



Rifle Parks & Recreation

Advisory Board

REGULAR MEETING AGENDA

August 10, 2026

5:30 PM

202 Railroad Avenue, Rifle, CO 81650

5:30 PM - Regular Meeting

- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment** *(Maximum time permitted for Public Comment is 3 minutes per person)
*(Reserved for general comments or items on the agenda that are not a public hearing)
- 4. Consent Agenda**
 - 4.a.** Consider Minutes of the July 13, 2026 Parks and Recreation Advisory Board Regular Meeting
- 5. Presentation**
 - 5.a.** Marketing Update
- 6. Regular Agenda**
 - 6.a.** Discuss Weather Closure and Cancellation Policy for Rifle Metro Pool
 - 6.b.** Consider Approval of the Parks & Recreation Strategic Plan 2027-2028
- 7. Administrative Reports**
 - 7.a.** Golf Course Update
- 8. Adjournment**

ACCESSIBILITY STATEMENT

The City of Rifle values full inclusion and access for all of our facilities, programs, activities and services. We are pleased to provide meaningful accommodations to comply with the Americans with Disabilities Act (ADA) and reasonably provide translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request special assistance, call Parks & Recreation Director Austin Rickstrew at 970-665-6578 or email our ADA Team at ADATeam@rifleco.org. Please allow 48 hours for your requests to be met.

La Ciudad de Rifle valora la plena inclusión y acceso para todas nuestras instalaciones, programas, actividades y servicios. Nos complace proporcionar alojamientos significativos para cumplir con la Ley de Estados Unidos con Discapacidades (ADA) y proporcionar razonablemente traducciones, interpretaciones, modificaciones, adaptaciones, formatos alternativos, ayudas auxiliares y servicios. Para solicitar asistencia especial, llame al Director de Parques y Recreación Austin Rickstrew al 970-665-6478 o envíe un correo electrónico a el equipo ADA a ADATeam@rifleco.org. Por favor, permita 48 horas para que se atiendan sus solicitudes.



Agenda Item #4.a.

Agenda Item Name:

Consider Minutes of the July 13, 2026 Parks and Recreation Advisory Board Regular Meeting

Presenter:

Sarah Stubbs, Senior Administrative Specialist

Item Description:

Consider Minutes of the July 13, 2026 Parks and Recreation Advisory Board Regular Meeting

Recommended Action:

Move to approve the minutes of the July 13, 2026 Parks and Recreation Advisory Board Regular Meeting

Fiscal Impact:

NA

Operational Impact:

NA

Prior Board Motions:

NA

Background Information:

NA

Executive Summary:

Consider Minutes of the July 13, 2026 Parks and Recreation Advisory Board Regular Meeting

Notification Requirements:

NA

Prepared By:

Sarah Stubbs, Senior Administrative Specialist

Attachments:

1. 07-13-2026 PRAB DRAFT Minutes



RIFLE PARKS & RECREATION ADVISORY BOARD REGULAR MEETING

July 13, 2026
7:00 p.m.
202 Railroad Avenue Rifle, CO

The meeting was called to order at 7:02 pm by Annie MacGregor.

Roll Call

<u>Members Present</u>	<u>YES</u>	<u>NO</u>
Ken Blatter		X
Kirsten Clancy	X	
Aaron Cumming	X	
John Douglas		X
Annie MacGregor	X	
Betsey Seymour	X	
Ari Philipson		X
Marisa Skajewski	X	

Staff Present: Austin Rickstrew, Matt Rowe, Sarah Stubbs, Keith Gray, and Keith Dawson

Public Comment

- Comments heard from Aaron Cumming and Austin Rickstrew

Consent Agenda

- Consider the minutes of the June 8th meeting.
 - Aaron Cumming moved to approve the minutes of the June 8th, Parks and Recreation Advisory Board, Regular Meeting; seconded by Betsey Seymour. Unanimous approval.

Adjournment: There being no further business, the meeting was adjourned by Annie MacGregor at 7:19 PM.



Agenda Item #5.a.

Agenda Item Name:

Marketing Update

Presenter:

Kyle Mills

Item Description:

Marketing Update

Recommended Action:

NA

Fiscal Impact:

NA

Operational Impact:

NA

Prior Board Motions:

NA

Background Information:

NA

Executive Summary:

Kyle will provide an update on marketing and strategy for the Parks and Recreation Department. A flipbook version of the report can be viewed here: <https://online.fliphtml5.com/qwkpl/yxxv/>

Notification Requirements:

NA

Prepared By:

Sarah Stubbs, Senior Administrative Specialist

Attachments:

1. 2026 Rifle Parks and Recreation Marketing and Advertising Report



Marketing & Advertisement REPORT and Strategy

KYLE MILLS — MONDAY AUGUST 10, 2026





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Mission & Goals

Marketing is more than promoting programs and events—it is about connecting residents with the facilities, programs, and event information they need. Effective marketing supports the Parks and Recreation Departments mission by:

- Increasing awareness of departments parks, programs, facilities, and services.
- Encouraging participation in recreation programs and events.
- Building trust through timely, accurate, and transparent communication.
- Strengthening Rifle's identity as a premier recreational community on the Western Slope.

Importance of Community Engagement

In todays world residents/parents expect information about current programs and events to be accessible, timely, and easy to understand.

Strategic marketing helps:

- Keep the public informed about upcoming programs, events, and park projects.



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Importance of Community Engagement Cont.

- Increase attendance at recreation events and programs.
- Showcase how the penny tax dollars are invested in the community.
- Create opportunities for two-way communication and resident feedback.
- Foster pride and a stronger connection between Parks and Rec and its stakeholders.

Current Opportunities

- Growing social media audiences and digital engagement.
- Expanding the use of video, photography, and storytelling.
- Promoting Birch Park, new recreation programs, and current community amenities.
- Reaching new residents and younger audiences through current and future digital platforms.
- Using targeted advertising to maximize event participation and public awareness.
- Diversifying advertising, find new/old avenues to broaden reach. (print/broadcast/etc.)
- Promote, Promote, Promote.



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Current Challenges

- Standing out in an increasingly crowded digital landscape.
- Communicating complex projects in a clear and engaging way.
- Reaching residents who use different communication channels.
- Managing misinformation and responding quickly to concerns.
- Balancing marketing resources while supporting multiple departments.

Current Social Performance

2026 is shaping up to be another record-breaking year for the Rifle Parks and Recreation Facebook and Instagram channels.

Since taking over the department's marketing and advertising efforts in 2021, we have focused on building a stronger brand through consistent community engagement, timely information, and high-quality content. That long-term approach has resulted in steady year-over-year growth across both platforms.

In 2025, the department recorded its highest social media reach to date, generating more than 2.1 million combined views across Facebook and Instagram.



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Current Social Performance Cont.

Through July 31, 2026, our channels have already generated approximately 1.6 million Facebook views and more than 200,000 Instagram views. Compared with the same period in 2025, that represents a 20% increase on Facebook and an impressive 194% increase on Instagram.

With five months still remaining in the year, Rifle Parks and Recreation is on pace to surpass last year's record and achieve its strongest social media performance to date.

Advertisements

Most of our Parks and Recreation programs and events have built a strong reputation within the community, with many reaching capacity each year. Because of that success, I have taken a more strategic approach to paid social media advertising in 2026 by focusing promotional dollars on new programs and activities that have historically struggled to attract enough participants.

In 2025, the department ran 19 paid social media advertisements, investing a total of \$1,307.18 across Meta platforms.

Through July 31, 2026, we have run 12 paid social media campaigns with an average budget of approximately \$100 per advertisement. Total advertising expenditures through the end of July are \$1,292.43.



Advertisements Cont.

By concentrating advertising efforts on programs that need additional visibility rather than those that consistently fill on their own, we are making more efficient use of our marketing budget while helping increase participation across a broader range of Parks and Recreation offerings.

Closing Message

Marketing is more than promotion—it is a public service.

Effective communication informs residents, encourages participation, builds trust, and strengthens the connection between the community and its Parks and Recreation Department. By sharing timely information, highlighting programs and amenities, and celebrating community events, marketing helps residents understand the value of the services and opportunities available to everyone who lives, works, plays, and visits Rifle.

