



Ken-Caryl Ranch Master Association  
Monthly Dues Breakdown: 2019 vs. 2020

Unit Type	# Units	2019 Dues Amount	Monthly Total	Annual Total
Homes	4146	\$53	\$ 219,738	\$ 2,636,856
Apartments	250	\$41	\$ 10,250	\$ 123,000
Commercial	511	\$37	\$ 18,907	\$ 226,884
				\$ 2,986,740
Unit Type	# Units	2020 Dues Amount	Monthly Total	Annual Total
Homes	4146	\$56	\$ 232,176	\$ 2,786,112
Apartments	250	\$44	\$ 11,000	\$ 132,000
Commercial	511	\$40	\$ 20,440	\$ 245,280
				\$ 3,163,392

### Master Association 2020 Budget Highlights

The budget includes a \$3/month dues increase. Highlights for some of the expense and revenue changes:

- One-time projects funding of \$562,000 of which \$387,000 is earmarked for the Ranch House Pool, leaving \$175,000 for additional one-time projects. List of proposed one-time projects is included on page 18.
- Water bill expected increase of \$70,000
- Trash/recycling increase of \$12,000
- Insurance premiums increase of \$12,000 to include Cyber Security Policy, Abuse & Molestation Policy, and increase in Umbrella Policy
- Drainage funding at \$50,000 for the second year (previously \$100,000)
- Irrigation funding at \$0 for the second year (previously \$110,000)
- \$5,000 additional funding for Historical Society for Bradford Perley House
- Equestrian Center: 3.5% boarding increase, \$5/month non-resident increase, and \$10/month trailer increase.



## Revenue Descriptions

- 4010 Monthly Dues - Revenue from monthly dues: \$53 residential assessments, \$41 apartment units, and commercial assessments at \$37 an acre or fraction thereof.
- 4011 Interest/Late Charges - Amounts collected for interest and late charges for delinquent homeowners' assessments.
- 4012 Transfer Fees - \$100 per unit fee collected for processing each resale on Ken-Caryl Ranch and \$50 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 in the Life at Ken-Caryl newspaper.
- 4035 Legal Collections (Delinquencies) - Attorney fees expended by KCRMA which are then collected by the Association during the delinquency process.
- 4052 Open Space Revenue - Revenue generated from Christmas Tree donations and open space management revenue from KCRMD.
- 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.
- 4015 Equestrian Center Boarding Revenue - Revenue for horses boarded at the Center. Assumes a 3.5% boarding rate increase and a \$5/month non-resident rate increase. A surcharge will be added whenever the price of hay exceeds \$220/ton and/or when shavings exceed \$.35/cu. foot.
- 4016 Equestrian Center Other Revenue - Revenue for Equestrian service fees, arena usage, tack storage, and trailer parking. Includes a \$10/month trailer increase.
- 4018 Equestrian Riding School Tuition - Revenue received from lesson programs.
- 4020 Equestrian School Horse Use - Revenue from lesson leases of KCRMA owned/leased horses.
- 4022 Equestrian Center Camp Tuition - Revenue received from summer and spring break 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.

One Time Projects - These are projects that are anticipated to be completed in the year budgeted in this case 2019. 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.

Equestrian Operations - Provides for Equestrian boarding services.

Equestrian Riding School - Provides for Equestrian Riding School program.

Reserve Replacement Funding - Annual contribution to the Reserve Fund from assessments. A contribution is also made from the Equestrian operations.

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

GENERAL OPERATIONS (000)

		2017	2018	2019	2019	DRAFT
		ACTUAL	ACTUAL	PLAN	PROJ.	2020
					EST.	PLAN
5500	WAGES/SALARIES	103	119	130	130	125
5501	RECEPTIONISTS	26	30	32	32	33
5506	PAYROLL TAXES	8	10	10	10	10
5507	EMPLOYEE BENEFITS	10	10	12	12	13
5510	RETIREMENT PLAN	3	5	8	8	6
5520	OFFICE SUPPLIES	5	3	7	5	6
5525	TELEPHONE	5	3	6	9	10
5530	POSTAGE	7	4	8	6	7
5535	INSURANCE	148	152	148	148	160
5539	LEGAL/COVENANTS	1	1	3	2	3
5540	LEGAL/GENERAL	10	8	10	10	10
5542	CONSULTANT	3	5	6	6	6
5546	AUDIT	9	9	10	10	10
5555	WEBSITE/ELECTRONIC COMMS	2	3	5	5	6
5565	PRINTING/COPYING	7	8	8	7	7
5567	NEWSPAPER	106	102	106	106	108
5568	NEWCOMER/PUBLIC INFO	3	3	4	4	4
5570	COMPUTER SERVICE/SUPPLIES	13	17	20	28	27
5590	ARCHITECTURAL CONSULTANT	14	10	12	12	12
5592	CONTRACT COVENANT INSPEC.	6	0	0	0	0
5599	SPECIAL EVENTS	6	4	10	10	10
	MISCELLANEOUS	4				
TOTAL		499	506	555	560	573

