

**Ranch at Roaring Fork
Common Operations**

Maintenance Facility		2009 Actuals	2010	2011	2012	2013	2014	2010-2014 5 year plan	2015	2016	2017	2018	2019	2020	2010-2020 10 year plan
A1	Doors		\$0	\$0	\$0	\$0	\$5,000	\$5,000							\$5,000
	Concrete Barn Floor			\$15,000				\$15,000							\$15,000
	Shop Office			\$10,000				\$10,000							\$10,000
	Vehicles	\$13,892		\$69,500	\$25,000	\$0		\$94,500				\$13,500	\$45,000		\$153,000
								\$0							\$0
	Sub Total	\$13,892	\$0	\$94,500	\$25,000	\$0	\$5,000	\$124,500	\$0	\$0	\$0	\$13,500	\$45,000	\$0	\$183,000

Maintenance Facility

Borne Projected Shop doors in 2011, we repaired them in 2009 and moved replacement to 2014
 Barn Concrete Floor added to wish list in 2011
 Shop office added in 2010
 2009 Garage doors \$606 in operations

Vehicles

Borne Projected		Staff Recommends	
2009	0	2009	\$ 13,892 Purchased 1999 Dump Truck again in 2018
2010	\$45,000	2011	\$ 45,000 1 Ton 4x4 Flat Bed again in 2019
2011	\$25,000	2011	\$ 24,500 1/2 ton 4x4 P/U again in 2020
2012	\$65,000	2012	\$ 25,000 3/4 ton 4x4 P/U again in 2021
2013	\$25,000	2013	\$ -
2014-2019	\$81,000	2014-2019	\$ 58,500
	241000		\$166,892

Auxiliary Machinery		2009 Actuals	2010	2011	2012	2013	2014	2010-2014 5 year plan	2015	2016	2017	2018	2019	2020	2010-2020 10 year plan
	Snow Plow	\$5,700						\$0							\$0
	Chipper	\$12,500						\$0							\$0
	Mini Ex	\$25,725						\$0							\$0
	4x4 Utility	\$4,501						\$0							\$0
	Brush Hog			\$7,000				\$7,000							\$7,000
	Grapple			\$2,000				\$2,000							\$2,000
	Tractor	25000	70%	25000		\$35,000		\$60,000							\$60,000
	Back hoe	30000	60%	30000			\$30,000	\$60,000							\$60,000
	Skid steer	15000	75%	15000			\$15,000	\$30,000							\$30,000
	Hay Rake			\$5,000				\$5,000							\$5,000
	Hay Bailer			\$9,000				\$9,000							\$9,000
	Hay Swather			\$14,000				\$14,000							\$14,000
	Hay Stacker			5000				\$5,000							\$5,000
	ATV	5500	75%		\$5,500			\$5,500							\$5,500
	Sub Total	\$48,426		\$112,000	\$5,500	\$35,000	\$45,000	\$197,500	\$0	\$0	\$0	\$0	\$0	\$0	\$197,500

Borne Projected Replacement 0228-2019

2008 \$0
 2009 \$0
 2010 \$0
 2011 \$0
 2012 \$17,000 tractor
 2013 \$13,000 manure spreader
 2014 \$9,000 disc plow
 2015 \$3,000 ag plow
 2016 \$9,000 brush hog mower
 2017 \$6,000 dr Chipper
 2018 \$3,000 snow blower
 2019 \$2,000 plow

Staff recommendations

\$5,700 snow plow
 \$42,726 mini exec, 4x4 ut, chipper
 \$12,500
 \$4,501
 \$25,725 Total combined 2008-09 Purchases \$62,318
 \$33,000 hay equipment
 \$35,000 4x4 tractor (sell old tractor)

