

BoCC

RESOLUTION NO 19-409

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF EL PASO, STATE OF COLORADO

RESOLUTION TO AWARD AN URBAN PARK GRANT TO LORSON RANCH  
METROPOLITAN DISTRICT

**WHEREAS**, the Board of County Commissioners established the Urban Park Grant Program in 2007 to support the development of urban park opportunities in El Paso County; and

**WHEREAS**, the Urban Park Grant Program is funded by Urban Park Fees paid by developers at the time of subdivision pursuant to Land Development Code requirements; and

**WHEREAS**, Lorson Ranch Metropolitan District submitted a \$25,000 grant request for construction of a neighborhood park known as a Fit Park pursuant to the Urban Park Grant Program Policies and guidelines; and

**WHEREAS**, Grantee's proposal meets all of the requirements set forth in the Urban Park Grant Program policies and guidelines; and

**WHEREAS**, the El Paso County Park Advisory Board endorsed the grant application at their meeting on October 9, 2019; and

**WHEREAS**, the Board of County Commissioners has reviewed the grant application, grant agreement and supporting documentation and supports the proposed grant.

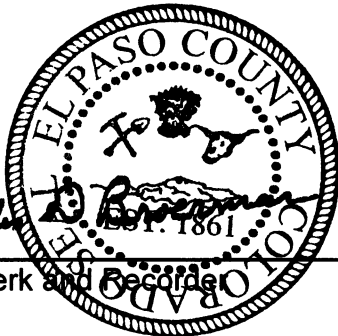
**NOW, THEREFORE, BE IT RESOLVED**, the Board of County Commissioners of El Paso County, Colorado, hereby approves the award of a \$25,000 urban park grant to Lorson Ranch Metropolitan District for a Fit Park as described in the grant application and authorizes the Chair to execute the grant agreement.

**DONE THIS** 12<sup>th</sup> Day of November, 2019 at Colorado Springs, Colorado.

ATTEST:

By: 

County Clerk and Recorder



BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

By: 

Chair

Chuck Broerman  
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El Paso County, CO



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COMMISSIONERS:  
MARK WALLER (CHAIR)  
LONGINOS GONZALEZ, JR. (VICE-CHAIR)

HOLLY WILLIAMS  
STAN VANDERWERF  
CAMI BREMER

## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS ~ COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES ~ VETERANS SERVICES ~ RECREATION/CULTURAL SERVICES

### El Paso County

### URBAN PARK GRANT AGREEMENT

This Urban Park Grant Agreement ("Agreement") is made this 23 day of October, 2019 by and between the Lorson Ranch Metropolitan District No. 3 ("Grantee"), whose address is 212 N. Wahsatch Ave., Suite 301, Colorado Springs, CO 80903, and El Paso County, by and through the Board of County Commissioners of El Paso County, Colorado ("Grantor"), c/o El Paso County Parks, whose address is 2002 Creek Crossing, Colorado Springs, Colorado 80905. Grantor and Grantee may be collectively referred to herein as the Parties.

### RECITALS

WHEREAS, Grantee has submitted an application for an Urban Park Grant to Grantor for construction of a Fit Park, pursuant to the El Paso County Parks Urban Park Grant Program Policies ("Grant Policies"); and

WHEREAS, Grantee's proposal meets all of the requirements set forth in the Grant Policies; and

WHEREAS, the El Paso County Park Advisory Board recommends approval of Grantee's application.

NOW, THEREFORE, for consideration and mutual promises contained herein, the Parties agree as follows:

### AGREEMENT

1. Grant Award. Award is hereby made to the Grantee in the amount of \$25,000 (the "Grant") for development of an Exercise Course, for recreational purposes and as further described in the grant application, attached hereto as Exhibit A and incorporated herein by reference (the "Project").

2. Conformance with Grant Request. The Project shall be constructed and operated in conformance with the descriptions and specifications set forth in Exhibit A.

200 CASCADE AVENUE, SUITE 100  
OFFICE (719) 520-7276  
WWW.ELPASOCO.COM



COLORADO SPRINGS, CO 80903  
FAX (719) 520-6397

3. Performance Period. According to the grant proposal, the Grantee anticipates the Project will be completed by spring, 2020. All improvements must be completed within two years of the effective date of this agreement.

4. Schedule of Payments. The Grant will be disbursed to the Grantee upon the successful completion of the Project and verification by Grantor that all grant requirements have been met. Grantor reserves the right to inspect the Project prior to, during or at the conclusion of the Project and/or periodically thereafter. A representative of the Grantee may be required to attend the inspection.

5. Continued Use of Property. Any lands used for this Project will not be converted to any non-recreational use without prior written approval of the Grantor. All improvements resulting from the Project shall be maintained in a safe manner in perpetuity by the Grantee, and the Grantor may periodically inspect the Project site to ensure this requirement is satisfied.

6. Termination. The Grantor reserves the right to terminate this Agreement, in whole or in part, for any of the following reasons: (a) the Grantee fails to comply with the terms of this Agreement; (b) the Grantee has insufficient funds to complete the Project; (c) the Grantee fails to begin work on this Project within one year of the effective date of this Agreement.

7. Financial Responsibility. The Grantee shall maintain a complete record file of all receipts, expenditures and other records which pertain to the use of the Grant in the performance of this Agreement. Such record files shall be made available to the Grantor upon request. No later than thirty (30) working days after the date of the Project completion or termination of the Agreement, the Grantee shall submit to the Grantor a summary of the receipts and expenditures.

8. Assignment. All terms of the Agreement shall be binding on and inure to the benefit of the legal representatives, successors, agents, or assigns of the Parties. The rights and responsibilities of the Parties under this agreement shall not be assignable without the prior written approval of the Grantor.