## General Operations Expenses

- 5500 Wages/Salaries - Salaries for full-time Community Standards Administrator, two part-time Communications staff members, and part-time administrative support.
- 5501 Receptionists - 50% of costs associated with receptionist duties during business hours and evening meetings. (Shared with KCRMD)
- 5506 Payroll Taxes - Employer's share of FICA and Unemployment Insurance.
- 5507 Employee Benefits - Medical, Disability, Dental/Eye, and Life Insurance.
- 5510 Retirement Plan - 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 and equipment for day-to-day operations.
- 5525 Telephone - Costs for phone lines and phone system. (Shared with KCRMD).
- 5530 Postage - Costs for postage and rental of postage meter. (Shared with KCRMD)
- 5535 Insurance - General Liability insurance, Director and Officer Liability insurance, Work Comp., Auto, Umbrella, Cyber Security Insurance, and Property Insurance for the Equestrian Center Buildings. (KCRMD insures the other buildings)
- 5539 Legal/Covenants - Legal expenses to enforce covenants.
- 5540 Legal/General - Attorney for general legal advice for staff and Board.
- 5542 Consultant - Fees for consultants and payroll service.
- 5546 Audit - Annual audit services.
- 5555 Website/Electronic Communications - Costs for maintaining our website and electronic communications software. (Shared with KCRMD)
- 5565 Printing/Copying - Paper, supplies, and copying machines. (Shared with KCRMD)
- 5567 Newspaper - Design, printing, and mailing of a bi-weekly newspaper.
- 5568 Newcomer/Public Information - Special resident mailings and maps.
- 5570 Computer Service/Supplies - Supplies for computer operations and equipment maintenance. Also includes software and hardware costs. (Shared with KCRMD)
- 5590 Architectural Consultant - Services of contract architect serving on the Architectural Committee as specified in the legal documents of the Association.
- 5599 Special Events - Costs associated with BrewHa and Trash/Recycling Event.

OPERATIONS & MAINTENANCE (000)

		2017	2018	2019	2019	DRAFT
		ACTUAL	ACTUAL	PLAN	PROJ.	2020
					EST.	PLAN
5306	ASPHALT PATH REPAIRS	2	2	2	2	2
5313	SIGNAGE	7	3	6	1	6
5314	STREETLIGHTS	27	60	28	28	28
5315	TRASH AND RECYCLING SERVICE	623	640	672	672	684
5317	HISTORICAL SOCIETY COMMITTEE	2	2	7	7	12
5320	FACILITIES MAINT/UTILITIES	58	78	65	65	65
5327	DRAINAGE REPAIR	100	99	50	50	50
5328	IRRIGATION	110	108	0	0	0
5331	SIGN PATROL	6	3	5	5	5
5332	SNOW REMOVAL	2	3	5	6	6
5333	TREES	5	10	10	10	10
5345	SECURITY	6	6	6	6	6
5346	CONCRETE REPAIRS		5	15	10	15
5945	WATER BILL (MOVED FROM SPEC. PROJ.)	100	100	250	275	320
	TOTAL	1048	1119	1121	1137	1209



## Operations and Maintenance

- 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.
- 5313 Signage - Maintenance of community signs and marquees.
- 5314 Streetlights - 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 pickup at all residential properties, Ranch House, Community Center, Parks Shop, and the Equestrian Center. Also, regular service 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 Facilities Maintenance and Utilities - Shared cost for maintenance and utilities of the Ranch House (KCRMD pays remainder).
- 5327 Drainage Repair - 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 with KCRMD.
- 5331 Sign Patrol - Cost to contract with KCRMD for weekend sign patrol on the Ranch.
- 5332 Snow Removal - Snow removal services provided by KCRMD on open space trails.
- 5333 Trees - Annual expense to plant new trees in the greenbelts.
- 5345 Security - The Master Association share of the cost to provide contract roving security patrol during the spring and summer. (Shared with KCRMD)
- 5346 Concrete Repairs - Annual costs to repair concrete trails, sidewalks, pool decks.
- 5945 Water Bill - Annual cost for the water bill for KCRMA-owned land.