— Kyle Mills
Communication & Engagement Specialist







Last 12 Months

Facebook Performance (Monthly Views)

Month	Views	% Change
July	295.8K	-19.2%
June	360.5K	+49.2%
May	246.1K	+39.8%
April	169.6K	+13.5%
March	156.0K	+6.3%
February	132.0K	-26.2%
January	191.1K	-22.8%
December	247.5K	+6.8%
November	215.6K	+62.6%
October	137.5K	+6.6%
September	126.1K	-19.7%
August	163.1K	-8.4%

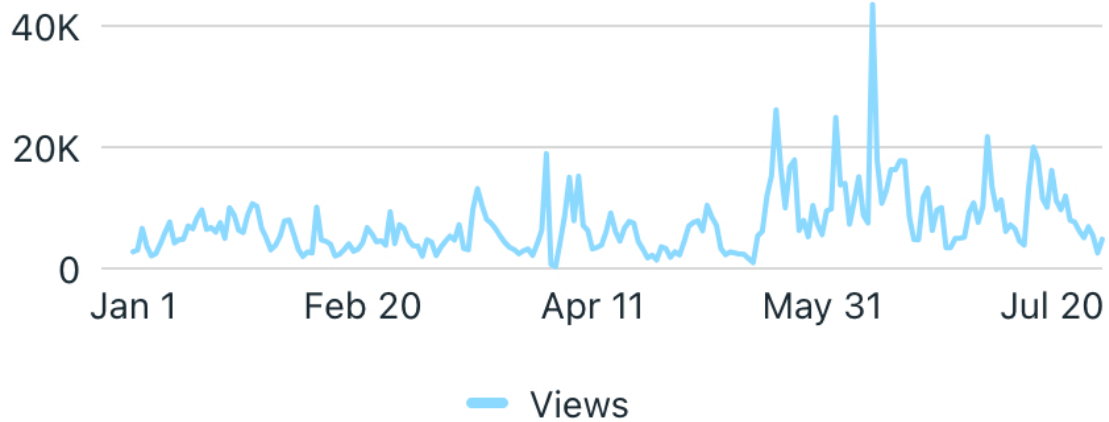




January 1, 2026

Views ⓘ

1.6M ↑ 20.3%



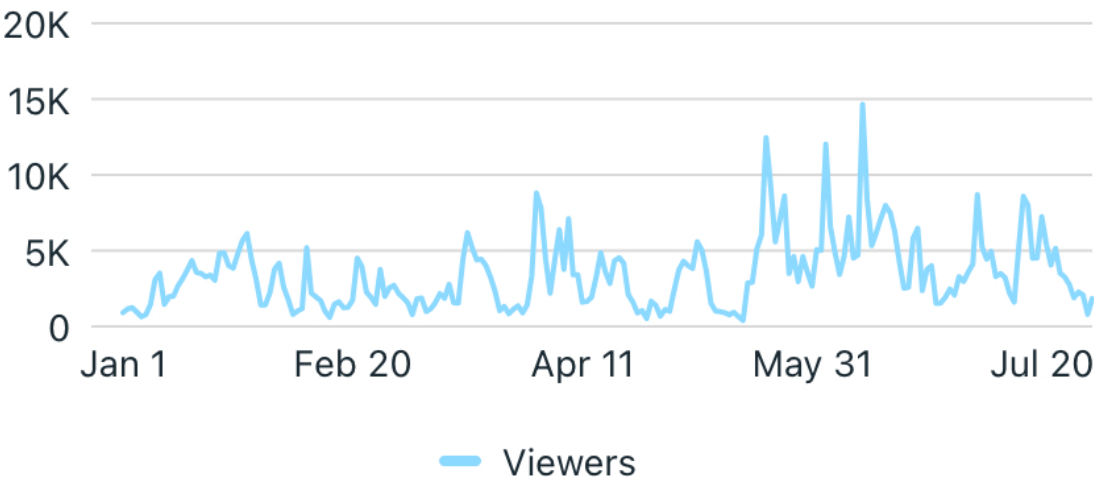
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— July 31, 2026



Viewers ⓘ

127.1K



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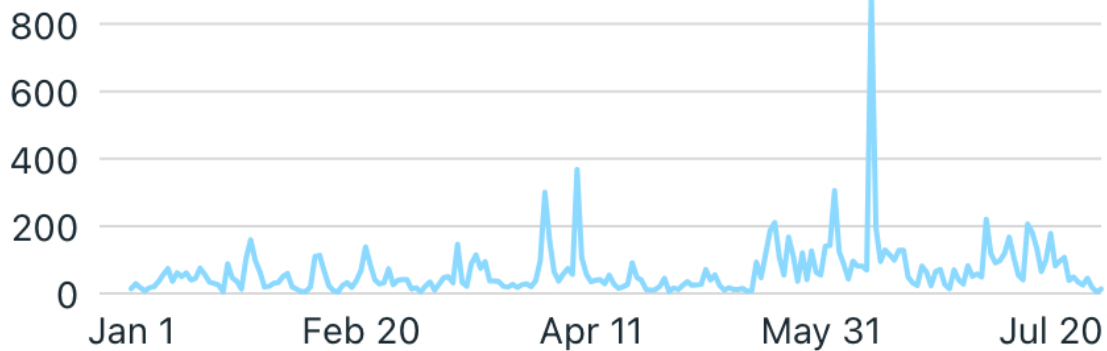


January 1, 2026

Content interactions



13.9K ↑ 31.5%



— Content interactions

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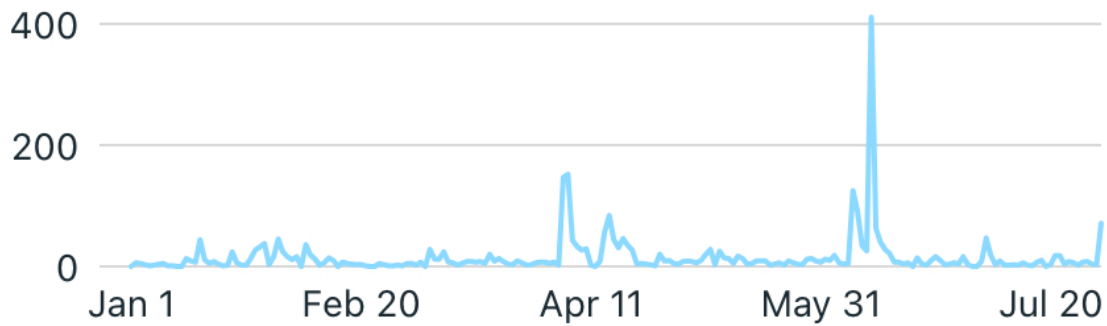
— July 31, 2026