9. Full Public Benefit. The Grantee agrees that the facility being developed pursuant to this Agreement will be available for the use and enjoyment of the general public during public use, operational hours unless the Grantee has specifically reserved the facility for a community program or other event. Grantee's understands that if it fails to comply with this provision, it shall be liable for reimbursement of the Grant to Grantor at Grantor's written request.

10. Integration of Understandings. This agreement is intended as the complete integration of all understandings between the parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or affect whatsoever, unless embodied herein in writing.

11. Severability. To the extent that this Agreement may be executed and performance of the obligations of the parties may be accomplished within the intent of the Agreement, the terms of this Agreement are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof. The waiver of any breach of a term hereof shall not be construed as waiver of any other term.

12. Modification. This Agreement is subject to such modifications as may be required by changes in Federal law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this Agreement on the effective dates of such change as if fully set forth herein. Except as provided above, no modification of this Agreement shall be effective unless agreed to in writing by both Parties in an amendment to this agreement that is properly executed and approved in accordance with applicable law.

13. Recognition. The Grantee agrees to recognize El Paso County for the Urban Park Grant with a ribbon cutting ceremony and on a sign at the facility. El Paso County Parks must approve the proposed sign or plaque and wording prior to it being fabricated and installed.

14. Failure To Comply. The failure of the Grantee to comply with all terms and conditions in this agreement may result in the Grantor requesting reimbursement of the Urban Park Grant.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**GRANTOR:**

EL PASO COUNTY

\_\_\_\_\_  
Chair, Board of County Commissioners of El Paso County Colorado

ATTEST:

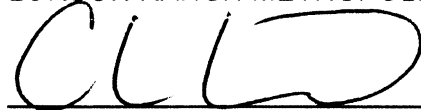
\_\_\_\_\_  
County Clerk & Recorder

APPROVED AS TO FORM:

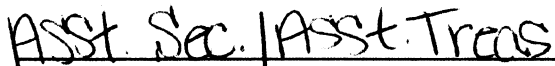
\_\_\_\_\_  
County Attorney's Office

**GRANTEE:**

LORSON RANCH METROPOLITAN DISTRICT No. 3



\_\_\_\_\_  
(Name)

  
\_\_\_\_\_  
(Title)



COMMISSIONERS:  
AMY LATHEN (CHAIR)  
DENNIS HISEY (VICE CHAIR)

COLORADO

DARRYL GLENN  
SALLIE CLARK  
PEGGY LITTLETON

## COMMUNITY SERVICES DEPARTMENT

PARK OPERATIONS - PLANNING - CSU EXTENSION - COMMUNITY OUTREACH  
ENVIRONMENTAL SERVICES - VETERANS SERVICES - RECREATION/CULTURAL SERVICES

# URBAN PARK GRANT/NONPROFIT CONTRACT PROGRAM POLICIES

## 1.0 INTRODUCTION

El Paso County desires to promote the development of urban park opportunities throughout El Paso County. Urban parks promote health and wellness, stimulate community and economic development, help preserve the environment, provide opportunities for neighbors to meet and connect, and provide areas for wildlife.

## 2.0 PURPOSE

The Urban Park Grant/Nonprofit Contract Program establishes policies and procedures for considering proposals from organizations who wish to receive an Urban Park Grant or Nonprofit Contract from El Paso County to establish urban park opportunities.

## 3.0 DEFINITIONS

- 3.1. Advisory Boards, Commissions, Councils or Groups are any working or advisory boards or committees created by the El Paso County Board of County Commissioners and assigned to or administratively supported by El Paso County Parks.
- 3.2. Urban Park Grant/Nonprofit Contract is a monetary grant or nonprofit contract funds provided through the Urban Park/Nonprofit Contract Program to support the development of urban park opportunities in El Paso County. Grant or Nonprofit Contract funds can be used for the purchase of real property to establish an urban park or for the development of urban park opportunities. Such opportunities include, but are not limited to: athletic facilities, playgrounds, gardens, parking areas, trails, aquatic facilities, and dog parks.
- 3.3. Urban Parks are parks normally 25 acres or less and are designed to serve a surrounding neighborhood or subdivision.
- 3.4. Grantee is either a governmental organization in El Paso County, such as a city, town, school district, metropolitan district, or special district.
- 3.5. Nonprofit Contractor is a tax exempt organization (501-c-3) that contracts with El Paso County Urban Park Grant/Nonprofit Contract program to develop urban parks or facilities that will directly benefit the citizens of El Paso County as consideration for receipt of payment of the funds (park fees).
- 3.6. Recognition Proposal is the grantees/non profit contractor's plan to acknowledge an Urban Park Grant/Nonprofit Contract from El Paso County.



- 3.7. Urban Park Grant/Nonprofit Contract Proposal is a proposal for an Urban Park Grant/Nonprofit Contract that includes a summary of the project, development timetable, project budget, funding sources, and ongoing maintenance responsibility commitment.
- 3.8. Urban Park Fee Fund is a fund established for the acquisition of urban park fee lands or the development or enhancement of urban park opportunities. The funds are paid by subdividers when the average development lot is less than 2.5 acres. The Board of County Commissioners annually determines the urban park fees for the respective Urban Park Fee Districts.
- 3.9. Urban Park Fee Districts will consist of the following: District #1 – School District 38, District #2 – School District #20, District #3 – School District #49, District #4 – School District #3, and District #5 – all other school districts.