\$62,000

Common Areas		2009 Actuals	2010	2011	2012	2013	2014	2010-2014 5 year plan	2015	2016	2017	2018	2019	2020	2010-2020 10 year plan
B1	Asphalt Roads	\$22,000					\$64,000	\$64,000				\$690,000			\$754,000
B3	Entrance						\$75,000	\$75,000							\$75,000
	Noise Abatement							\$0							\$0
C1	Tennis Courts	\$48,821						\$0					\$10,000		\$10,000
D2								\$0							\$0
	Water Plant				\$5,000		\$5,000	\$10,000		\$5,000		\$5,000			\$20,000
	Water treatment for Manganese							\$0	\$650,000						\$650,000
B1	Water Lines		\$20,000					\$20,000				\$1,200,000			\$1,220,000
B1	Fire Hydrants							\$0							\$0
E3	Sediment Ponds			\$45,000				\$45,000	\$210,000						\$255,000
	Legal Expenses (Fire)	\$7,792	\$25,000					\$25,000							\$25,000
	Playground	\$0					\$1,500	\$1,500							\$1,500
F1	Office Building						\$17,500	\$17,500	\$21,000						\$38,500
	Sub Total	\$78,613	\$45,000	\$45,000	\$5,000	\$0	\$163,000	\$258,000	\$881,000	\$5,000	\$0	\$1,895,000	\$10,000	\$0	\$3,049,000

2010 \$20,000 Dig up and examine 60" of water line
2014 Entrance \$75,000 moved from 2010 to 2014 may be part of Highway package
2015 \$650,000 Moved to 2015 for Water treatment for manganese (not in Borne Study)

Golf Course		Actuals 2009	2010	2011	2012	2013	2014	2010-2014 5 year plan	2015	2016	2017	2018	2019	2020	2010-2020 10 year plan
A1	Parking			\$1,700	\$2,000			\$3,700			\$1,000				\$4,700
								\$0							\$0
A2	Clubhouse Exterior			\$4,750			\$25,000	\$29,750							\$29,750
A3	Clubhouse Interior			\$3,200	\$0			\$3,200							\$3,200
	carpet			\$3,200				\$3,200							\$3,200
A4	Irrigation System						\$436,000	\$436,000							\$436,000
	Controller	\$24,000						\$0							\$0
	Main Pump System			\$100,000				\$100,000							\$100,000
	Grounds							\$0							\$0
	ponds	\$0		\$9,600		\$3,000		\$12,600							\$12,600
	culvert	\$4,000						\$0							\$0
	aeration			\$18,500				\$18,500							\$18,500
A5	Trees		\$0	\$0	\$0	\$0	\$10,000	\$10,000							\$10,000
								\$0							\$0
	Sub Total	\$28,000	\$0	\$140,950	\$2,000	\$3,000	\$471,000	\$616,950	\$0	\$0	\$1,000	\$0	\$0	\$0	\$617,950
	non maint reserve expense														
	Total Annual Expense	\$168,930	\$45,000	\$392,450	\$37,500	\$38,000	\$684,000	\$1,196,950	\$881,000	\$5,000	\$1,000	\$1,908,500	\$55,000	\$0	\$4,047,450
	Current Reserve Funding	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$71,430	\$740,740	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$96,000	\$1,388,170
	Reserve Balance	\$104,380	\$155,380	-\$141,070	-\$82,570	-\$24,570	-\$637,140	-\$456,210	-\$1,422,140	-\$1,331,140	-\$1,236,140	-\$3,048,640	-\$1,195,140	-\$2,952,640	-\$2,659,280

Moved Irrigation from 2011 to 2014, less controller work in 2009 and pump replacement in 2011
If Irrigation and waterlines are done in 2010 a special assessment would be required in 2010 - 2014 and reserves would be \$0 in 2015

2014 projection	annual funding	Per year	Per month
\$637,140	\$127,428	160	12
		\$796	\$66