Link
clicks



3.2K ↑ 0.5%



— Facebook link





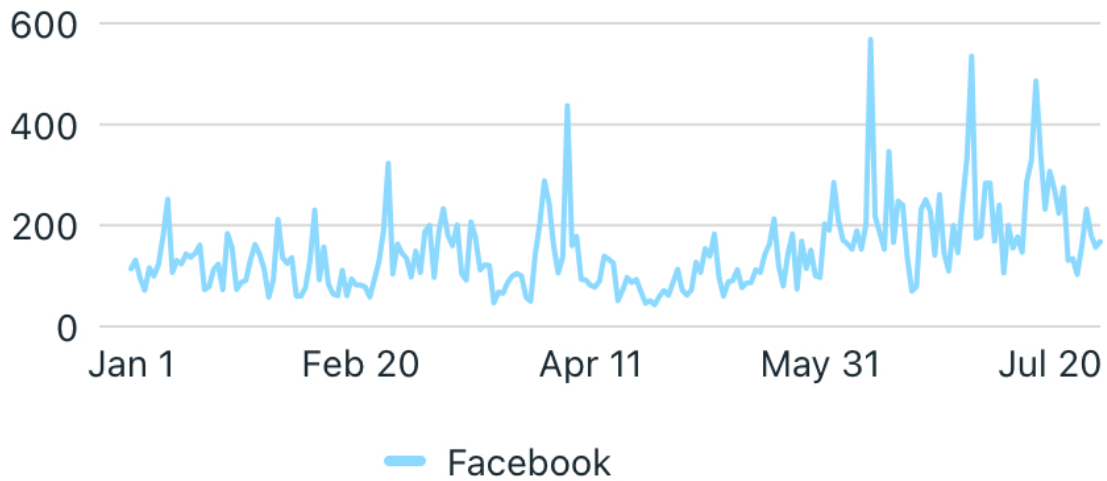




January 1, 2026

Visits ⓘ

31.5K ↓ 1.2%



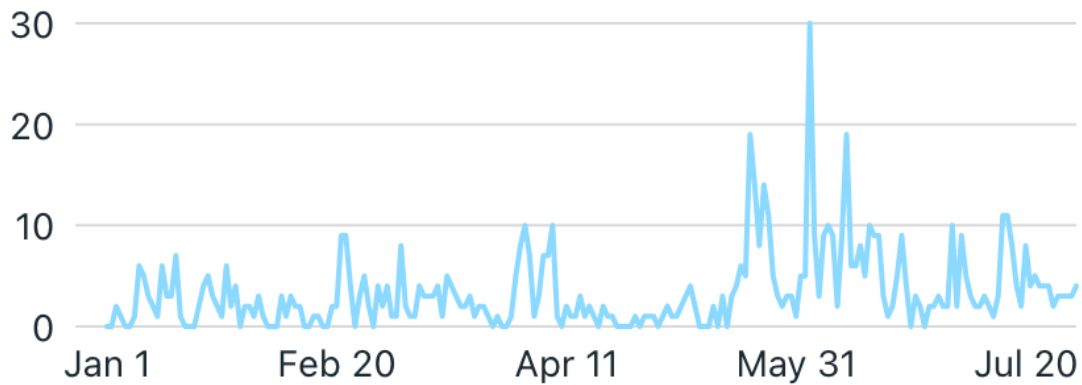
• Integrity • Community • Collaboration

— July 31, 2026



Follows ⓘ

717 ↑ 82.4%



— Facebook follows





2026 Advertisements

Title	Status ↑↓	Results ⓘ ↑↓	Cost per result ⓘ ↑↓	Amount spent ⓘ ↑↓	Views ⓘ ↑↓
 Post: "🏹 Register today for Rifle Parks & Re... 📣 Ad • Get more engagement Created by Kyle Mills Boost again Active -- \$0.00 Per Call placed \$72.66 spent over 7 days 8,452					
 Post: "🏹 Register Today — Junior Olympics ... 📣 Ad • Get more engagement Created by Kyle Mills Boost again Completed 337 Post engagements \$0.24 Per Post Engagement \$79.95 spent over 6 days 17,107					
 Post: "🏹 Saturday, June 6, 2026 — Rifle Se... 📣 Ad • Get more engagement Created by Kyle Mills Boost again Completed 708 Post engagements \$0.15 Per Post Engagement \$107.66 spent over 10 days 5,793					
 Post: "Two weeks to Register! " 📣 Ad • Get more engagement Created by Kyle Mills Boost again Completed 411 Post engagements \$0.24 Per Post Engagement \$97.69 spent over 8 days 21,417					
 Post: "🏹 Two weeks to Register!" 📣 Ad • Get more engagement Created by Kyle Mills Boost again Completed 523 Post engagements \$0.21 Per Post Engagement \$111.49 spent over 8 days 28,236					
 Post: "🏠 Seasonal Job Opening: Rifle Metro... 📣 Ad • Get more website visitors Created by Kyle Mills Boost again Completed 173 Landing Page Views \$0.64 Per Landing Page View \$111.11 spent over 8 days 24,183					
 Post: "Join us next Saturday at Highland Trail... 📣 Ad • Get more messages Created by Kyle Mills Boost again Completed 7 Messaging conversations started \$14.43 Per Messaging Conversation Started \$101.01 spent over 8 days 15,861					
 Post: "Puzzle Palooza at the Ute Theater 🍀" 📣 Ad • Get more engagement Created by Kyle Mills Boost again Completed 410 Post engagements \$0.20 Per Post Engagement \$83.96 spent over 8 days 20,881					
 Post: "🏠 New Job Opening: Golf Course Mai... 📣 Ad • Get more engagement Created by Kyle Mills Boost again Rejected 1 Calls placed \$21.27 Per Call placed \$21.27 spent over 10 days 2,426					
 Post: "🏠 New Job Opening: General Manag... 📣 Ad • Get more calls Created by Kyle Mills Boost again Rejected 18 Link clicks \$1.24 Per Link Click \$22.33 spent over 11 days 1,210					
 Post: "🏠 New Job Opening: Assistant Parks ... 📣 Ad • Get more engagement Created by Kyle Mills Boost again Completed 5 Calls placed \$35.88 Per Call placed \$179.40 spent over 15 days 10,635					
 Post: "🌱 Get Involved with Rifle Parks & Rec... 📣 Ad • Get more engagement Created by Kyle Mills Boost again Completed 336 Post engagements \$0.42 Per Post Engagement \$139.90 spent over 15 days 38,051					

\$1,292.43 paid **75,550** total

through **July 31**



Viewers  ↑↓	Purchases  ↑↓	Budget ↑↓
2,672	--	\$14.00 USD Daily budget
5,407	--	\$16.00 USD Daily budget
4,258	--	\$12.00 USD Daily budget
5,848	--	\$14.00 USD Daily budget
9,917	--	\$16.00 USD Daily budget
11,841	--	\$16.00 USD Daily budget
6,925	--	\$16.00 USD Daily budget
8,147	--	\$12.00 USD Daily budget
2,120	--	\$12.00 USD Daily budget
1,085	--	\$12.00 USD Daily budget
8,614	--	\$14.00 USD Daily budget
8,716	--	\$10.00 USD Daily budget



views





Last 12 Months

Instagram Performance (Monthly Views)

Month	Views	% Change
July	49.4K	-26.5%
June	66.6K	+174.4%
May	24.4K	+82.4%
April	13.0K	+13.1%
March	12.0K	-44.4%
February	18.6K	+8.5%
January	18.9K	+35.9%
December	13.9K	-11.1%
November	15.0K	-3.3%
October	15.7K	-10.5%
September	17.0K	+137.1%
• August	7.2K	+100%

- Meta Started tracking view on Instagram in late August of 2025.







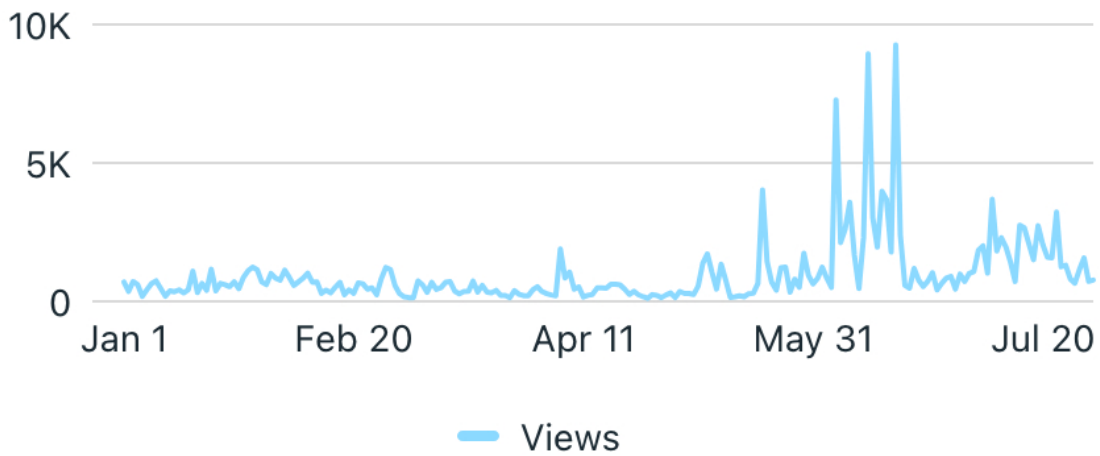
January 1, 2026

Views ⓘ

202.9K ↑ 194.7%

 36,832 views

 166,026 views



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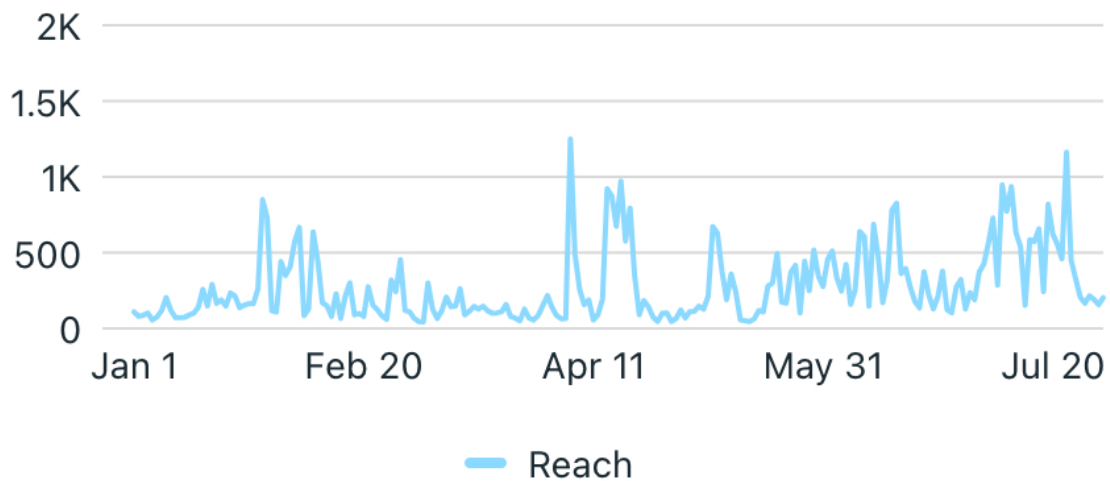


— July 31, 2026



Reach ⓘ

19.7K ↑ 363.7%



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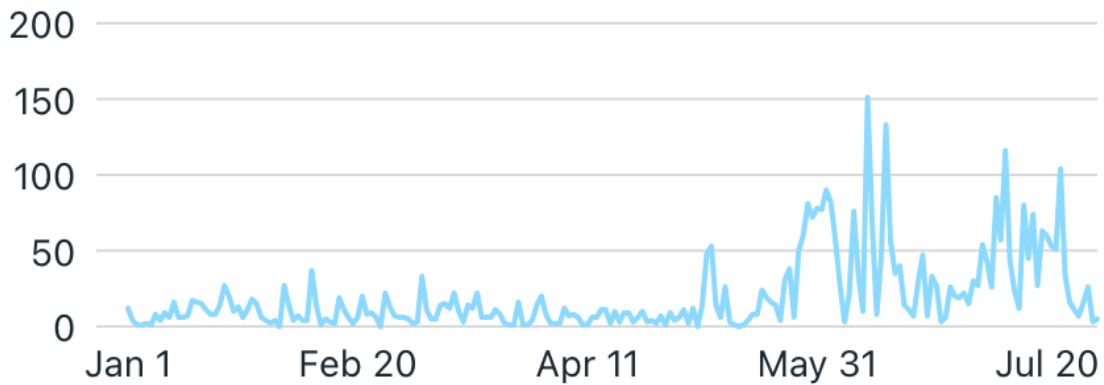


January 1, 2026

Content interactions



4.2K ↑ 313.2%



— Content interactions

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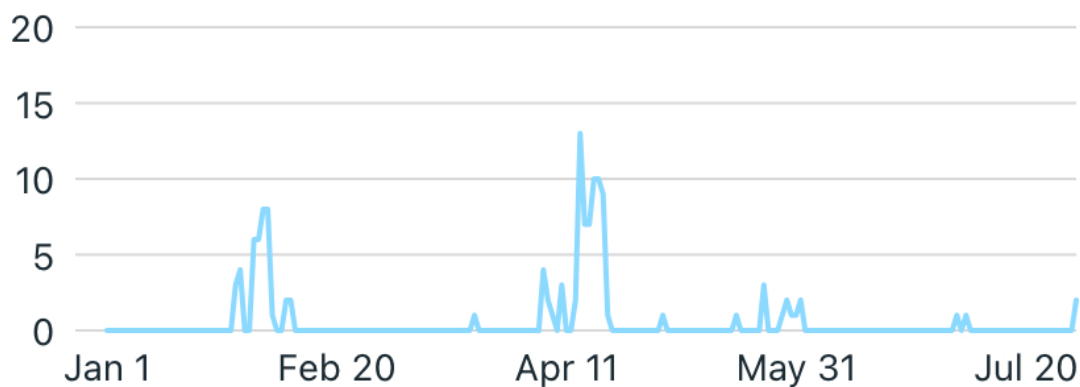
— July 31, 2026