#### **4.0 POLICY**

El Paso County Parks will administer the Urban Park Grant/Nonprofit Contract Program under the following guidelines:

- 4.1. Grantees/Nonprofit Contractors will be required to demonstrate the existence of matching funds when submitting an Urban Park Grant Proposal. Typically, Urban Park Grants/Nonprofit Contracts will not exceed \$25,000.
- 4.2. Urban Park Grants/Nonprofit Contract funds will be distributed to grantees/Nonprofit Contractors after the real estate acquisition has been finalized or the urban park opportunity has been constructed.
- 4.3. Urban Park Fees must be utilized in the respective Urban Park Fee District where the fees were collected or otherwise approved by the Board of County Commissioners.
- 4.4. To be eligible for an Urban Park Grant/Nonprofit Contract, unlimited public access must be provided to the respective facility during public use, operational hours.
- 4.5. The Board of County Commissioners will approve all Urban Park Grants/Nonprofit Contracts.
- 4.6. El Paso County will accept Urban Park Grant/Nonprofit Contract Proposals on a first come – first serve basis. The application process will normally take approximately two months.
- 4.7. The grantee/nonprofit contractor must demonstrate its ability to perpetually maintain the site.

#### **5.0 GRANT/ NON PROFIT CONTRACT PROCESS**

- 5.1. An Urban Park Grant/Nonprofit Contract Proposal is submitted to the Director of Community Services or his designee. The proposal will contain the following:
  - Project summary including a brief history of the organization, project need, project goal(s), site map(s), accessibility objectives, public input process, population to be served, project

partnerships, methods to meet public access requirements (Section 4.4), photo of the site, and detailed description of matching funds

- Purchase and / or development timetable
  - Project budget including funding sources and detailed estimated expenses
  - Ongoing maintenance responsibility commitment
  - Explanation of the public input process
  - Applicant's most recent annual operations budget
  - List of governing body members
  - Copy of current Internal Revenue Service determination letter indicating tax exempt status (if appropriate)
  - Statement of grant request approval by the applicant's governing body
  - Statement of how the County will be recognized if the Grantee is awarded an Urban Park Grant or the consideration given to the county in return for funds awarded under a Nonprofit Contract.
- 5.2. The Director of Community Services, or his designee, will review the grant/nonprofit contract proposal to ensure all grant/non profit contract requirements have been met.
- 5.3. The Director of Community Services, or his designee, will present the Urban Park Grant Nonprofit Contract Proposal to the Park Advisory Board for potential endorsement.
- 5.4. The Director of Community Services, or his designee, will present Urban Park Grant/Nonprofit Contract Proposal to the Board of County Commissioners for review and/or approval.
- 5.5. Upon successful purchase of the real property or project completion, the grantee/nonprofit contractor will request reimbursement from El Paso County.
- 5.6. The Director of Community Services, or his designee, will review the project to ensure it meets all project objectives.
- 5.7. If acceptable, the County will release the Urban Park Grant/Nonprofit Contract funds to the Grantee/Nonprofit contractor.

## **6.0 POLICY EXCEPTIONS**

The Board of County Commissioners must approve all exceptions to the Urban Park Grant/Nonprofit Contract Program policies.





**LORSON RANCH METROPOLITAN DISTRICT**

**URBAN PARK GRANT PROPOSAL**

***Exercise Course***

**SUBMITTED TO  
EL PASO COUNTY  
PARKS**

August 28, 2019

**LORSON RANCH SUBDIVISION-EXERCISE COURSE**  
**URBAN PARK GRANT REQUEST**  
**EL PASO COUNTY PARKS**

**History of Lorson Ranch**

Lorson Ranch represents the pride and quality of homeownership. This 1,400-acre community is located in southeast Colorado Springs at Marksheffel Road and Fontaine Boulevard.

Lorson Ranch is located at the epicenter of military operations: located 6 miles southwest of Schriever Air Force Base, 4 miles south of Peterson Air Force Base, 6 miles east of the Colorado Springs Airport and 5 miles east of Fort Carson Military Base.

In addition to the existing over 1,800 homes constructed, Lorson Ranch offers 169 acres of open space to include parks and trails. Total build out of Lorson Ranch will be approximately 3,500+ homes. Most of the residents are young with children. Lorson Ranch has constructed two miles of regional and local walking trails, nearly two and one-half miles of bicycle trails and has added several miles of sidewalks that are utilized for walking and jogging. Two playgrounds were constructed in 2012 and 2014 in the northern part of the subdivision. A neighborhood park was constructed in the southern part of the subdivision in 2016. Another small toddler park is being constructed in Lorson East Fil. No. 2. This project will provide funding for an exercise course in Pioneer Landing Filing 2.

**Project Need**

The Lorson Ranch Master Plan identified multiple sites for potential future outdoor recreation facilities or amenities. Lorson Ranch intends to construct an Exercise Course in Pioneer Landing at Lorson Ranch Filing 2. This site would be within walking distance of about 950 homes. This application is for an exercise course at a total cost of \$117,481.00. This project has achieved a high acceptability by the residents.

**Project Goals**

The long- term goal of the Lorson Ranch Metropolitan District is to provide a wide range of recreation facilities. The Lorson Ranch master plan indicates several proposed park spaces.

Previous funding applied for included a new playground that is age appropriate for the 2 to 12-year old's and is ADA accessible, a full basketball court and a 24' hexagon picnic shelter with picnic tables and park benches. These amenities in were completed in 2016. Funding applied for in this grant will be used to provide an Exercise Course located in Lorson Ranch Metropolitan District # 3.

### **Accessibility Objectives**

The path of travel to the area is readily accessible to and useable by individuals with disabilities, including individuals who use wheelchairs. Ground surfaces are ADA compliant.

### **Public Input Process**

Current residents have expressed their requests for the construction of this Exercise Course during a meeting conducted by the park committee within the subdivision. We have 157 signed petitions in support of this park as well.

### **Population to be Served**

There are approximately 1,200 homes within a 1/2-mile radius of the site. This Exercise course will welcome visitors from throughout Lorson Ranch and El Paso County.

### **Project Partnerships**

The Lorson Ranch Metropolitan District is a resident owned district and every household in the district contributes to the operation of the parks through a tax levy. Matching funding for the Exercise Course is from the Lorson Ranch Metropolitan District. With El Paso County Parks, there are two partners in this project.

