

LONG RANGE PLANNING & FINANCE COMMITTEE 2008 ANNUAL REPORT

Committee Members:

Len Jacob – Chairman and liaison to the CPHA Board
Kim Higgins – Accounting and Audit oversight
Leslie Fox– Parks & Recreation Oversight

OVERVIEW

Established by the CPHA Board in June 2004, the Long Range Planning and Finance Committee (LRP&F) is charged with oversight of both current and long term budgeting and spending in the Village.

2007 AUDIT

The 2007 outside audit was completed and resulted in another **grade A** on our report card. CPHA accountant **Carol Tilton** deserves all the credit. Carol keeps the records up-to-date, accurate, consistent with acceptable HOA account practices, and backed by appropriate documentation. Kim Higgins, a committee member and CPA, has worked with the outside auditor to provide helpful information and educated the Board in the process.

RESERVE REPLACEMENT FUND

After completion of the new CPHA building, expansion of the Canyon Club, and addition of two new tennis courts, the Committee employed a firm to perform a comprehensive Reserve Study that was completed in November 2007. The 2008 year-end balance of \$1,909,000 meets the recommendation of the Reserve Study.

2008 CAPITAL PROJECTS

Summit Club

The Summit Club was completed in December 2008 and will be operational in 2009. The 2009 budget includes \$114,400 for the first year operation.

Gate Replacements

Entry gates #3 and #5 were replaced in 2008. Gate #4 is planned to be replaced in 2009 along with an upgraded access control system. These projects, in conjunction with additional gate staffing hours, will improve access control and service for both residents and guests. The 2009 expense budget has been increased by over \$100,000 to accommodate the extended gate hours.

Trails

New trails were installed near the Canyon Club and along Castle Pines Drive North near Gate 3 adding to our existing 11 mile trail system. In addition, several sections of trails were resurfaced.

2009 BUDGET

With the dues increase implemented for 2009, our revenues will be adequate to fully fund operating expenses, reserve funding requirements, and anticipated new capital expenditures. Due to the economic climate, all new and replacement capital projects are on hold until the second quarter of 2009. The situation relative to the Village will be assessed at that time.

VILLAGE GROWTH

Castle Pines Village ended 2008 with 1468 homes and 45 under construction. The estimated build-out number is 1,910 houses but the number could be as high as 2,050, depending on how some areas are platted in the future.

SUMMARY

The Village continues to be financially sound. With the recently completed administrative building, Canyon Club additions, new tennis courts, and the new Summit Club, the majority of the Village infrastructure is now in place. Future dues increases should be consistent with the rate of inflation.

Respectfully Submitted

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Len Jacob
Kim Higgins
Leslie Fox