Link
clicks



126 ↑ 1.0K%



— Instagram link

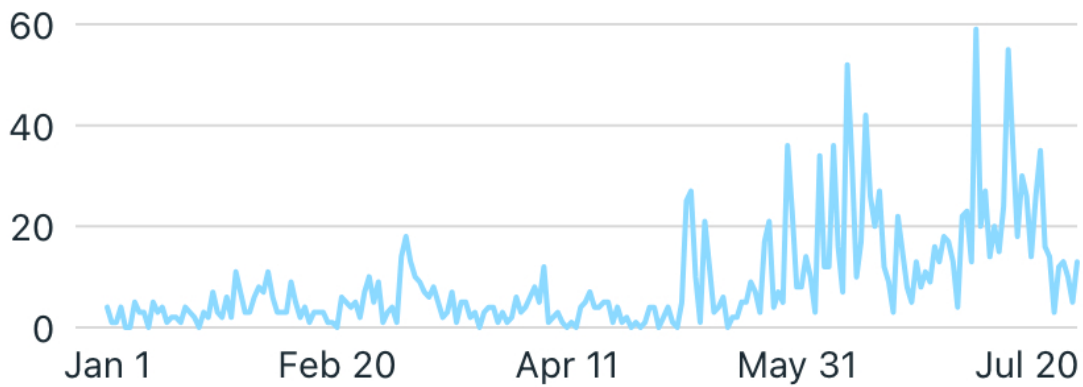




January 1, 2026

Visits ⓘ

1.9K ↑ 100.1%



Instagram profile

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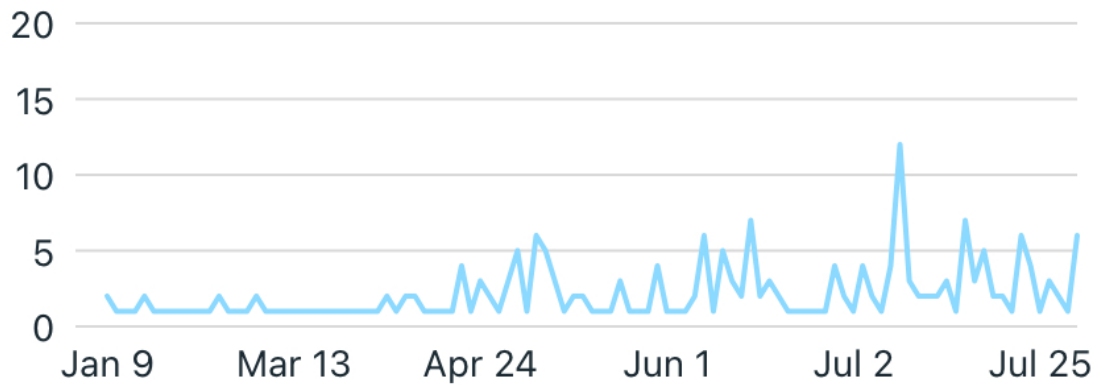


— July 31, 2026



Follows ⓘ

224 ↑ 293%



— Instagram follows



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Facebook

Audience

Audience

Demograph...

Trends

Potential audience

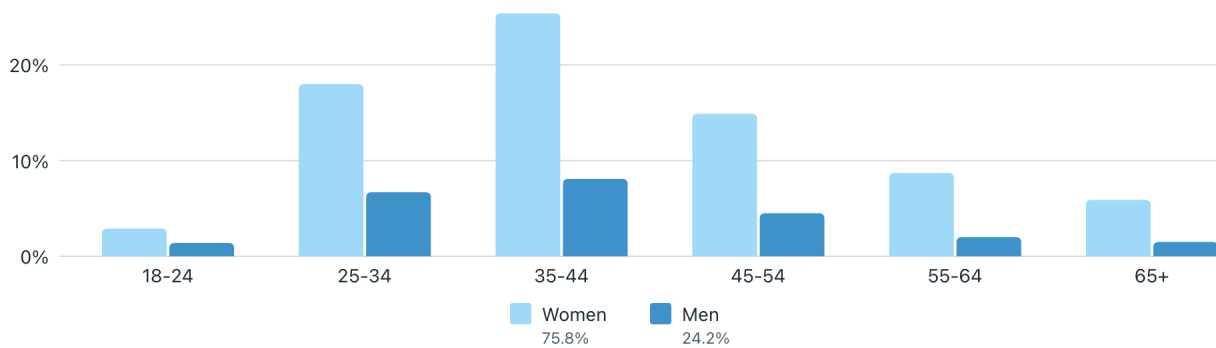
Followers ⓘ

Lifetime

5,545

Age & gender ⓘ

30%



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Instagram

Audience



Audience

Demograph...

Trends

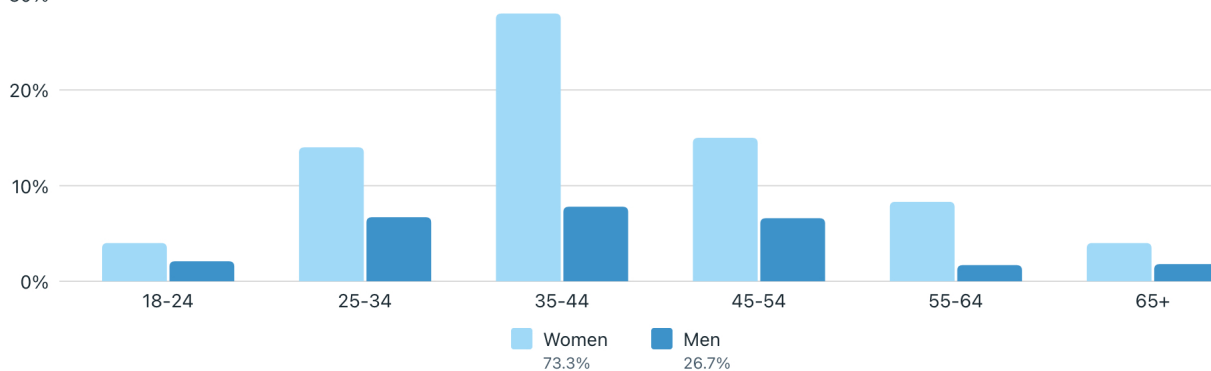
Potential audience

Followers ⓘ

Lifetime

851

Age & gender
30%



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Branding Identity

A strong brand identity helps residents immediately recognize Rifle Parks and Recreation and reinforces the quality, professionalism, and consistency of the services we provide. Every social media post, advertisement, event flyer, sign, and digital communication contributes to the public's perception of the department.

Over the past several years, we have worked to establish a consistent visual identity by using unified colors, logos, typography, photography, and messaging across all communication platforms. This consistency strengthens public recognition, builds credibility, and creates a more cohesive experience for residents and visitors.

A recognizable brand also supports participation by making programs, events, and public information easier to identify and trust. As the department continues to grow, maintaining a strong and consistent brand identity will remain an important part of connecting with the community and promoting the value of Parks and Recreation.

Content Strategy

An effective social media presence depends on more than posting frequently—it requires purposeful, strategic communication. Our content strategy is designed to educate, inform, engage, & celebrate



Content Strategy Cont.

the Rifle community while promoting the programs, facilities, and services offered by Parks & Recreation.

Content is planned to maintain a balanced mix of program promotions, event coverage, park and facility updates, community highlights, safety reminders, registration deadlines, and behind-the-scenes stories. This approach keeps our channels relevant throughout the year while avoiding repetitive promotional messaging.

Whenever possible, content emphasizes authentic photography and video captured at Parks and Recreation programs and events. Featuring local participants, staff, volunteers, and facilities creates a stronger connection with the community and reinforces the department's commitment to serving Rifle residents.

By combining timely information with engaging storytelling and consistent branding, our content strategy has helped expand our online reach, increase community engagement, and strengthen awareness of the many opportunities available through Rifle Parks and Recreation.

Advertising Strategy

Paid advertising is used strategically to extend the reach of Rifle Parks and Recreation communication and maximize the department's marketing investment. Rather than promoting programs that



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Advertising Strategy Cont

consistently reach capacity on their own, advertising efforts are focused on new initiatives, specialty programs, and activities that benefit most from additional public awareness.

Each campaign is tailored to a specific audience using Meta's targeting tools, allowing advertisements to reach residents based on factors such as age, location, interests, and family demographics. This targeted approach improves the effectiveness of each advertising dollar while helping increase participation in programs that need additional visibility.

Advertising campaigns are also scheduled around key registration periods, seasonal events, and major community activities to reach residents when they are most likely to engage. Performance metrics—including reach, impressions, engagement, and link clicks—are monitored throughout each campaign and used to refine future advertising efforts.

By treating paid advertising as a strategic investment rather than a routine expense, Rifle Parks and Recreation continues to increase awareness of its programs, improve participation, and ensure marketing resources are directed where they have the greatest impact.