### **Methods to Meet Public Access Requirements**

The Exercise Course is being constructed in a location with easy access for all expected users. The site is located at 6221 Decker Drive in the Lorson Ranch Community. Local sidewalks, which are already in place, will provide a convenient way for individuals to reach the Exercise Course. Parking is available curbside along Decker Drive.

### **Maintenance Responsibility Commitment**

The Lorson Ranch Metropolitan District will be responsible for the maintenance of the Exercise Course and funding is supplied by a mill levy collected from the residents of the subdivision. Maintenance will be accomplished through a contract by a private landscape maintenance company.

### **Matching Funds**

The funding source for the Exercise Course in Lorson Ranch is through the Lorson Ranch Metropolitan District. Currently there are matching funds from the Lorson Ranch

Metropolitan District in the amount of **\$92,481**. These funds will be used as a match for the grant from El Paso County Parks. The residents of Lorson Ranch and the Lorson Ranch Metropolitan District would respectively request funds in the amount of **\$25,000** from the Urban Park Grant Program for the Exercise Course.

#### **Development Timetable**

August 2019	Submit grant application to El Paso County
October 2019	Grant awarded for Urban Park Grant
October 2019	Begin construction of the Exercise Course
Spring 2020	Depending on weather Project complete

#### **Lorson Ranch Metropolitan District Board of Directors**

Jeff Mark, President  
Dave Cocolin, Vice President  
S. Alan Vancil, Secretary/ Treasurer  
Susan Gonzales, Director  
Chasity McMorrow, Asst. Secretary/Treasurer

Ann Jagitsch- District Manager

#### **Recognition of El Paso County**

Lorson Ranch Metropolitan District will host a ribbon cutting and will post a sign at the project acknowledging the Urban Grant Funds from El Paso County Parks.

## **Attachments**

- 1. Recommendation Letters:**
  - A. Resolution from the Lorson Ranch Metropolitan District Board of Directors**
  - B. Letters of support from Lorson Ranch residents**
- 2. Figure 1 Photos of Exercise Course Area**
- 3. Figure 2- Cost Estimate Lorson Ranch Metropolitan District Exercise Course**
- 4. Figure 3- Proposed Exercise Course Plan**
- 5. Figure 4- Park Site**
- 6. Figure 5- Neighborhood Map**
- 7. Figure 6- Subdivision Map**
- 8. Figure 7- Area Map**
- 9. Figure 8- Lorson Ranch Metro District Maintenance Budget for 2019**

## RESOLUTION

A resolution supporting the Grant Application for an El Paso County Urban Park Grant for the development of an Exercise Course in Pioneer Landing 2 in the Lorson Ranch Subdivision.

**WHEREAS:** the Lorson Ranch Metropolitan District is requesting \$25,000 from El Paso County Urban Parks Program to complete an Exercise Course in Pioneer Landing 2 in the Lorson Ranch Subdivision.

**WHEREAS:** El Paso County requires that the Board of Directors of the Lorson Ranch Metropolitan District state its support for the Urban Parks Grant application for the development of an Exercise Course in Pioneer Landing 2 in the Lorson Ranch Subdivision.

**NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF DIRECTORS OF THE LORSON RANCH METROPOLITAN DISTRICT THAT:**


The Board of Directors of the Lorson Ranch Metropolitan District strongly supports the application to the El Paso County Urban Grant Program for the development of an Exercise Course in Pioneer Landing 2 in the Lorson Ranch Subdivision and,

The Board of Directors of the Lorson Ranch Metropolitan District acknowledges that the grant application includes matching funds which Lorson Ranch Metropolitan District is solely responsible to provide if a grant is awarded and,

The Board of Directors of the Lorson Ranch Metropolitan District will appropriate those matching funds and authorizes the expenditure of funds necessary to meet the terms and obligations of any grant awarded and,

This resolution to be in full force and effect from and after its passage and approval.

This resolution passed and approved on November 30, 2018 by the Lorson Ranch Metropolitan District Board of Directors.

A handwritten signature in black ink, appearing to read 'Jeff Mark', is written over a horizontal line.

Jeff Mark, President

### **Letters of Support-**

Lorson Ranch Metropolitan District is seeking new ways to provide outdoor activities to residents. Currently, there are not any amenities that serve older children, teens, or adults. The challenge course provides opportunities to get families playing together and opens the door to fun, physical activity for people of all generations and fitness levels.

We reached out to Lorson Ranch residents via the community Facebook page, asking for input and support for the challenge course. We received over 150 letters of recommendation within a few days. Below is one of those letters from a homeowner in the Lorson Ranch community.

El Paso County Colorado - Park Advisory Board  
Centennial Hall  
200 S. Cascade  
Colorado Springs, Colorado  
RE: Urban Park Grant: Lorson Ranch Exercise Course

Dear *County Officials*

We write in strong support of the Lorson Ranch Exercise Course project's application for funding through the El Paso County Urban Park Grant program.

An active lifestyle is the cornerstone of outdoor life which promotes personal health and wellness. The exercise course project that we support is vital for the long-term vitality and general wellness of the residents of the Lorson Ranch community. This exercise course will provide a much-needed area where all residents, both young and old, can come together and exercise mind and body while also creating a strong feeling of community pride and ownership.

We believe that funding for this project is critical to the long-term promotion of healthy, active lifestyles across our Lorson Ranch community. It is for this reason that we respectfully ask for your full and fair consideration of the Lorson Ranch Exercise Course project's application for funding through the El Paso County Urban Park Grant program.

