

**KEN-CARYL RANCH  
MASTER ASSOCIATION**

**2010 ANNUAL PLAN**

December 15, 2009

REVENUE & EXPENSE SUMMARY (000)

	2007	2008	2009	2009	2010	2011
	ACTUAL	ACTUAL	PLAN	REVISED	PLAN	PLAN
	@\$35	@\$39	@\$40	EST.	@\$40	@\$41
				@\$40		
<b>REVENUE</b>						
4010 MONTHLY DUES PG2 *	1882	2049	2152	2151	2151	2208
4011 INTEREST/LATE CHARGES PG4	23	18	22	27	26	26
4012 TRANS/REFI FEE PG4	16	10	10	8	8	8
4030 OTHER INCOME PG4	15	15	12	10	10	10
4031 INTEREST REV PG4	15	23	24	10	15	15
4033 CABLE T.V.& T-MOBILE PG4	40	39	41	41	41	41
4034 ADVERTISING PG4	230	172	172	146	148	148
4035 LEGAL COLLECTIONS PG4	25	29	25	48	30	30
4038 OPEN SPACE PG4	24	24	24	24	24	24
4040 TENNIS FEES PG4	7	8	8	8	8	8
4041 DIRECTORY ADVERTISING PG4	33	0	23	19	0	20
SUB TOTAL	<u>2310</u>	<u>2387</u>	<u>2513</u>	<u>2492</u>	<u>2461</u>	<u>2538</u>
4015 EQ BOARDING REV PG5	430	413	427	436	440	440
4016 EQ OTHER REV PG5	5	14	13	18	24	24
4018 EQ ACADEMY TUITION PG5	135	86	88	70	76	76
4020 EQ HORSE USE PG5	30	30	30	26	30	30
4022 EQ CAMP TUITION PG5	14	11	12	12	12	12
SUB TOTAL	<u>614</u>	<u>554</u>	<u>570</u>	<u>562</u>	<u>582</u>	<u>582</u>
TOTAL REVENUE	<u>2924</u>	<u>2941</u>	<u>3083</u>	<u>3054</u>	<u>3043</u>	<u>3120</u>
<b>EXPENSES AND RESERVES</b>						
GENERAL OPERATIONS PG6	613	561	626	587	584	592
OPERATIONS AND MAINTENANCE PG9	543	713	818	752	805	872
ADMINISTRATION PG11	275	283	268	296	277	287
OPEN SPACE MAINTENANCE PG16	419	421	438	431	435	450
SUB TOTAL	<u>1850</u>	<u>1978</u>	<u>2150</u>	<u>2066</u>	<u>2101</u>	<u>2201</u>
EQUESTRIAN OPERATIONS PG13	427	418	451	463	464	464
EQUESTRIAN RIDING SCHOOL PG13	131	139	119	99	118	118
SUB TOTAL	<u>558</u>	<u>557</u>	<u>570</u>	<u>562</u>	<u>582</u>	<u>582</u>
TOTAL EXPENSES	<u>2408</u>	<u>2535</u>	<u>2720</u>	<u>2628</u>	<u>2683</u>	<u>2783</u>
RESERVE REPLACEMENT FUNDING PG19	300	300	270	270	270	270
TENNIS COURT REPLACEMENT	41	42	41	41	41	41
CONTINGENCY	29	11	52	59	49	26
TOTAL EXPENSES & RESERVE	<u>2778</u>	<u>2888</u>	<u>3083</u>	<u>2998</u>	<u>3043</u>	<u>3120</u>
FUNDING EXPENDITURES						
NET INCOME (LOSS)	<u>146</u>	<u>53</u>	<u>0</u>	<u>56</u>	<u>0</u>	<u>0</u>

\*2010 RESIDENTIAL DUES OF \$40 PER MONTH AND COMMERCIAL PROPERTY AT \$25 PER MONTH PER ACRE.

KEN-CARYL RANCH MASTER ASSOCIATION  
2010

BUDGET

MONTHLY DUES ASSUMPTION FOR REVENUES

<u>RESIDENTIAL</u>	<u>REVENUE</u>
4,146 Units @\$40.00 per month	\$1,990,080

COMMERCIAL

(Assessed at \$25.00 per acre or fraction thereof.)