Key Performance Indicators

The success of the Rifle Parks and Recreation marketing program is measured using a variety of key performance indicators (KPIs) that evaluate reach, engagement, audience growth, and the



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Key Performance Indicators Cont

effectiveness of advertising campaigns. These metrics help determine what content resonates with the community and guide future marketing decisions.

Key performance indicators include:

- **Reach and Views:** Total number of people who see Parks and Recreation content across Facebook and Instagram.
- **Engagement:** Likes, comments, shares, saves, and other interactions that demonstrate community participation and interest.
- **Audience Growth:** Increases in Facebook followers and Instagram followers over time, reflecting continued community interest in department programs and services.
- **Advertising Performance:** Reach, impressions, engagement, click-through rates, and cost efficiency for paid social media campaigns.
- **Program Promotion:** Registration trends and participation levels for programs and events promoted through social media and paid advertising.
- **Website Traffic:** Visits to registration pages and Parks and Recreation web content generated through social media campaigns.
- **Content Performance:** Identification of high-performing posts, videos, and campaigns to better understand audience interests and optimize future communications.

Monitoring these indicators provides valuable insight into the effectiveness of the department's communication efforts and ensures marketing strategies continue to support the goals of increasing awareness, encouraging participation, and strengthening community engagement.







Website Overview

Pool Schedule

6,188 views

Third most visited landing page on www.rifleco.org



Website Overview

Aquatics



5,426 views

Fifth most visited landing page on www.rifleco.org





Website Overview

Parks and Rec

5,399 views

Sixth most searched landing page of www.rifleco.org

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Website Overview

Rifle Mountain Park



5,095 views

Seventh most searched landing page of www.rifleco.org



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Website Overview

Swim Lessons

4,014 views

Ninth most searched landing page of www.rifleco.org

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Website Overview

Rifle Metro Pool



2,559 views

Twelfth most searched landing page of www.rifleco.org





Rifle
COLORADO



Agenda Item #6.a.

Agenda Item Name:

Discuss Weather Closure and Cancellation Policy for Rifle Metro Pool

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Discuss Weather Closure and Cancellation Policy for Rifle Metro Pool

Recommended Action:

Recommend any changes if applicable.

Fiscal Impact:

N/A

Operational Impact:

N/A

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

Staff is seeking direction after receiving feedback from a few citizens regarding the weather closure and cancellation policy for Rifle Metro Pool. Potential options to adjust the policy include leaving the current policy, a refund, partial credit, or a "rain check" voucher. The current policy listed on the website states, "No refund will be issued in the event of a pool closure due to thunder or lightning, regardless of time spent swimming. Sight or sound of lightning or thunder or a strike indicator indicating lightning within 10 miles will result in a pool closure for 30 minutes from the last sighting. The facility will close for the remainder of the day if the sightings persist for 2 hours."

Notification Requirements:

N/A

Prepared By:

Sarah Stubbs, Senior Administrative Specialist

Attachments:

None



Agenda Item #6.b.

Agenda Item Name:

Consider Approval of the Parks & Recreation Strategic Plan 2027-2028

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Finalize Parks & Recreation Strategic Plan 2027-2028

Recommended Action:

Move to approve the Parks and Recreation Strategic Plan 2027-2028

Fiscal Impact:

NA

Operational Impact:

NA

Prior Board Motions:

NA

Background Information:

NA

Executive Summary:

PRAB is being asked to consider approval of the Parks and Recreation Strategic Plan. The Strategic Plan serves as a guiding document for the department by outlining priorities, goals, and planned initiatives that support the continued improvement of parks, recreation programs, facilities, and services. As part of the department's standard annual planning process, the Strategic Plan is reviewed each year to evaluate progress, confirm current priorities, and make updates as needed to reflect community needs, available resources, and organizational goals. PRAB's review and approval help ensure the Strategic Plan remains current, relevant, and aligned with the long-term direction of the City's parks and recreation services.

Notification Requirements:

NA

Prepared By:

Sarah Stubbs, Senior Administrative Specialist

Attachments:

1. DRAFT Strategic Plan 2027-2028

2. 7.20.26 Parks Projects List

City of Rifle Parks & Recreation Strategic Plan 2027-2028



Parks & Recreation Advisory Board Adoption:

Facilitator: Austin Rickstrew

PRAB Adoption:

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Executive Summary

Strategic planning is a process for clarifying the aspirations of a Board and Staff. It establishes goals to be met and identifies broad strategies to achieve them.

Everything that happens in an organization is driven by its values. These are the principles and beliefs that explain why the organization exists. Values define the goals and boundaries of behavior for the board, staff, and volunteers in their interactions with each other, with clients, and with the community.

Values are the things we believe are important. Values govern the way we behave, communicate, and interact with others. Values help us determine our priorities. Values are a small set of general guiding principles not to be compromised for short-term financial gain or expediency. Below are the values the Parks & Recreation Advisory Board and Staff set forth.

Mission

The mission is a summary of the means that the organization will employ to achieve its vision. The mission statement answers the question, “Why do we exist?”

“To put forth the highest level of parks, programs, facilities, and services necessary, to establish Rifle as the premier recreational community on the Western Slope.”

Vision

The vision is a picture of the future state of the community we serve as a result of our work. Our vision statement is our destination.

“We strive to enrich lives through quality parks, programs, facilities, and services.”

Values

When an organization’s values appear as guiding principles, a code of conduct, or a culture code that explains how the organization intends to operate in accordance with those values, a values statement makes a promise. Complimentary to the City’s values, Parks & Recreation has identified additional values that guide how they provide services.

City of Rifle Parks & Recreation Values

- Integrity
- Community
- Collaboration
- Safety
- Leadership
- Positive Attitude

City of Rifle Parks & Recreation Strategic Plan Values

The City of Rifle Parks & Recreation's vision is to be nimble, responsive, and innovative in serving our community.

Goals

	Promote healthy lifestyle through year-round recreational and leisure opportunities.
	Complete, landscape and beautify all parks.
	Continue investment of park and recreation programs, parks, trails, open space, indoor & outdoor facilities, maintenance, equipment, and reserves.
	Provide optimal work space, resources, and staff support for efficient operations.
	Build/maintain relationships and collaborate with outside organizations

Goal 1: Promote a healthy lifestyle through year-round recreational and leisure opportunities.

Strategy #1: Develop Recreational Programs (driven by community needs and availability of funding)

Action Steps

1. Identify opportunities to increase activities, either upon request or as opportunities are made available.
2. Implement year-round opportunities for public recreational activities.
3. Study opportunities for new recreational and leisure activities.

Strategy #2: Improve Rifle Mountain Park

Action Steps

1. Repair and maintain the Community House.
2. Use the Department of Corrections, Boy Scouts, Rocky Mountain Youth Corps, and volunteers to work at RMP.
3. Identify programs and activities that better utilize Rifle Mountain Park.
4. Improve parking in RMP (Follow Master Plan).

Strategy #3: Develop and Maintain Rifle Creek Golf Course

Action Steps

1. Identify funding opportunities for golf course improvements
2. Develop Master Plan to include potential options for year-round recreation activities and programs. (*Rifle Creek Recreation Area*)
 - a. Create project list
3. Create standard operating procedures

Goal 2: Work to develop and maintain accessibility and safety, as well as landscape and beautify all parks.

Strategy #1: Increase funding for parks through grants and donations. Consider funding for ongoing maintenance costs.

Action Steps

1. Identify potential grant opportunities.
2. Secure other funding opportunities.
3. Review and expand business advertising and collaboration opportunities. (Baseball/Softball Field Score Boards)
4. Maintain a list of all known Parks Capital Projects.
5. Prioritize projects with estimated timelines. (Refer to Addendum 1)
6. Collaborate with the State and Federal Forest Service to help with trees. (Deadfall and wildfire mitigation)

Strategy #2: Implement a list of known projects based on appropriated funds

Action Steps

1. Prioritize Projects with estimated timeline.
2. Use completed master plans to phase projects.
3. Seek grant funding opportunities.

Strategy #3: Create a unified approach – theme to beautify City Parks

Action Steps

1. Uniform signage and planned themes.
2. Translate signs to Spanish. (Physical or QR Code)
3. Community Master Plan.
4. Unified Accessibility.

Strategy #4: Prioritize safety within City Parks

Action Steps

1. Keep trash picked up.
2. Deter Vandalism in City parks.
 - a. Cover up reported vandalism within 24 hours.
3. Develop a program collaborating with community resources to deter and clean up graffiti.

- a. Use lighting as a deterrent. Remove solar and replace with LEDs at Centennial and add lights going south to 3rd street.
- b. Implement security surveillance in all parks.
- c. Work with Rifle Police Department.
- d. Increase and maintain security.

Goal 3: Continue investment of park and recreation funds for recreation programs, parks, trails, open space, indoor and outdoor facilities, operations, maintenance, equipment, and reserves.

Strategy #1: Conduct Strategic Planning annually.

Action Steps

- 1. Review Strategic Plan quarterly.
- 2. Develop a five-year plan.
- 3. Conduct a community survey every 3 years. (2026)
- 4. Maintain an operational reserve.
- 5. Coordinate with the City Planning Department for trail development.

Goal 4: Provide optimal workspace for efficient operations.

Strategy #1: Identify opportunities for Parks & Recreation Department workspace.