ADMINISTRATION

		2017 ACTUAL	2018 ACTUAL	2019 PLAN	2019 PROJ. EST.	DRAFT 2020 PLAN
5600	WAGES/SALARIES	194	185	200	200	150
5606	PAYROLL TAXES	15	14	15	15	12
5607	EMPLOYEE BENEFITS	25	18	20	20	6
5610	RETIREMENT PLAN	9	8	11	11	9
5615	EMPLOYEE EXPENSES	5	4	7	6	7
5616	MEETING EXPENSES	2	3	3	3	3
5617	ELECTION/ANNUAL MEETING	6	2	4	4	5
5618	EMPLOYEE EDUCATION	1	1	1	1	2
5619	BANK CHARGES	1	1	1	1	1
5621	BOARD EXPENSES	4	3	4	4	4
	SALARY ADJ./BONUS		0	24	24	24
5645	LEGAL/DELINQUENCIES	25	24	25	25	25
5650	DUES, FEES, SUBSCRIPTIONS	10	13	2	3	5
5670	DUES WRITE OFFS	0	10	10	8	8
	TOTAL	297	286	327	325	261

## Administration Expenses

- 5600      Wages/Salaries - Salaries for Executive Director and part-time Finance Manager.
- 5606      Payroll Taxes - Employer's share of FICA and Unemployment Insurance.
- 5607      Employee Benefits - Medical, Disability, Dental/Eye, 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 and 3% for part-time employees.
- 5615      Employee Expenses - Business expenses incurred by employees including costs for Executive Director to attend one National CAI Conference.
- 5616      Meeting Expenses - Miscellaneous expenses associated with Board of Directors and meetings.
- 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.
- 5621      Board Expenses - Expenses incurred by Board members in the line of their service. Includes thank you gifts for retiring Board/Committee members.
- 5645      Legal/Delinquencies - Lien filing fees and related legal charges associated with the pursuit of members' delinquent accounts.
- 5650      Dues, Fees, Subscriptions - The Association subscribes to publications necessary to remain alert and aware of trends in development, changes in law, 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.

EQUESTRIAN

<u>Equestrian Revenue</u>		2017	2018	2019	2019	DRAFT
		ACTUAL	ACTUAL	PLAN	PROJ.	2020
					EST.	PLAN
4015	EQ BOARDING REV	411	468	495	480	496
4016	EQ OTHER REV	28	24	24	24	25
4018	EQ ACADEMY TUITION	58	59	61	55	55
4020	EQ HORSE LEASE	28	23	38	32	32
4022	EQ CAMP TUITION	12	13	12	13	14
	<b>TOTAL EQUESTRIAN REVENUE</b>	537	587	630	604	622

Assumes 3.5% boarding increase, \$5/month non-resident increase, and \$10/month trailer increase  
 Assumes average feed cost \$220/ton; if costs increase a surcharge will be assessed  
 Assumes average bedding cost \$0.35/cu foot; if costs increase a surcharge will be assessed

<u>Equestrian Operations Expenses</u>		2017	2018	2019	2019	DRAFT
		ACTUAL	ACTUAL	PLAN	PROJ.	2020
					EST.	PLAN
5700	FACILITY MAINTENANCE	17	3	15	15	15
5701	EQUIP. MAINTENANCE	1	3	7	6	6
5702	FEED/GRAIN	119	158	143	150	150
5703	BEDDING	24	27	30	25	25
5704	SHAVINGS PICKUP	24	17	28	25	25
5705	SALARIES/WAGES	160	166	186	160	173
5706	PAYROLL TAXES	14	14	15	14	14
5707	EMPLOYEE BENEFITS	6	7	7	3	3
5708	RETIREMENT	3	3	3	3	3
5710	SPECIAL EVENTS	1	1	1	1	1
5712	INSURANCE	14	6	10	18	18
5718	UTILITIES	17	19	20	20	20
7004	RESERVES CONTRIBUTION	15	15	15	15	15
5722	PIPE PEN SAND	2	5	5	5	5
5724	FOOTING REPLACEMENT	0	30	30	30	30
	<b>TOTAL EQUESTRIAN OPS EXPENSES</b>	417	474	515	490	503