Sincerely,



Arlesia Anderson

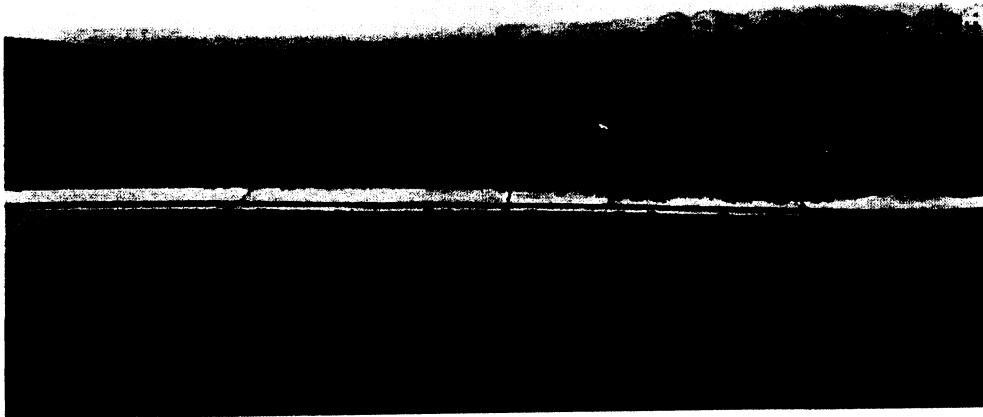
10628 Deer Meadow Circle

CO 80925

arlesiaanderson@gmail.com



**Figure 1: Photos of Exercise Course Area**



**Figure 2. Cost Estimate**

**COST ESTIMATE  
LORSON RANCH**

***LORSON RANCH EXERCISE COURSE***

**Exercise Equipment**

Game Time Challenge Course Equipment	\$75,076.00
Playground Chips (Certified)	\$ 3,915.00
Concrete Services	\$15,000.00
Hydro Mulching	\$ 2,500.00
Freight	\$ 9,040.00
Installation of exercise equipment	\$11,950.00

<b>Subtotal</b>	<b><i>\$117,481.00</i></b>
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**Figure 3- Proposed Exercise Course Plan**

