13	13	13
	TOTAL REVENUE	636	603	604	594	610
*Assumes average feed cost \$220/ton if costs increase a sur charge will be assessed						
**Assumes average bedding cost \$/yd if costs increase a sur charge will be assessed						
		2014	2015	2016	2016	2017
		ACTUAL	ACTUAL	PLAN	PROJECTED EST.	PLAN
5700	FACILITY MAINTENANCE	19	7	10	5	12
5701	EQUIP.MAINTENANCE	6	3	8	5	7
5702	FEED/GRAIN	182	149	155	130	143
5722	PIPE PEN SAND	4	5	5	5	5
5703	BEDDING	30	46	30	50	35
5704	SHAVINGS PICKUP	22	27	21	28	28
5705	SALARIES/WAGES	161	157	159	159	164
5706	PAYROLL TAXES	13	12	14	14	15
5707	EMPLOYEE BENEFITS	11	7	7	9	10
5708	RETIREMENT	3	3	3	3	3
5710	SPECIAL EVENTS	0	0	1	1	1
5711	TELEPHONE	1	0	0	0	0
5712	INSURANCE	14	9	15	15	15
5713	LEGAL	0	0	1	0	1
5714	OFFICE SUPPLIES	1	1	1	1	1
5715	UNIFORMS	0	0	1	1	1
5716	EMPLOYEE EXPENSE	1	1	1	1	1
5723	HAY STORAGE PAYMENT	5	5	5	5	0
7004	RESERVES CONTRIBUTION	10	15	15	10	15
5718	UTILITIES	24	26	23	18	20
	TOTAL	507	473	475	460	477
<u>EQUESTRIAN RIDING SCHOOL</u>						
		2014	2015	2016	2016	2017
		ACTUAL	ACTUAL	PLAN	PROJECTED EST.	PLAN
6102	SCHOOL HORSE FEED	25	28	25	28	25
6103	FACILITY MAINTENANCE	10	11	9	9	9
6105	WAGES/INSTRUCTORS	69	59	65	65	65
6106	PAYROLL TAXES	6	6	5	5	5
6108	TACK PURCHASE	1	1	1	1	1
6112	INSURANCE	10	5	5	10	10
6113	HORSE PURCHASE	5	4	4	2	4
6114	MISCELLANEOUS SUPPLIES	2	2	2	2	2
6115	TELEPHONE	1	0	0	0	0
6116	VET/SHOEING	13	13	12	12	12
	TOTAL	142	129	128	134	133
	TOTAL EXPENSES	649	602	603	594	610

KEN-CARYL RANCH MASTER ASSOCIATION
2017 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
2017 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 (000)

		2014 ACTUAL @\$45	2015 ACTUAL @\$46	2016 PLAN @\$48	2016 PROJ. EST. @ \$48	2017 PLAN
5901	PAYROLL TAXES	27	27	21	24	24
5902	EMPLOYEE BENEFITS	13	15	20	23	24
5903	RETIREMENT	13	14	14	15	15
5905	VEHICLE MAINTENANCE	9	8	6	14	10
5906	CONTRACT WEED CONTROL	33	33	33	33	33
5907	CONTRACT 2 TRAIL MAINTENANCE	9	19	5	4	10
	CONTRACT TRAIL MAINTENANCE	0	0	68	69	108
5913	OPEN SPACE SUPPLIES	24	21	20	23	30
5914	UNIFORMS	3	2	3	3	3
5915	VOLUNTEER SUPPORT	1	1	1	1	1
5916	SIGNAGE	6	9	7	9	10
5917	RESTORATION	1	2	0	0	0
5918	FUEL	11	10	9	7	8
5920	FOREST/FUELS MANAGEMENT	10	28	15	10	13
	HAZARD TREE REMOVAL	0	0	0	5	7
5921	DUES AND SUBSCRIPTIONS	1	0	1	1	1
5922	TRAINING	2	2	2	2	2
5924	SURVEYS	0	0	2	1	1
5926	CONTRACT TRAIL BUILDER	0	0	55	55	15
5927	BIOLOGICAL SURVEYS	0	3	0	0	0
5928	TRAIL PERMITING	0	1	1	1	1
5929	EQUIPMENT	10	9	10	7	10
5908	WAGES - MOWING	11	12	11	13	13
5930	WAGES - PATROL	62	56	70	75	70
5931	WAGES - GENERAL MAINTENANCE	43	32	50	60	55
5932	WAGES - NOXIOUS WEED CONTROL	18	14	21	15	21
5933	WAGES - FORESTRY	17	11	9	11	11
5934	WAGES - TRAIL MAINTENANCE	33	32	0	2	2
5935	WAGES - TRAIL CONSTRUCTION	24	27	10	10	10
5936	WAGES - BOUNDARY MANAGEMENT	12	7	8	8	8
5937	WAGES - WILDLIFE MANAGEMENT	8	14	9	5	8
5938	WAGES - GENERAL OPERATIONS	104	103	109	87	108
5940	MOWING EQUIPMENT	-7	1	0	0	0
5941	PRAIRIE DOGS	0	7	0	0	0
	TOTAL	498	520	590	593	632

KEN-CARYL RANCH MASTER ASSOCIATION
2017 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.
- ???? 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.