<u>Equestrian Riding School</u>		2017	2018	2019	2019	DRAFT
		ACTUAL	ACTUAL	PLAN	PROJ.	2020
					EST.	PLAN
6102	SCHOOL HORSE FEED	23	26	25	27	30
6103	FACILITY MAINTENANCE	9	9	9	9	9
6105	WAGES/INSTRUCTORS	61	57	47	47	48
6106	PAYROLL TAXES	5	5	5	5	5
6108	TACK PURCHASE	1	1	1	1	1
6112	INSURANCE	-5	3	5	6	7
6113	HORSE PURCHASE	1	1	3	3	3
6114	MISCELLANEOUS SUPPLIES	3	1	3	3	3
6116	VET/SHOEING	15	10	13	13	13
	<b>TOTAL RIDING SCHOOL EXPENSES</b>	113	113	111	114	119

	<b>TOTAL EQUESTRIAN EXPENSES</b>	533	587	626	604	622
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## Equestrian Center Boarding Operation Expenses

- 5700 Facility Maintenance - Repairs and maintenance for Equestrian Center assets (i.e. waterers, fencing, etc) and maintenance of Equestrian Center grounds to include arenas, drainage, and grading. Uniforms, legal fees, office supplies, and miscellaneous employee expenses.
- 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.
- 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 full-time stable hands.
- 5706 Payroll Taxes - Employer's share of FICA and Unemployment Insurance.
- 5707 Employee Benefits - Medical, disability, dental/eye, 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.
- 5712 Insurance - Equestrian Center boarding general liability and workers' compensation insurance.
- 5718 Utilities - Cost of utilities at the Equestrian Center.
- 7004 Reserves Contribution - Annual contribution to the Reserve Fund from Equestrian operations.
- 5722 Pipe Pen Sand - Sand for footing in the Pipe Pens.
- 5724 Footing Replacement - Footing replacement in the riding arenas.

## Equestrian Riding School Expenses

- 6102      School Horse Feed - Cost of hay and grain to feed school horses @ \$192 per horse per month. Surcharges 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 Purchase - Cost to purchase school horses for the program.
- 6114      Miscellaneous Supplies - Supplies needed for the operation of the program.
- 6115      Vet/Shoeing - Cost to shoe the school horses and provide veterinarian care.

OPEN SPACE

		2017 ACTUAL	2018 ACTUAL	2019 PLAN	2019 PROJ. EST.	DRAFT 2020 PLAN
5901	PAYROLL TAXES	26	28	26	26	26
5902	EMPLOYEE BENEFITS	24	23	25	15	20
5903	RETIREMENT	15	14	16	20	16
5905	VEHICLE MAINTENANCE	12	10	12	12	12
5906	CONTRACT WEED CONTROL	32	31	33	33	33
5907	CONTRACT 2-TRACK TRAIL MAINT.	12	0	10	10	15
5910	CONTRACT TRAIL MAINTENANCE	104	17	17	17	19
5913	OPEN SPACE SUPPLIES	28	24	30	30	30
5914	UNIFORMS	3	3	3	3	3
5915	VOLUNTEER SUPPORT	1	1	2	2	2
5916	SIGNAGE	9	10	10	10	10
5918	FUEL	6	7	7	7	7
5920	FOREST/FUELS MANAGEMENT	13	4	6	6	6
5921	DUES AND SUBSCRIPTIONS	1	1	1	0	0
5922	TRAINING	2	2	2	2	3
5924	SURVEY WORK	1	2	15	15	10
5926	CONTRACT TRAIL BUILDER	15	0	0	0	0
5928	TRAIL PERMITTING	1	1	1	1	0
5929	EQUIPMENT	10	6	10	10	15
5930	WAGES - PATROL	88	80	86	86	96
5931	WAGES - GENERAL MAINTENANCE	69	64	62	62	71
5932	WAGES - NOXIOUS WEED CONTROL	16	18	22	22	23
5933	WAGES - FORESTRY	18	13	10	10	11
5934	WAGES - TRAIL MAINTENANCE	1	1	2	2	2
5935	WAGES - TRAIL CONSTRUCTION	8	11	10	10	10
5936	WAGES - BOUNDARY MANAGEMENT	10	12	10	10	10
5937	WAGES - WILDLIFE MANAGEMENT	8	9	10	10	10
5938	WAGES - GENERAL OPERATIONS	73	118	95	95	98
5908	WAGES - MOWING	7	9	8	8	8
5943	HAZARD TREE REMOVAL	6	7	8	6	6
	TOTAL	619	526	549	540	572