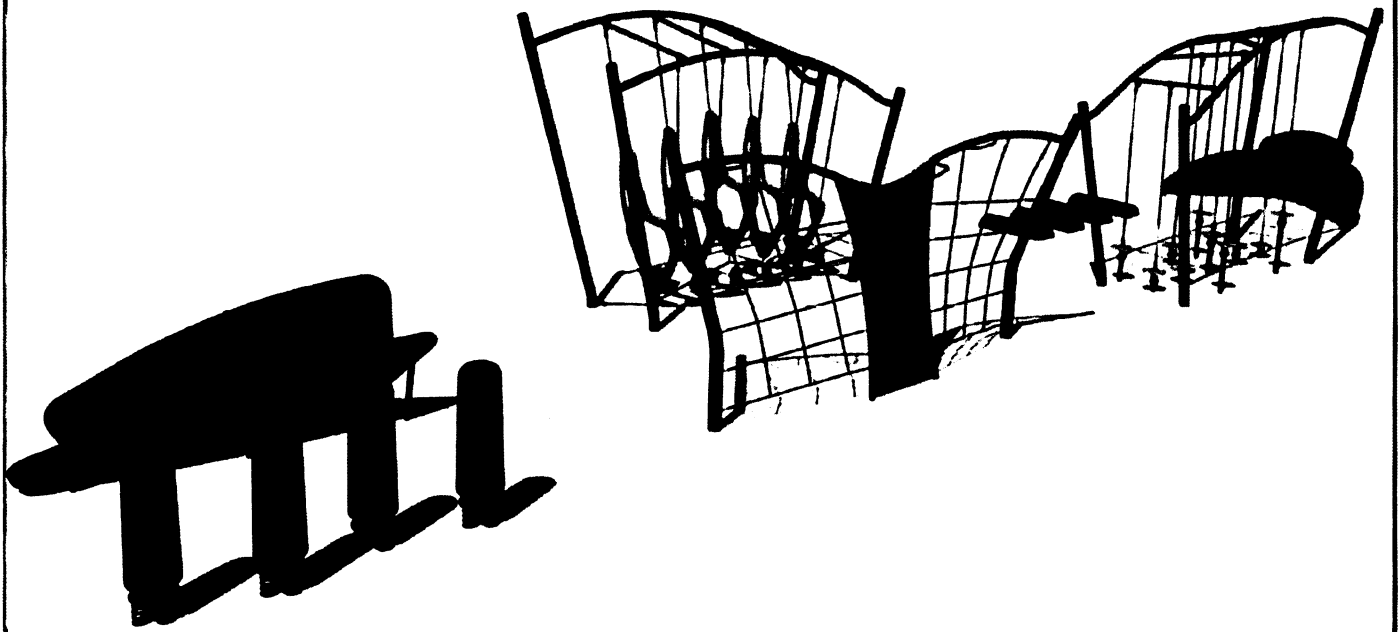


Figure 4 . Park Site

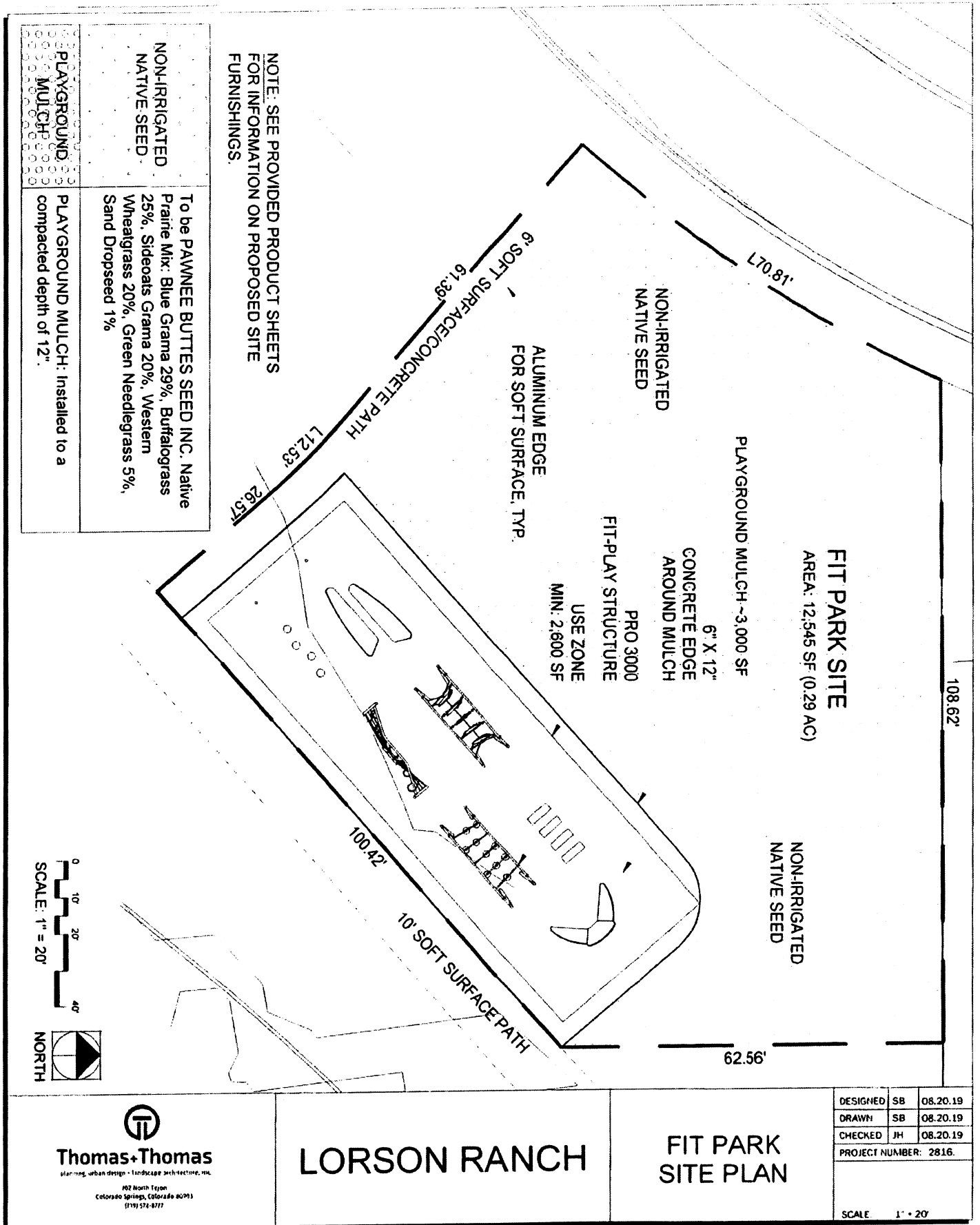