	<u>ACRES</u>	<u>REVENUE</u>
Knowledge Learning Center	2	600
Johns Manville	83	24,900
Ken-Caryl Business Center (Individual Owners)	270	81,000
King Soopers Shopping Center 1 <sup>st</sup> Bank Tres Portillos Dillon Real Estate KKG-IV LLC	12	3,600
Lockheed Martin	125	37,500
Manor House	6	1,800
Marketplace	7	2,100
Safeway Center-11 McDonald's -2 US Bank-2 Vicorp-2	17	5,100

	<u>ACRES</u>	<u>REVENUE</u>	
Starr Centre	14	4,200	
Clocktower-1			
Conoco-2			
Guarantee Bank-1			
Billy Halax -1			
Million Agri. Holiday Inn-2			
Gateway-2			
Ihop-1			
Million Agri. vacant-2			
Stickman KCBC-2			
Alterra	<u>4</u>	<u>1,200</u>	
Total Commercial	540 @ \$25/Month		\$162,000
TOTAL RESIDENTIAL & COMMERCIAL REVENUE			<u>\$2,152,080</u>

KEN-CARYL RANCH MASTER ASSOCIATION  
2010 BUDGET  
BUDGET ASSUMPTIONS  
REVENUE RECAP

- 4010 Monthly Dues - Revenue from monthly, \$40.00 residential member assessments and commercial assessment at \$25.00 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, including \$6,000 from MD for trash service.
- 4031 Interest Income - Interest received on Association funds in interest-bearing accounts
- 4033 Cable TV and T-Mobile - Revenue from Cable TV (\$16,500 and Ranch House T-Mobile cellular site (\$24,000).
- 4034 Advertising - Revenue generated from ads placed in the bi-weekly newsletter, assumes no increase in rates.
- 4035 Legal Collections (Delinquencies) - Attorney fees expended by KCRMA which are then collected by the Association during the delinquency process.
- 4038 Open Space Revenue- Revenue received from KCRMD for maintenance of the South Hogback, Parcel A and Bethel College Parcel per agreement.
- 4040 Tennis Fees – Fees collected from tennis program participants to help repay the costs of replacing the courts at the Ranch House.
- 4041 Directory Advertising – Revenue generated from ads placed in the bi-annual Resident Directory. No Directory planned for 2010.

- 4015      Equestrian Center Boarding Revenue – Revenue for horses boarded at the center and does not include an increase for 2010. Monthly rates as follows: Inside Stall-\$412.00-26 /Pipe Pen-\$338.00-36 / Shed Row-\$437.00-8 / Pasture-\$235.00/\$240.00-39 / Two Horse Pen - \$520. Total horses-111.
- 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 horses.
- 4022      Equestrian Center Summer Camp Tuition – Revenue received from summer camp programs.

GENERAL OPERATIONS (000)

	2007	2008	2009	2009	2010	2011
	ACTUAL	ACTUAL	PLAN	REVISED EST.	PLAN @\$40	PLAN @\$41
5500 WAGES/SALARIES	115	128	133	130	133	136
5501 RECEPTIONISTS	25	26	26	25	26	27
5506 PAYROLL TAXES	10	10	11	11	11	11
5507 EMPLOYEE BENEFITS	10	12	16	16	17	19
5510 RETIREMENT PLAN	6	6	6	6	6	7
5520 OFFICE SUPPLIES	7	6	8	8	8	8
5525 TELEPHONE	7	7	7	7	7	7
5530 POSTAGE	12	13	14	14	14	14
5535 INSURANCE	165	143	160	155	160	160
5540 LEGAL/GENERAL	54	18	30	10	20	20
5542 CONSULTANT	10	9	6	3	5	5
5546 AUDIT	7	6	7	6	7	7
5555 WEB SITE	2	2	2	2	2	2
5565 PRINTING/COPYING	8	9	11	8	11	11
5567 NEWSPAPER	113	113	115	105	106	106
5568 NEWCOMER/PUBLIC INFO/COUPO	10	17	17	17	17	17
5569 RESIDENT DIRECTORY	26	0	23	29	0	0
5570 COMPUTER SERVICE/SUPPLIES	8	12	14	16	15	15
5590 ARCHITECTURAL CONSULTANT	12	18	14	14	14	14
5599 SPECIAL EVENTS	6	6	6	5	6	6
TOTAL	<u>613</u>	<u>561</u>	<u>626</u>	<u>587</u>	<u>585</u>	<u>592</u>

KEN-CARYL RANCH MASTER ASSOCIATION  
2010 BUDGET  
BUDGET ASSUMPTIONS  
GENERAL OPERATIONS EXPENSES

General Operations – Provides operational support for the Association.