Action Steps

- 1. Evaluate the current work area and provide a work area to meet staff needs (i.e., privacy, line of sight for supervision, proximity to work groups).
- 2. Identify adequate storage for equipment and supplies (present and future).
- 3. Evaluate opportunities for expansion in existing facilities.
- 4. Build Field House (5-10 Year Plan).

Goal 5: Build/maintain relationships and collaborate with outside organizations.

Strategy #1: Partner with other organizations.

Action Steps

1. Continue to collaborate and maintain relationships with existing partners.
2. Identify and build new relationships with community partners.
3. Identify and partner with private businesses
 - a. Accessible and Transparent Vendor Application Process

Strategy #2: Evaluate the Marketing Plan

Action Steps

1. Evaluate and maintain current marketing strategies
2. Review Marketing Plan

Next Steps

- Update Strategic Plan annually.
- Parks & Recreation Advisory Board and Staff review and approve the document.
- Participate in City Strategic Planning Process.

Appendix A – Beliefs

Beliefs are convictions that we generally hold to be true, usually without actual proof or evidence. Beliefs grow from what we see, hear, experience, read, and think about.

- Parks and recreational activities foster human development, promote health and wellness, strengthen community image and sense of place, efficiently utilize resources, demonstrate fiscal responsibility, develop and cultivate partnerships, support economic development, protect environmental resources, develop and empower staff, and increase cultural unity.
- Recreational activities should develop one physically, socially, and emotionally by enhancing athletic, cultural, and life skills.
- Programs should adapt to changing needs, age, and culture of the community.
- Participation in programs enhances one's education, promotes sportsmanship, advocacy, inclusiveness, and develops good citizenship and overall well-being.
- A variety of recreational opportunities should be available to everyone.
- Amenities should meet the needs of a diverse population by providing a safe, clean, affordable, well-balanced, educational, wholesome, enjoyable, and rewarding experience.
- Investments in parks maintenance and improvements provide dividends that enhance the quality of life, property values, and the community's self-perception.
- Recreational activities enhance the quality of life in Rifle.
- Operations should be efficient, maintaining the facilities we currently have before building new facilities.
- Support high quality youth and adult programs through collaborative efforts.

Appendix B – Strategic Planning Participants

Parks & Recreation Advisory Board:

- | | |
|--------------------|----------------------------|
| – Annie MacGregor | Board Member/Chairman |
| – Aaron Cumming | Board Member/Vice Chairman |
| – Ken Blatter | Board Member/Secretary |
| – Marisa Skajewski | Board Member |
| – John Douglas | Board Member |
| – Betsey Seymour | Board Member |
| – Kirsten Clancy | Board Member |
| – Ari Philipson | Board Member |
| – Chris Bornholdt | Council Liaison |

Parks & Recreation Staff:

- | | |
|--------------------|--|
| – Austin Rickstrew | Parks & Recreation Director |
| – Keith Dawson | Parks & Recreation Assistant Director |
| – Sarah Stubbs | Senior Administrative Specialist |
| – Matt Rowe | Recreation Program Manager |
| – Keith Gray | Parks & Facilities Maintenance Manager |
| – Kyle Mills | Community Engagement Specialist |
| – Taylor Walters | Recreation Coordinator II |
| – Jackie Camunez | Recreation Coordinator I |
| – Delaney Passmore | Recreation Coordinator I – <i>Special Events</i> |
| – Allie Beasley | Recreation Coordinator I – <i>Aquatics</i> |
| – Aiden Harden | Recreation Specialist |
| – James Magnuson | Parks Maintenance Worker |
| – Joey Zemlock | Parks Maintenance Worker |
| – Cody Hunstad | Parks Maintenance Worker |
| – Jon Hutchinson | Parks Maintenance Worker |
| – Jose Gutierrez | Parks Irrigation Technician |



Year:

2007

2011

2012

2012

2014

2015

2015

2016

2016

2016

2017

2017

2017

2017

2017

2017

2017

2017

2018

2018

2018

2018

2018

2018

2018

2018

2019

2019

2020

2020

ACCOMPLISHMENTS:

Item:

Constructed picnic shelters at Davidson Park.

Completed Centennial Park Phase I, Spray Park, Amphitheater, picnic shelters, Sun dial, shade structures, Great

Upgraded playground surfacing at Arnold Park.

Upgraded surfacing at Moki Park.

Completed construction of new concession stand, press box, bleachers, dugouts, planter boxes and concrete

Installed parking lot lighting at Deerfield Park.

Construct Morrow trail.

Constructed soccer pitch/turf area with RE-2 at Wamsley Elementary.

Construct Rifle Creek trail segment-11th Street to City Market.

Construct boat ramp and trail.

Upgraded playground surface at Heinze Park playground.

Upgraded playground surface at Deerfield Park playground.

Replaced roof on Heinze gazebo.

Installed Bleachers at Taughenbaugh field. (Now Skinner Field -- 2019)

Installed Playground at Centennial Park.

Painted Pickle Ball Court at Tennis Courts.

Refurbished and re-dedicated Grand Army of the Republic (G.A.R.) Memorial at Heinze Park.

Installed drinking fountain at Centennial Park.

Replaced Davidson Park fence

Added basketball court at Palomino Park

Completed RMP map

Rifle Climber's Coalition installed signs at RMP

Replaced DRP basketball court lighting

GOCO Grant Award \$217,500 for Aquatic Play Structure and shade shelter

Garfield County Federal Mineral Lease District (GCFMLD) Grant Awarded- \$500,000 for Art Dague Pool

Installed Scoreboard at RMS Auxiliary Gym

Off Grid Solar upgrades at RMP host cabin/office.-- supports I.T. improvements and internet and staff/PD

Construct Rifle Pool Renovation Project; New Lap lane pool, zero depth entry pool, improvements to catch pool, remodel bathhouse, improved concessions, changing rooms, concessions.

Safety Fencing at Joyce Park Playground and Palomino Park Basektball Courts, vehicle gates installed at Parks

Metro Park/Pool Parking lot was repaired, crack sealed, seal-coated, and re striped prior to the opening of the

Addendum 1: Approximate Timeline--Parks Projects Updated July 20, 2026					
*Costs shown may be actual/current, or are rough estimates for future projects. Except for the pool project, no dollars have been invested in planning or design for refined estimates.					
Time Frame	Location	Item	Estimated/Cost	Notes:	
(TBD)	Rifle Creek Trail	Add trail lighting/street lighting	\$ 150,000.00		
(TBD)	All Parks	Security Cameras	\$ -	I.T. planning, --Prioritize Parks, long term-phase (Comes out of IT budget	
(TBD)	Centennial Park	Rifle Creek Restoration	\$ 4,715,000.00	Option 1 of the plan (Includes 15% Contingency)	
(TBD)	Centennial Park	Rifle Creek Restoration Design/CD/Permitting	\$ 300,000.00	Design, Construction Docs, Permitting	
(TBD)	Centennial Park	Splash Pad Remodel Design/CD	\$ 125,000.00	For design of the replacement of the existing splash pad	
(TBD)	Centennial Park	Splash Pad Remodel	\$ 1,000,000.00	Replacement of the existing splash pad	
(TBD)	Centennial Park	Complete Cent Park-Remove Solar,Install Hard wired LED	\$ 150,000.00	Safety Concern--Estimates are being sought	
(TBD)	Colorado River (Rifle Island Park)	Master Planning	\$ -	GRANT \$ - Part of POST Master Plan	
(TBD)	Community Parks, Open Space and Trails Master Plan	Master Plan All Park locations	\$ 350,000.00		
(TBD)	Davidson Park	Parking Lot Replacement	\$ 100,000.00		
2029-2031	Deerfield Park	Compete DFP Covered dugouts on all fields	\$ 800,000.00	Skinner, Roan, Graham, Bookcliff, and Hogback	
2025-2030	Deerfield Park	Chainlink Fence Replacement Project	\$ 100,000.00		
2025-2030	Deerfield Park	Baseball/Softball Field Renovations	\$ 200,000.00	Five Fields	
2026-2030	Deerfield Park	Musco LED Retrofit Project	\$ 750,000.00	Cooper (\$276,000), Hogback(\$213,000), Roan (\$253,000)	
2030-2031	Deerfield Park	Playground Replacement	\$ 350,000.00	Full Replacement	
(TBD)	Deerfield Park	Bridge Connection	\$ 650,000.00	Bridge Connection Behind Dog Park	
2026-2027	Deerfield Park	Skinner/Graham Concession Area Upgrades	\$ 65,000.00	Concrete under Pavillion/ADA Access to Pavillion	
(TBD)	Field House/Community Center - Construction	Build Field House/Community Center	\$ 44,500,000.00	Fort Morgan built in 2021 for 9.3 Million	
(TBD)	Field House/Community Center - Design/Construction				
(TBD)	Documents	Design and Construction Documents	\$ 1,200,000.00		
2027-2030	Metro Park	Replace Picnic Shelter/Tennis Courts	\$ 400,000.00		
(TBD)	Metro Park	Design and Construction Documents for Skate Park	\$ 250,000.00		
(TBD)	Metro Park	Remodel Skate Park	\$ 2,500,000.00	Replacement of the existing Skate Park	
(TBD)	Metro Park	Re-Plan the Metro Park Area	\$ -	This could be combined with POST Master Plan	
(TBD)	Metro Park	Determine use of Dirt Jump Area	\$ -	Target what community wants within survey. Could Fit in the POST Master Plan	
2026	Palomino Park	Shade Structure	\$ 60,000.00		
2027-2028	Rifle Metro Pool	New slide	\$ 300,000.00		
2028-2029	Rifle Metro Pool	Resurface Leisure Pool	\$ 100,000.00		
2030-2032	Rifle Metro Pool	Resurface Comp Pool	\$ 150,000.00		
2026	Rifle Mountain Park	Replace chinking on Community House	\$ 25,000.00		
2026-2030	Rifle Mountain Park	Master Plan - Build Out	\$ 2,500,000.00	Theming, landscape, screening between campsites	
2026-2028	Rifle Mountain Park	Clean up RMP Dead Trees	\$ 150,000.00	Partner with CSU Extention and Colorado State Forest Service/BLM	
(TBD)	Joyce Park	Playground Replacement	\$ 250,000.00	Full Replacement	
(TBD)	Heinze Park	Playground Replacement	\$ 250,000.00	Full Replacement	
(TBD)	Davidson Park	Highland Trail Parking Lot	\$ 65,000.00	Add Parking Lot/Crosswalk	
(TBD)	Davidson Park	Playground Replacement	\$ 350,000.00	Full Replacement	
(TBD)	South Rifle	Bulid Out of Master Plan	\$ 2,000,000.00	Hiking Trails, Disc Golf, Mountain Bike Skills Park, Pavilion/Picnic Area, Adventure Play, Playground, Nature Play, Outdoor Fitness Stations, Dog Park, Bouldering Structure, Signage, Archery Range, Parking Area, Vault Toilet	
(TBD)	South Rifle	Counstruction Documents	\$ 220,000.00	Approx 10% of Construction Cost (With Phase Plan - 1. Trails, Parking, Restroom, 2. Playground/Nature Play, 3. Bike Park, Disc Golf/Fitness)	
(TBD)	Highland Trail	Improve parking lot			
Total			\$ 65,075,000.00		
	Location	Item	Estimated Cost	Notes:	
2026	Rifle Creek Golf Course	Course Irrigation Design	\$ 37,710.00	Awarded in 2026 and pending completion	
(TBD)	Rifle Creek Golf Course	Course Irrigation Installation	\$ 5,000,000.00	Estimated cost of replacement of 70 acres of irrigation	
(TBD)	Rifle Creek Golf Course	Bridge Replacement	\$ 500,000.00	Bridge Hole 5, Bridge Hole 6, Bridge Hole 7, Bridge Hole 2	
(TBD)	Rifle Creek Golf Course	Club House Flat Roof Replacment	\$ 45,000.00	Flat roof leaks and needs to be replaced	
(TBD)	Rifle Creek Golf Course	HVAC Replacement	\$ 275,000.00	HVAC for the following locations is failing (Pro Shop, Restaurant, Kitchen)	