- ???? 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

		Projected			Projected
	12/31/2015	2016	2016		12/31/2016
Project	Balance	Added	Expended		Balance
EQUESTRIAN CENTER	(\$7,243)	\$10,000			\$2,757
DRAINAGE	\$141,944	\$30,000			\$171,944
CONTRACT TRAIL MAIN	\$4,130		\$4,130		\$0
IRRIGATION SYSTEM	\$220,000		\$40,000		\$180,000
IRRIGATION WATER	\$37,000		\$37,000		\$0
TREES	\$640		\$640		\$0
ADA	\$46,000		\$46,000		\$0
PRAIRIE DOGS	\$20,000		\$20,000		\$0
OS MGMT PLAN	\$5,000				\$5,000
2016 OPERATIONS	\$73,000		\$73,000		\$0
2017 OPERATIONS		\$40,000			\$40,000
TRAIL CONST.	\$7,000		\$7,000		\$0
93 NR RD. DRAINAGE	\$15,290		\$15,290		\$0
KILLDEER TRAIL	\$10,480		\$10,480		\$0
METAL BARN	\$75,000		\$75,000		\$0
UNDESIGNATED	\$4,540	\$16,074			\$20,614
	\$652,781	\$96,074	\$328,540		\$420,315

ONE TIME PROJECTS	BUDGET	ACTUAL	BUDGET
	2016	2016	2017

Prairie Dog Colony Restoration	\$20,000	\$25,000	\$136,000
Reserve Study	\$10,000	\$7,000	\$0
Ranch House Furniture	\$30,000	\$30,000	\$0
Ranch House Art	\$10,000	\$10,000	\$0
Irrigation Water	\$63,000	\$63,000	\$100,000
Metal Barn Replacement	\$60,000	\$60,000	\$0
Additional 288 Square feet to Dakota Lodge	\$43,000	\$43,000	\$0
Trail Maintenance Plan	\$5,000	\$5,000	\$0
Stallion Pointe Trail Improvements	\$10,000	\$11,000	\$10,000
Bear Proof Trash Cans	\$5,000	\$6,000	\$0
Mastadon Trail Guardrail	\$13,000	\$19,000	\$0
Dochman Biology	\$8,000	\$11,000	\$0
2015 Trail construction completion	\$7,000	\$7,000	\$0
Replace Valley entry Marquee	\$13,000	\$0	\$0
Bond Projects Contingency	\$50,000	\$50,000	\$0
Brannon Gearhart sign			\$8,000
Landscape/median beautification			\$20,000
Resident Survey			\$25,000
DL playground, tables, benches			\$24,000
TOTAL	\$347,000	\$347,000	\$323,000
Bradford Rec sign			\$8,000
Foothills golf			\$5,000
DL pond boulders			\$7,000
DL mural			\$2,400
AC for Shaffer room			\$10,000
Elect. Box on main barn			\$3,500
Picnic tables - open space			\$3,000
Fence - north border			\$20,000

KEN-CARYL RANCH MASTER ASSOCIATION
2017 BUDGET
BUDGET ASSUMPTIONS
ONE TIME PROJECTS

These are projects that are anticipated to be completed in the year budgeted in this case 2017. 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.

Prairie Dog colony restoration – Repairs to drainage and revegetation of area around the Manor House where PD's have been removed.

Irrigation water – Funds to be used to pay the first \$100,000 of the 2017 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.

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

Brannon Gearhart Park Sign – funds to replace the BG park sign with one from the family of signs.

Landscape/median beautification – funds to purchase plant material for the Deerwood Vista entrance island, one other island (TBD) and trim trees at the intersection of Ken Caryl Ave./S. Valley Rd.

Resident survey – funds to prepare, distribute and analyze a survey of residents.

DL playground, tables, benches – funds to be combined with MD funds to complete the playground and other site improvements at the DL.

2017
RESERVES

Balance 12/31/16	+	\$1,550,000
2017 Funding	+	\$265,000
2017 Interest	+	\$7,000*
2017 Expenditures	-	<u>\$336,969</u>
Balance 12/31/16		\$1,385,031

*Anticipates an average balance of \$1,400,000 @ .5% interest.

2017 RESERVES

RH HVAC - condensers	\$5,200
RH HVAC Air Handlers	\$3,690
BR Parking lot crack fill, seal, stripe	\$2,317
BR Iron Fence	\$23,000
EC Replace John Deere tractor	\$40,000
EC Paint Office	\$2,500
EC Paint Shed Row	\$2,800
EC Replace Stalls School Barn	\$10,000
EC Replace footing indoor	\$13,000
EC Replace footing jump	\$17,000
EC Replace footing split	\$14,000
GB Replace Settlement bridge	\$10,000
GB Replace Fence N. Entrance	\$35,000
OS Asphalt conversion	<u>\$125,000</u>
TOTAL	\$303,507