- 5500      Salaries & Wages – Salaries for *Life-At-Ken-Caryl* Editor, Community Standards Administrator 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 for two (2) full-time employees.
- 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 – Fifty percent of costs for phone lines in the Ranch House and phone system lease payment. (Expense shared with KCRMD).
- 5530      Postage – Costs for Association postage charges and rental of postage meter.
- 5535      Insurance – General Liability insurance, Director and Officer Liability insurance, Work Comp. for admin. employees and Property insurance for the Equestrian Center Buildings. The KCRMD insures the other buildings. Our broker is predicting that rates will remain flat however; we will not know the actual costs until the renewal quotes are received in late December. If the costs are higher than budgeted additional dollars will need to be drawn from the contingency fund.
- 5540      Legal/General – Attorney to provide general legal advice to the Master Association staff and the Board of Directors.
- 5542      Consultant – Fees for consultants as needed including payroll service.

- 5546      Audit – Annual Audit services to be provided by J Moore and Associates
- 5555      Web Page- Costs shared with KCRMD for maintaining a web page.
- 5565      Printing/Copying - Costs shared with KCRMD for operation of copy machine including paper, supplies, and maintenance costs.
- 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, maps, newcomer packets which include a 15 minute DVD acquainting people with the Ranch, and supplies for printing of resident dues coupon booklets.
- 5569      Resident Directory – Costs to produce and distribute the bi-annual Resident Directory. No Directory planned in 2010.
- 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.
- 5599      Special Events - Costs associated with Pride Day activities, and Equestrian Center Buffalo Day.

OPERATIONS & MAINTENANCE (000)

	<u>2007</u> <u>ACTUAL</u>	<u>2008</u> <u>ACTUAL</u>	<u>2009</u> <u>PLAN</u>	<u>2009</u> <u>REVISED</u> <u>EST.</u>	<u>2010</u> <u>PLAN</u> <u>@\$40</u>	<u>2011</u> <u>PLAN</u> <u>@\$41</u>
5313 SIGNAGE	5	4	5	6	5	5
5314 STREET LIGHTS	22	21	24	20	24	24
5315 RESIDENTIAL TRASH/RECYCLING	372	581	630	567	595	625
5317 HISTORICAL SOCIETY COMMITTEE	1	1	2	4	2	2
5320 RANCH HOUSE MAINT/UTILITIES	33	36	40	40	48	50
5327 DRAINAGE REPAIR	86	56	100	100	100	100
5328 IRRIGATION	24	10	0	3	0	50
5333 TREES			5	5	5	5
5331 SIGN PATROL			4	3	3	3
RECREATION BATHROOMS					10	0
RECREATION DOORS					5	0
5332 SNOW REMOVAL		2	5	2	5	5
5345 SECURITY PATROL	0	2	3	2	3	3
TOTAL	<u>543</u>	<u>713</u>	<u>818</u>	<u>752</u>	<u>805</u>	<u>872</u>

KEN-CARYL RANCH MASTER ASSOCIATION  
2010 BUDGET  
BUDGET ASSUMPTIONS  
OPERATIONS AND MAINTENANCE

- 5313 Signage- Maintenance of neighborhood monument signs and marquees.
- 5314 Street Lights- Electricity and repair of lights along major streets where there are not any homes.
- 5315 Residential Trash Service - Cost of weekly trash and recycling pick-up. 2009 cost \$567,000, 5% increase per contract \$28,000. Total \$595,000
- 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). The MD is budgeting for a 20% increase in these expenses for 2010.
- 5327 Drainage- Repairs to existing drainage. There are funds available from prior years and plans to provide additional funding in the future.
- 5328 Irrigation/Turf Reduction- Cost to improve efficiencies of the irrigation system and/or reduce turf areas thereby reducing the need to irrigate. 2010 costs are scheduled to come from the \$54,000 available in the designated fund.
- 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. \$50 per patrol – April – October 2 times per week, November – March 1 time per week.
- 5332 Snow Removal – Snow removal services provided by the MD on open space trails.
- 5345 Security Patrol – the Master Association share of the cost to provide contract roving security patrol during the spring and summer for four hours each Friday and Saturday 9pm-1am. Additional evenings might be added as necessary. The total cost to be shared between KCRMA and KCRMD.