COMPLETED PROJECTS				
Location	Item	Estimated/Cost	Notes:	Completed:
Metro Action Park	Action Park Lights Repaired/ Replaced	\$ 58,000.00		2016
Deerfield Park	Fun timbers, ewf playground upgrades	\$ 4,500.00		2016
Heinze Park	Gazebo Roof Replacement	\$ 8,000.00	architectural shingles	2016
Centennial Park	Playground equipment	\$ 375,000.00	Donations, CTF, CHF, Rotary, VIF, Private Donors	2017
Art Dague Pool	Concept & Schematic design	\$ 71,396.98	Complete in 2017 pending election	2017
Taughenbaugh Softball Field (Skinner Field 2019)	Elevated Bleacher System	\$ 78,000.00	& host RHS lady Bears Softball	2017
Art Dague Pool	Engage Const Manager as Advisor, PVCMI	\$ 82,000.00	Per Council Recommendation- 2017, continued 2018+	
Art Dague Pool	CM-GC Pre-Construction Services	\$ 21,900.00	FCI part 1 agreement	2018
Art Dague Pool	DD, CD, Const. Admin fee	\$ 283,185.00	Jeff Johnson Architectural engaged as of May 2, 2018	2018
Palomino Park	Added basketball court and new Bison Goals	\$ 14,000.00	fall 2018	2018
Davidson Park	South Fence replaced with vinyl clad c-link	\$ 6,264.00	spring/summer	2018
Rifle Middle School, Re-2 IGA	Scoreboard in auxiliary gym	\$ 7,032.00	late 2018	2018
Deerfield Park	Replace Basketball Court light poles, lights	\$ 5,668.56		2018
Joyce Park	Swings, fun timbers, fall zone	\$ 8,000.00	Swings, fun timbers, fall zone	2020
Metro Park	Crack fill and sealcoat <i>following pool construction</i>	\$ 15,976.00	Crack fill and sealcoat <i>following pool construction</i>	2020
Joyce Park	Safety fence at playground.	\$ 11,000.00	Safety fence at playground.	2020
Palomino Park	Safety fence for basketball court, along 24th	\$ 5,500.00	Safety fence for basketball court, along 24th	2020
Skinner Field Concession	Complete DFP Upgrade Skinner Concessions	\$ 1,000.00	Complete DFP Upgrade Skinner Concessions	2022
Promontory Park	Plan/ Design Promontory Park	\$ 105,000.00	Plan/ Design Promontory Park	2022
Metro Park	Look into Field House, Gym Multi-purpose?	\$9.3 Million/Ft. Morg	Look into Field House, Gym Multi-purpose?	2022
Deerfield Park	Upgrade Basketball Court Surface	\$ 18,076.00	Upgrade Basketball Court Surface	2018
Metro Pool	Completed Pool	\$ 6,067,996.00		
Skinner Field	Light Replacement	\$352,443	Old lights failed in 2022	2023
Skinner Field	Safety Fence	\$33,840	Request from community/council to update safety fencing	2023
All Fields	Bleacher Replacement	\$43,576	CIRSA Recommendation	2023
Skinner Field Concession	Seal and Paint Concession/Restroom exterior	\$9,000		2023
Grotto	Dog Park	\$140,000	Paid for in part by CVT Funds	2023
Moki Park	Replace Playground Per Insurance Recommendation	\$ 150,000.00		2024
Arnold Park	Replace Playground Per Insurance Recommendation	\$ 150,000.00		2024
Deerfield Park	Complete DFP Parking Lot Islands	\$ 100,000.00		2024
Community Survey 2024 (5 year intvl)	Community Survey 2024 (5 year intvl)	\$ 17,000.00		2024
Metro Park	Remove Concession/Storage Area	\$ 1,500.00		2024
Birch Park	Construction	\$ 4,600,000.00	GOCO \$800K LWCF \$1.25M Penny Tax	2026
Deerfield Park	Sidewalk & DFP Trail	\$ 65,000.00	O&M	2026
Fieldhouse / Rec Center	Feasability Study	\$ 93,639.90		2026
South Rifle	Master Plan	\$ 49,922.00	DHM Design	2026
		\$ 13,053,415.44		



Agenda Item #7.a.

Agenda Item Name:

Golf Course Update

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Golf Course Update

Recommended Action:

NA

Fiscal Impact:

NA

Operational Impact:

NA

Prior Board Motions:

NA

Background Information:

NA

Executive Summary:

Progress on improvements to the Rifle Creek Golf Course continues with a heavy focus on irrigation system updates and repair/replacement of bridges identified as hazardous during the CIRSA audit. Staff will be having conversations to develop SOP's for golf course operations to include clubhouse and maintenance operations.

Notification Requirements:

NA

Prepared By:

Sarah Stubbs, Senior Administrative Specialist

Attachments:

1. Consider Direction to Initiate Acquisition Process_Item_Preview



Agenda Item #9.h.

Agenda Item Name:

Consider Direction to Initiate Acquisition Process for the Rifle Creek Golf Course

Presenter:

Austin Rickstrew, Parks & Recreation Director

Item Description:

Consider Acquiring Rifle Creek Golf Course

Recommended Action:

Move to direct staff to begin negotiations to acquire the Rifle Creek Golf Course

Fiscal Impact:

The total fiscal impact of acquiring and operating the Rifle Creek Golf Course includes the purchase price, required capital improvements, and ongoing operational costs. The purchase of the golf course will cost the city approximately \$1,200,000. The water rights to be transferred as part of the sale are estimated to be worth \$969,000, which could be paid from the water fund.

The required capital improvements that need to occur are:

1. New Irrigation System (estimated at \$5,505,000)
2. New HVAC at the Club House (estimated \$200,000)
3. New flat roof at the Club House (estimated \$80,000)
4. ADA site improvements (estimated \$20,000)
5. Concrete surface repairs (estimated \$75,950)
6. 14 and 16 Tee Box repairs (contractor needed for accurate estimation)
7. Club House repair and maintenance (\$80,000)

The known required ongoing operational costs:

1. Two FTE (estimated \$215,759.00 per year)
 - Seasonal Wages
2. Golf Cart Lease (estimated \$12,580.69 monthly May-October 2026-2030)
 - Or purchase outright for approximately \$486,072.10
3. Replacement Equipment (estimated \$150,000 to \$200,000 per year for 3 to 5 years)

Operational Impact:

City staff have evaluated the operational requirements and costs associated with City ownership. The staffing needs to operate the course effectively would require two full-time positions and approximately 30 seasonal employees. The City's employee benefits package averages roughly \$43,000 per the two full-time employees.