## Open Space

- 5901 Payroll Taxes - Employer's share of FICA and Unemployment Tax for Rangers.
- 5902 Employee Benefits - Medical, disability, dental/eye, and life insurance for four full-time Rangers.
- 5903 Retirement - Retirement benefits for four full-time Rangers with KCRMA contributing an equal match of employee contributed funds up to 6%.
- 5905 Vehicle Maintenance - Includes repair and maintenance of Ranger 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 by a contractor.
- 5910 Contract Trail Maintenance - Maintenance of natural-surface trails by a contractor.
- 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.
- 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, and a third-party assessment of our forests.
- 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 Survey Work - Costs to survey for both encroachment enforcement and perimeter boundary marking.
- 5926 Contract Trail Builder - Contractual services to construct trails.



- 5928 Trail Permitting - Permit fees for new trails.
- 5929 Equipment - Equipment required for maintaining the open space.
- 5930 Wages - Patrol - Trail patrols, facilities patrols, off-trail patrols, incident reports, CNR reports.
- 5931 Wages - General Maintenance - Fence repair and installation, drainage maintenance and project coordination, sign management and installation, trash removal, graffiti cleanup, structure maintenance, snow removal.
- 5932 Wages - Noxious Weed Control - In-house herbicide applications and other control measures, planning, mapping, inspecting work by contract and in-house crew, planning and implementing restoration work.
- 5933 Wages - 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 Wages - Trail Maintenance - Minor maintenance of existing trail system when contractor is not available.
- 5935 Wages - Trail Construction - Staff assistance to VTCs for new trail construction.
- 5936 Wages - 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 Wages - Wildlife Management - Educate residents on avoiding conflict with wildlife, respond to wildlife-related calls, remove large animal roadkill, deer and elk population monitoring. Maintenance of observation logs.
- 5938 Wages - 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.
- 5908 Wages - Mowing - Rough-cut mowing typically three times per growing season.
- 5943 Hazard Tree Removal - Removal of trees in open space that are a safety hazard.

<b>One-Time Projects for 2020</b>		<b>Estimated Cost</b>
	Drainage Project at Dakota Lodge Building	\$40,000
	Easement/Right-of-Way Archive Project	\$5,000
	Fence North Border 4th and Final Phase	\$7,000
	Soft-Surface to Hard-Surface Trail Conversions	\$10,000
	Ranch House Pool Project Final Phase	\$387,000
	Ranch House Pool Contingency	\$52,000
	Ranch House Pool Covers	\$25,000
	Ranch House Pool Third-Party Inspections	\$22,000
	Ranch House Pool Lounge Chairs	\$3,000
	Ranch House Pool Tables and Chairs	\$4,000
	Ranch House Pool Café Chairs	\$2,400
	Ranch House Pool Trash Cans	\$5,000
		<b>\$562,400</b>

<b>One-Time Projects for 2019</b>		<b>2019 Plan</b>	<b>2019 Status</b>
5945	Increase MA Duties/Irr. Water	\$250,000	Complete: move to Oper/Maintenance for 2020
5946	RH Pool Funding	\$387,000	Transferred to special project fund
5561	Fence North Border	\$5,000	Complete
5944	Open Space Picnic Tables	\$5,000	Complete
5950	Easement/Right-of-Way review	\$3,000	Complete
5956	Upgrade Electric in Main Barn	\$14,120	Complete: \$5800; balance used for radon at RH
5957	Street Light Removal	\$15,000	Complete
5958	Greenbelt W Drainage	\$10,000	Complete
5959	Valley Parkway Crossing	\$8,000	In progress for engineering only
5960	Mailbox Pads	\$5,000	TBD
5961	Open Space Weed Mgmt/Restoration Plan	\$5,000	Not ready; used for asbestos pipe removal
5962	Pilot Trailhead Kiosk	\$5,000	Complete: \$16150; balance from special project
	<b>TOTAL</b>	<b>\$712,120</b>	