ADMINISTRATION (000)

	2007 ACTUAL	2008 ACTUAL	2009 PLAN	2009 REVISED EST.	2010 PLAN @\$40	2011 PLAN @\$41
5600 WAGES/SALARIES	179	180	172	172	175	178
5606 PAYROLL TAXES	13	13	13	14	14	14
5607 EMPLOYEE BENEFITS	15	20	20	24	26	28
5610 RETIREMENT PLAN	10	10	10	10	10	10
5615 EMPLOYEE EXPENSE	6	8	8	8	6	6
5616 MEETING EXPENSES	1	3	3	3	3	3
5617 ELECTION/ANNUAL MEETING	6	6	6	8	8	8
5618 EMPLOYEE EDUCATION	1	1	1	1	1	1
5619 BANK CHARGES	1	1	1	1	1	1
5645 LEGAL/DELINQUENCIES	31	24	25	45	25	25
5650 DUES,FEES,SUBSCRIPTIONS	2	2	3	3	3	3
5670 DUES WRITE OFFS	10	15	6	7	10	10
TOTAL	<u>275</u>	<u>283</u>	<u>268</u>	<u>296</u>	<u>282</u>	<u>287</u>

KEN-CARYL RANCH MASTER ASSOCIATION  
2010 BUDGET  
BUDGET ASSUMPTIONS  
ADMINISTRATION EXPENSES

Administration – Provides for Management and coordination of all Master Association programs.

- 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 for two (2) full-time employees.
- 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        Board Expense – Miscellaneous expenses associated with Board of Directors and meetings.
- 5617        Election/Annual meeting - Costs associated with annual Board election. This includes ballots and postage.
- 5618        Employee Education- Development 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 – 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.

EQUESTRIAN (000)

	2007 ACTUAL	2008 ACTUAL	2009 PLAN	2009 REVISED EST.	2010 PLAN	2011 PROJ. PLAN
EQ BOARDING REV PG5	430	413	427	436	440	440
EQ OTHER REV PG5	5	14	13	18	24	24
EQ ACADEMY TUITION PG5	135	86	88	70	76	76
EQ HORSE USE PG5	30	30	30	26	30	30
EQ CAMP TUITION PG5	14	11	12	12	12	12
<b>TOTAL REVENUE</b>	<b>614</b>	<b>554</b>	<b>570</b>	<b>562</b>	<b>582</b>	<b>582</b>

	2007 ACTUAL	2008 ACTUAL	2009 PLAN	2009 REVISED EST.	2010 PLAN	2011 PROJ. PLAN
5700 FACILITY MAINTENANCE	43	27	18	30	18	18
5701 EQUIP.MAINTENANCE	16	13	12	8	10	10
5702 FEED/GRAIN	105	125	118	135	130	130
PIPE PEN SAND	0	0	0	9	9	9
5703 BEDDING	12	23	21	30	32	32
5704 SHAVINGS PICKUP	18	21	24	20	24	24
5705 SALARIES/WAGES	175	147	166	166	166	166
5706 PAYROLL TAXES	15	13	15	14	14	14
5707 EMPLOYEE BENEFITS	4	4	5	8	8	8
5708 RETIREMENT	3	1	3	1	3	3
5709 ADVERTISING	1	1	1	0	1	1
5710 SPECIAL EVENTS	1	1	2	1	1	1
5711 TELEPHONE	2	2	2	1	1	1
5712 INSURANCE	8	15	15	3	8	8
5713 LEGAL	0	2	1	0	1	1
5714 OFFICE SUPPLIES	1	1	1	2	1	1
5715 UNIFORMS	1	1	1	1	1	1
5716 EMPLOYEE EXPENSE	1	1	1	1	1	1
7004 RESERVES CONTRIBUTION	0	0	15	15	15	15
5718 UTILITIES	21	24	30	18	20	20
<b>TOTAL</b>	<b>427</b>	<b>418</b>	<b>451</b>	<b>463</b>	<b>464</b>	<b>464</b>