Waster Water		2009 Actuals	2010	2011	2012	2013	2014	2010-2014 5 year plan	2015	2016	2017	2018	2019	2020	2010-2020 10 year plan
A1	Equipment	\$28,000						\$0	\$21,000	\$30,000	\$12,000	\$20,000			\$83,000
B1	Sewer Lines							\$0				\$1,400,000			\$1,400,000
	Televise System						\$30,000	\$30,000							\$60,000
	Jet 4000' of sewer			\$2,000				\$2,000							\$2,000
	Digester blower			\$8,500				\$8,500							\$8,500
	Submersible pump			\$6,200				\$6,200							\$6,200
	Expand capacity							\$0							\$0
	Monitoring Meter			\$3,500				\$3,500							\$3,500
	Tank Mixer				\$18,000			\$18,000							\$18,000
	Grout man holes				\$17,500			\$17,500							\$17,500
	Compressor, motor & pump					\$7,200		\$7,200							\$7,200
	Mixer						\$6,400	\$6,400							\$12,800
	Sub Total	\$28,000	\$0	\$20,200	\$35,500	\$7,200	\$36,400	\$99,300	\$21,000	\$30,000	\$12,000	\$1,420,000	\$0	\$0	\$1,618,700
	Current Reserve Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$605,000	\$0	\$0	\$0	\$0	\$0	\$0	-\$968,900
	Reserve Balance	\$577,000	\$577,000	\$556,800	\$521,300	\$514,100	\$514,100	\$505,700	\$493,100	\$463,100	\$451,100	-\$968,900	\$451,100	-\$968,900	-\$968,900

2009 Mixer shaft & Surrey Street pumps
2011 Service system
Digester Blower
Main sewer plant pump
2011 Monitor Replacement
2012 Main Tank Mixer
Grout Manholes
2013 Main tank compressor

Condominiums		Actuals 2009	2010	2011	2012	2013	2014	2010-2014 5 year plan	2015	2016	2017	2018	2019	2020	2010-2020 10 year plan
A2	Decks, Stairs			\$15,000	\$5,000		\$5,000	\$25,000		\$15,000					\$45,000
A4	Steep Slope Roofs						\$178,000	\$178,000							\$356,000
A5	Chimney Sweeping				\$6,000		\$6,000	\$6,000	\$6,000		\$6,000			6000	\$24,000
	Bldg. Siding & Trim			10000	\$5,000	\$5,000	\$5,000	\$25,000	\$5,000	\$5,000	\$5,000	\$5,000	5000	5000	\$60,000
A6	Concrete Walkways			\$1,000				\$1,000			\$1,000				\$2,000
	Drainage			\$25,000				\$25,000							\$25,000
	Irrigation			\$5,000	\$5,000			\$10,000	\$50,000						\$60,000
	Sub Total	\$0	\$0	\$56,000	\$21,000	\$5,000	\$188,000	\$270,000	\$61,000	\$20,000	\$12,000	\$5,000	\$5,000	\$11,000	\$572,000
	Current Reserve Funding	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	\$182,000		\$61,000	\$21,600	\$21,600	\$21,600	\$21,600	\$21,600	
	Total Operating (+-) from current year:	-\$20,000													
	Reserve Balance	\$1,600	\$23,200	-\$11,200	-\$10,600	\$6,000	\$0	\$0	\$0	\$1,600	\$11,200	\$27,800	\$27,800	\$38,400	

FYE 2008 Condos only had \$1257 in reserves due to previous years operating expenses
FYE 2009 projects Condos \$ 1600 Reserves due to building expenses

Paint & Repair back decks moved to 2011

Steep Slope Roofs moved to 2014

Siding & Trim not in Borne study \$5,000 per year

Special Assessment in 2014 of \$154,400 = \$2,574 for roofs

Note Condo operations needs to fund annual expenses \$20,000 = \$28 per month

Condo Irrigation \$50,000 the year after golf course work + \$657 special assessment

or increase contribution to reserves beginning in 2010 - \$43 per month

or increase contribution to reserves beginning in 2010 - \$10 per month