Figure 5-Neighborhood Map

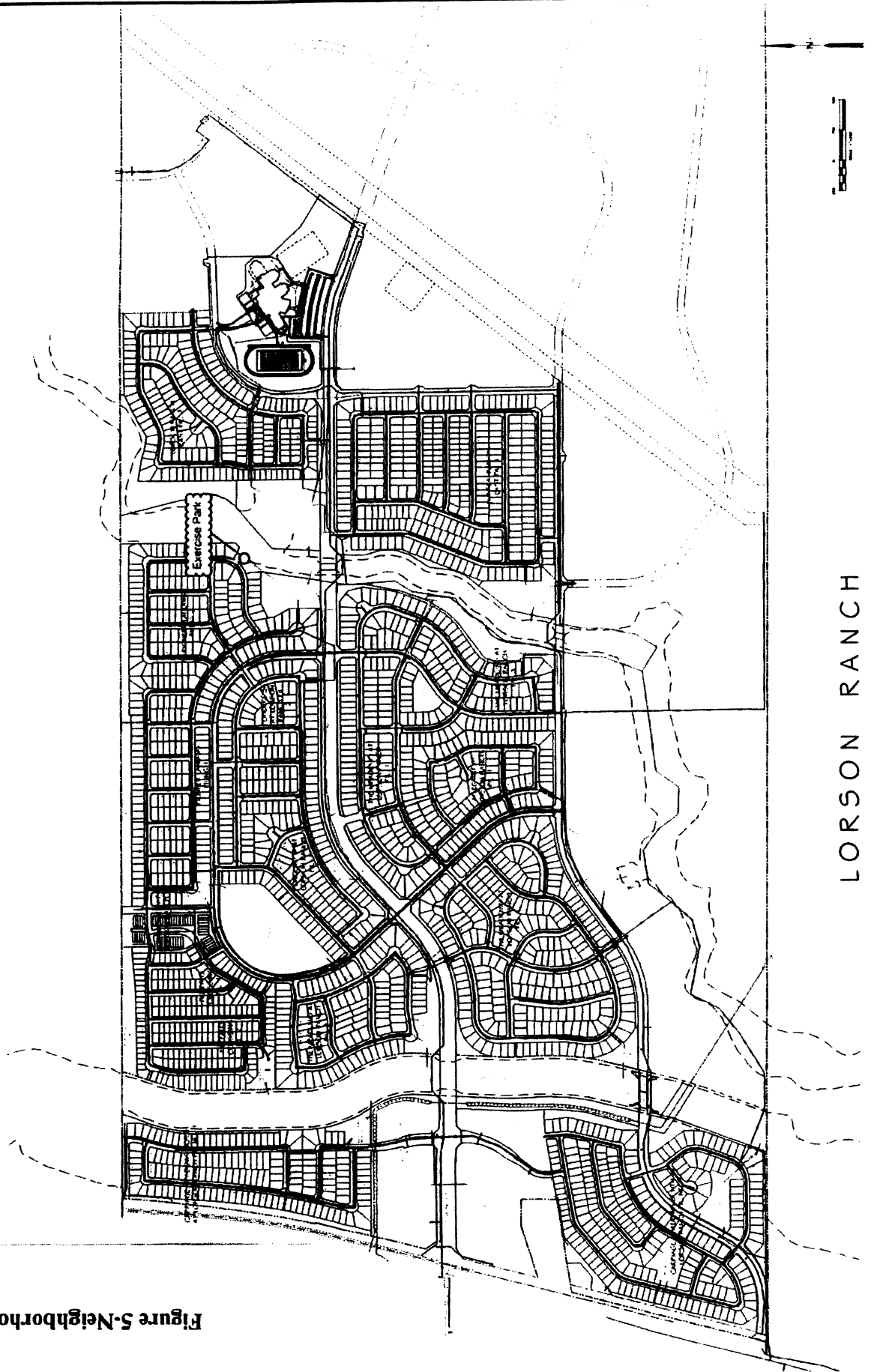
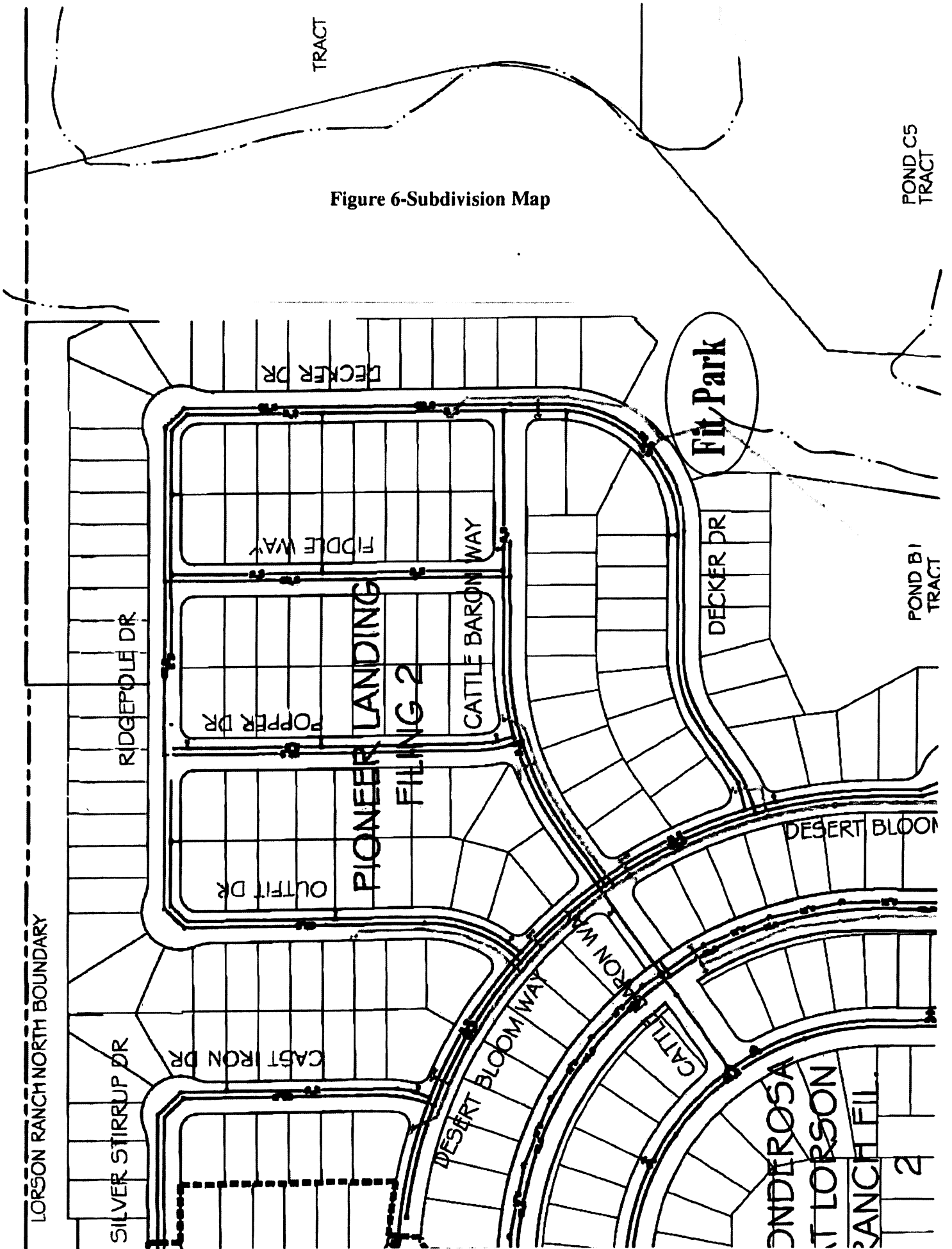