EQUESTRIAN RIDING SCHOOL

	2007 ACTUAL	2008 ACTUAL	2009 PLAN	2009 REVISED EST.	2010 PLAN	2011 PROJ. PLAN
6102 SCHOOL HORSE FEED	27	23	22	21	20	20
6103 FACILITY MAINTENANCE	2	19	0	0	12	12
6104 INSTRUCTOR EDUCATION	2	1	1	1	1	1
6105 WAGES/INSTRUCTORS	80	74	75	50	60	60
6106 PAYROLL TAXES	6	7	6	5	6	6
6108 TACK PURCHASE	0	1	1	1	1	1
6112 INSURANCE	3	4	5	10	7	7
6113 HORSE PURCHASE	1	3	1	1	1	1
6114 MISCELLANEOUS SUPPLIES	2	1	1	1	1	1
6115 TELEPHONE	1	1	1	1	1	1
6116 VET/SHOEING	7	5	6	8	8	8
<b>TOTAL</b>	<b>131</b>	<b>139</b>	<b>119</b>	<b>99</b>	<b>118</b>	<b>118</b>
<b>NET REVENUE</b>	<b>56</b>	<b>-3</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>

KEN-CARYL RANCH MASTER ASSOCIATION  
2010 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.
- 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, three (3) full-time stable hands, admin. support, and part-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.
- 5709 Advertising/Communications - Costs associated with promoting the Center.
- 5710 Special Events - Costs for Equestrian Center horse and boarder events.
- 5711 Telephone - Cost for 1 business line, 1 courtesy phone and 1 wireless.
- 5712 Insurance - Equestrian Center boarding general liability and workers compensation insurance. The insurance cost projected is an estimate as we will not know the actual costs until the renewal quotes are received in late December. If the costs are higher than projected adjustments will be required.
- 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  
2010 BUDGET ASSUMPTIONS  
EQUESTRIAN RIDING ACADEMY

- 6102 School Horse Feed – Cost of hay and grain to feed 11 school horses @ \$150 per horse per month.
- 6103 Facility Maintenance – School share of costs to maintain the center.
- 6104 Instructor Education – Costs for instructors to receive periodic training.
- 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. The insurance cost projected is an estimate as we will not know the actual costs until the renewal quotes are received in late December. If the costs are higher than projected adjustments will be required.
- 6113 Horse Purchases - Cost to purchase school horses for the program.
- 6114 Miscellaneous Supplies – Supplies needed for the operation of the program.
- 6115 Telephone – Costs for 1 business telephone line.
- 6116 Vet/Horse Shoeing – Cost to shoe the school horses and provide veterinarian care.

OPEN SPACE (000)

	2007	2008	2009	2009	2010	2011
	ACTUAL	ACTUAL	PLAN	REVISED PLAN	PLAN @\$40	PLAN @\$41
5900 WAGES FULL TIME STAFF	197	204	208	198	195	205
5911 WAGES PART TIME STAFF	47	46	47	47	52	52
5901 PAYROLL TAXES/FT	17	16	16	17	16	16
5923 PAYROLL TAXES/PT	4	4	4	4	4	4
5902 EMPLOYEE BENEFITS	12	17	15	17	16	16
5903 RETIREMENT	12	12	12	12	10	12
5904 EDUCATION	24	24	24	24	24	24
5918 FUEL	6	7	6	5	6	6
5905 VEHICLE MAINTENANCE	4	4	4	6	4	4
5906 CONTRACT WEED CONTROL	25	26	25	26	33	33
5907 CONTRACT TRAIL MAINTENANCE	11	9	3	5	11	11
5908 CONTRACT MOWING	11	9	19	19	23	23
5913 OPEN SPACE SUPPLIES	17	15	15	15	15	15
5914 UNIFORMS	2	2	2	2	2	2
5920 FOREST/FUELS MANAGEMENT	7	3	10	10	10	10
5921 DUES AND SUBSCRIPTIONS	1	1	1	0	1	1
5922 TRAINING	1	1	2	2	2	2
5924 BOUNDARY MANAGEMENT	16	15	17	14	6	6
5915 VOLUNTEER SUPPORT	2	2	2	2	2	2
5916 SIGNAGE	2	2	4	4	4	4
5917 RESTORATION	1	2	2	2	2	2
TOTAL	419	421	438	431	438	450

KEN-CARYL RANCH MASTER ASSOCIATION  
2010 BUDGET  
BUDGET ASSUMPTIONS  
OPEN SPACE

Provides for maintenance of all non-irrigated open space.