Figure 6-Subdivision Map



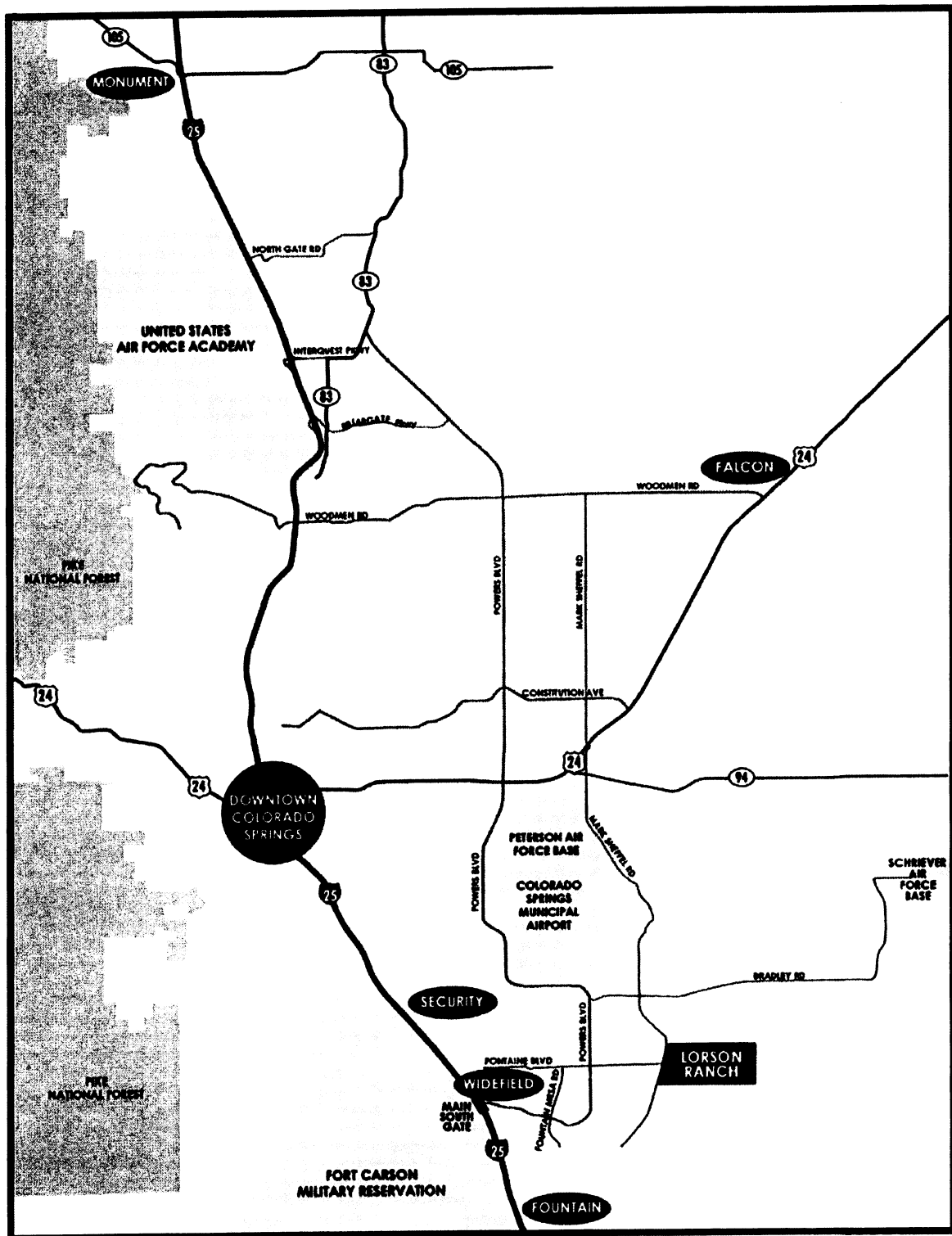


Figure 7-Area Map

**Figure 8-LORSON RANCH METROPOLITAN DISTRICT  
MAINTENANCE BUDGET- 2019**



<b>Lorson Ranch Metropolitan District No. 1</b>			
<b>General Fund Budget</b>			
<b>Year Ended 12/31/2019</b>			
<b>Modified Accrual Basis</b>			
	<b>2017</b>	<b>2018</b>	<b>2019</b>
	<b>Actual</b>	<b>Estimated</b>	<b>Adopted</b>
<b>BEGINNING FUND BALANCE</b>	<b>\$ 8,767</b>	<b>\$ 160,375</b>	<b>\$ 185,984</b>
<b>REVENUES</b>			
Intergovernmental revenue-Operations Trsfr from Dist. #2-7	248,234	286,094	293,024
Intergovernmental revenue-FMIC Trsfr from Dist. #2-7	62,957	-	-
Property Taxes - D1 General Fund	260	267	241
Property Taxes - D1 FMIC	126	-	-
Specific Ownership Tax	52	28	29
Lien Release Fees & Covenant Violation Fines	1,750	4,950	25,000
Status Letter	150		
<b>Total Revenues</b>	<b>313,529</b>	<b>291,339</b>	<b>318,294</b>
<b>EXPENDITURES</b>			
Accounting	24,711	16,000	20,000
Audit	6,900	6,900	7,000
District Management	16,655	43,000	43,000
Dues & subscriptions	969	556	1,000
Insurance	7,184	7,760	8,000
Legal	29,938	25,500	25,000
FMIC 10 mill property tax payment	95,310	-	-
County property tax collection fee - 1.5%	6	4	4
<b>Total General Management</b>	<b>181,673</b>	<b>99,720</b>	<b>104,004</b>
<b>Maintenance</b>			
Landscape maintenance	39,396	65,510	83,000
Landscape water	44,871	44,000	50,000
Repairs & maintenance	-	13,500	15,000
Electric -streetlights & entrance	38,618	43,000	57,000
Contingency	-	-	4,000
<b>Total Maintenance</b>	<b>122,885</b>	<b>166,010</b>	<b>209,000</b>
<b>Total Expenditures</b>	<b>304,558</b>	<b>265,730</b>	<b>313,004</b>
<b>Excess of Revenues over Expenditures</b>	<b>8,971</b>	<b>25,609</b>	<b>5,290</b>
Transfer from Capital Projects Fund	142,637	-	-
<b>Net Change in Fund Balance</b>	<b>151,608</b>	<b>25,609</b>	<b>5,290</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 160,375</b>	<b>\$ 185,984</b>	<b>\$ 191,274</b>
<b>Emergency Reserve - 3% of revenues</b>	<b>\$ 9,406</b>	<b>\$ 8,740</b>	<b>\$ 9,549</b>
<b>Unrestricted Fund Balance</b>	<b>150,969</b>	<b>177,244</b>	<b>181,725</b>