- 5900 Wages Full Time Staff - Four (4) full-time Rangers. One to be hired April 1<sup>st</sup>.
- 5911 Wages Part Time Staff – Seasonal staff including 1 patrol ranger, trail and maintenance rangers.
- 5901 Payroll Taxes- Employers share of Open Space FICA and Unemployment Tax for full time staff.
- 5923 Payroll Taxes – Employers share of Open Space FICA and Unemployment Tax for part time 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%.
- 5904 Education - the Association contracts with the KCRMD to provide interpretive programs through Ranger U, Kid’s Nature Clubhouse and other educational efforts, to foster a better understanding and appreciation of the unique and cultural history of the Ranch.
- 5918 Fuel – Fuel for Ranger vehicles
- 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 Trail Maintenance- Repairs to trails using contractor services.
- 5908 Contract Mowing – Mowing in areas identified in the Open Space Management Plan.

- 5913 Open Space Supplies- Supplies needed to maintain the Open Space, office supplies, tools and port-a-potty cleaning expense.
- 5914 Uniforms – Ranger uniforms.
- 5920 Forest/Fuels Management – Costs for staff and contract management of forest and drainage fuels management following the Fuels Management Plan.
- 5921 Dues and Subscriptions – Annual membership dues in the Chatfield Basin Conservation 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.
- 5915 Volunteer Support- Costs associated with volunteer projects.
- 5916 Signage- Open space signs.
- 5917 Restoration- Open space re-seeding.

2010  
RESERVES

Balance 12/31/09	+	\$1,130,000
2010 Funding	+	\$341,000
2010 Interest	+	\$22,000*
2010 Expenditures	-	<u>\$347,475</u>
Balance 12/31/10		\$1,145,525

\*Anticipates an average balance of \$1,100,000 @ 2% interest \$22,000.

## SPECIAL PROJECT FUND

It is the Board's policy to "Designate" certain portions of the excess revenue to complete the previously budgeted projects in a subsequent year. These designations are reflected as "Special Project Funds". As of October 2009 the Special Project Funds are designated as follows:

PROJECT	12/31/08 BALANCE	2009		CURRENT BALANCE
		EXPENDED	ADDED	
Drainage	\$212,610			\$212,610
Equestrian Center	\$94,120	\$17,500		\$76,620
Forest Mgmt.	\$18,000			\$18,000
2007 Contingency	\$40,371	\$38,025		\$2,346
Irrigation	<u>\$53,982</u>			<u>\$53,982</u>
TOTAL	\$419,083	\$55,525		\$363,558

POSSIBLE CONTINGENCY EXPENSES

Community Garden	\$????
Ice House	\$10,000
Veterans Memorial	\$????
New trail construction	\$???
Landscaping enhancements	\$????
Open space staff facility	\$???
Community survey	<u>\$????</u>
TOTAL	\$10,000

## 2010 RESERVE USE OF FUNDS SCHEDULE

Ranch House	Plaster wading pool	\$6,000 – Gina
Ranch House	P. Lot repair, crack fill and seal	\$16,000 - Jim
Ranch House	Replace sections of ext. siding	\$12,000 – Jim
Ranch House	Replace entrance boardwalk	\$7,500 – Jim
Ranch House	HVAC	\$10,000 as needed
Ranch House	Pool deck lights	\$3,600 – Jim
Equestrian Center	Painting	\$58,450 –Chris/Sierra
Equestrian Center	Office heater	\$3,000 - Sierra
Maintenance Shop	P. Lot repair, crack fill and seal	\$13,500 - Jim
Parks and Open Space	Plains path conversion	\$61,000 - Allen
Parks and Open Space	Natural surface trails repair	\$20,875 - Sean
Parks and Open Space	Open space asphalt trails	\$99,000 - Sean
Parks and Open Space	Concrete sidewalk repair	\$30,350 – Allen
Parks and Open Space	GPS	\$3,200 – Sean
Parks and Open Space	Brannon Gearhart parking lot	<u>\$3,000 - Sean</u>
	<b>TOTAL</b>	<b>\$347,475</b>