Prior Board Motions:

N/A

Background Information:

N/A

Executive Summary:

During the August 20th City Council workshop, the Rifle Creek Golf Course Board requested to present to Council the current fiscal position of the golf course and possible future options for operations. Council asked staff to explore what would be required to acquire the golf course. At the October 15th City Council workshop, staff presented a wide variety of information related to the golf course. This information included a building inspection report, an ADA audit report, a water rights summary, and financial statements. City staff have reviewed 84 municipal and district owned golf courses. Of the 84 courses, 57 of them lease restaurant space to a private entity. Only 25 organizations operate the restaurant themselves. Throughout our research into these courses, we did not find any that operated under a public-private partnership and had the course managed by a private business. City staff were directed to gather additional information on golf course operations for the city council. City staff is requesting council direction on moving forward with the acquisition of the Rifle Creek Golf Course. Please see the attached memo and presentation for more details related to staff recommendations.

Notification Requirements:

N/A

Prepared By:

Austin Rickstrew, Parks & Recreation Director

Attachments:

1. Golf Course Memo - Council 12.09.2025
2. Rifle Creek Golf Course Acquisition Presentation - 12.11.2025
3. Golf Course Memo - Council - October 10, 2025
4. 2025-10-07 Ltr Water Rights Summary Update
5. 2025 Through August Financial Statement
6. 2024 Financial Statement
7. 3004 County Road 325 - Inspection Report
8. Rifle Creek Golf Course ADA Audit Report

DEPARTMENT OF PARKS AND RECREATION

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6570



MEMORANDUM

TO: Honorable Mayor and City Council Members

CC: Patrick Waller, City Manager

FROM: Austin Rickstrew, Parks and Recreation Director

DATE: December 9, 2025

SUBJECT: Considerations for Acquiring the Rifle Creek Golf Course

Background

During the August 20th, 2025, City Council workshop, the Rifle Creek Golf Course Board approached the Rifle City Council about the possibility of taking over operations of the golf course. City Council subsequently directed staff to investigate what would be required for the City to assume ownership and continue operations. At the October 15th, 2025, workshop, staff provided an initial packet of information which included a building inspection report, an ADA compliance audit, a water rights summary, and current financial documents. These items are available in the council packet. City staff have continued to refine these assessments and assemble a complete picture of the course's current condition and the implications of municipal ownership.

Acquisition and Capital Requirements

The anticipated purchase price for the Rifle Creek golf Course is approximately \$1.2 million, which the golf course disclosed to City Council at the workshop on August 20th. Included in the acquisition price are the golf course's water rights, which are estimated to be worth \$969,000. These rights provide substantial operational reliability due to their senior priority dates and may be purchased using Water Fund resources.

The facility, however, requires substantial investment to address deferred maintenance and infrastructure deterioration. The irrigation system, which currently serves roughly 78 irrigated acres, has reached the end of its functional life and must be fully replaced. The estimated cost of this replacement totals approximately \$5.5 million, which includes design and pump house upgrades. Additional capital needs include HVAC replacement, roof repairs, clubhouse improvements, ADA compliance modifications, concrete and site repairs, and reconstruction of the tee boxes on holes 14 and 16. The building inspection report further documents a wide range of deficiencies, including issues with roofing

DEPARTMENT OF PARKS AND RECREATION

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6570



fasteners and soft spots, deteriorated siding and flashing, weakened stairs and guardrails, evidence of moisture intrusion, electrical hazards, and damage to ceilings, walls, and interior finishes.

Immediate capital expenditures include \$5.5 million for replacing the irrigation system, approximately \$200,000 for HVAC replacement, and \$30,000 for concrete repairs and ADA improvements. The total initial capital expenditures total approximately \$5.8 million.

Staffing Considerations

Should the City acquire the golf course, ongoing operations would require two full-time employees and approximately 30 seasonal employees. Beyond the direct staffing needed at the golf course itself, the acquisition would place additional workload on the City's Administrative and Departmental support systems. The volume of seasonal hiring, benefit administration, policy compliance, personnel management, and training would require expanded capacity within the Human Resource Department. For this reason, staff anticipate that a full-time HR position would need to be added to effectively manage the current workload and the increased hiring volume, onboarding, compliance requirements, and year-round employee support with the addition of the Golf Course. This position would ultimately support HR functions city-wide as well.

Additionally, I would experience a significant expansion of operational scope, capital planning responsibilities, and facility oversight. To maintain effective management and ensure continuity of operations across both existing duties and the golf course, there may be a request to create an Assistant Director position. That role would provide essential leadership capacity to oversee expanded programming, staffing, capital project implementation, and departmental administration, ensuring that the addition of the golf course does not diminish service levels in other areas of the department.

Normal Operations Summary

Operational equipment needs remain substantial. The course's golf cart fleet is leased, and continuation of this arrangement or an outright purchase would require large expenditures. Pricing received to date indicates seasonal lease payments of \$12,580.69 through 2030, or an outright purchase cost of approximately \$486,072. The maintenance fleet is similarly aged, and a phased replacement plan totaling \$150,000 to \$200,000 annually for three to five years would be required to maintain reliable operations.

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202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6570



Based on the operational and revenue data available, staff believe that the City could potentially break even on annual operating costs once adequate staffing, equipment, and management systems are in place. Revenues generated through green fees, memberships, tournaments, carts, range use, and ancillary services appear sufficient to support day-to-day operations under City management. However, staff also recognize that the extensive capital improvements that are necessary, particularly the irrigation system replacement, clubhouse repairs, accessibility upgrades, and equipment modernization, will prevent the golf course from generating net positive revenue for several years.

In essence, while operations may be self-sustaining, the course's overall financial position will remain negative until major capital investments are completed and amortized over time. The course's long-term ability to generate profit is therefore dependent on successfully addressing these capital deficiencies.

Operational Considerations

The goal is to operate the golf course as an enterprise fund. Staff has reviewed more than eighty publicly owned golf courses statewide and found that while most lease restaurant operations to private entities, none operate under a public-private model in which the course itself is municipally owned but privately managed. This suggests that City operations would need to be handled internally, relying on expanded staffing and administrative capacity rather than outsourcing.

Recommendation

If the City proceeds with acquisition, the most substantial costs will occur within the first five years and include the purchase price, water rights transfer, and significant capital improvements. These expenses exceed \$6 million and are separate from annual staffing, equipment replacement, and operational expenses. While operational revenues can potentially sustain ongoing costs, the required capital investments will likely prevent the course from generating positive net income for the foreseeable future.

Please let me know if you have any questions or need additional clarification.

Respectfully,

Austin Rickstrew

Rifle Creek
Golf Course
Acquisition



Background Information

August 20, 2025: The golf course board approached the Rifle City Council about the possibility of taking over operations of the golf course

October 15, 2025: Initial staff assessment was presented in the Rifle City Council workshop

Staff has continued evaluation of the facilities, finances, and operations

Acquisition Cost

Estimated purchase price: \$1.2 million.
This was discussed in the August 20th
presentation from the golf course board

Includes water rights valued at
approximately \$969,000

Water rights potentially could be
purchased using the Water Fund

Immediate Capital Improvement Needs

Irrigation system
replacement: estimated \$5.5
million

HVAC replacement: estimated
\$200,000

Concrete and ADA
improvements: \$30,000

Operational Staffing Impacts

Requires 2 full-time +
approximately 30 seasonal
employees

Increased HR workload: need for
additional full-time HR position

Expanded director
responsibilities: potential request
for an Assistant Director position

Equipment Needs

Golf cart fleet lease:
approximately \$12,580.69 per
month (May-October 2026-2030)

Option: purchase golf cart fleet
for approximately \$486,072

Maintenance fleet replacement:
\$150K – 200K annually for 3-5
years

Financial Outlook

Operations will potentially
break even annually

Capital improvements prevent
near-term profitability

Long-term viability depends
on addressing major
deficiencies

Public – Private Ownership Comparison

Our staff evaluated 84
Colorado Public courses

Restaurant leases are
common among courses that
were evaluated

Staff was unable to find a
hybrid public–private
management model

Five-Year Cost Summary

Acquisition + immediate
capital improvements
approximately \$6 million

Costs exclude ongoing
staffing and operations

Operational revenues likely
sustainable but not profitable
initially

Operational Considerations

The goal would be to operate the golf course as an enterprise fund

Operational sustainability is likely achievable with staffing and equipment

Long-term financial outcome depends on capital rehabilitation

Most substantial costs will occur within the first five years

Recommendation

- Staff is seeking council direction on whether or not to start negotiations to acquire the Rifle Creek Golf Course

DEPARTMENT OF PARKS AND RECREATION

202 Railroad Avenue, Rifle, CO 81650

Phone: 970-665-6570



MEMORANDUM

TO: Honorable Mayor and City Council Members

CC: Patrick Waller, City Manager

FROM: Austin Rickstrew, Parks and Recreation Director

DATE: October 10, 2025

SUBJECT: Golf Course Discussion

Since the City Council workshop regarding the Rifle Creek Golf Course Board presentation and the future of the golf course, I have been actively evaluating what would be required for the City to acquire the property and continue operating it as a public golf course.

Following Council direction, we conducted a comprehensive review of the facility's condition, operational needs, and financial implications. This assessment identified several key infrastructure and facility deficiencies that would need to be addressed to ensure sustainable operations moving forward. Specifically, staff found that:

- The clubhouse building is in need of repairs. This building was built in 2002.
- Portions of the facility do not meet current ADA accessibility standards and will require improvements to achieve compliance.
- The irrigation system is failing and needs to be entirely replaced to support the course maintenance and long-term viability.
- The HVAC System serving the clubhouse is at the end of its useful life. This includes the replacement of two rooftop HVAC units and the existing swamp cooler, all of which are in a state beyond serviceable condition.
- The tee boxes on holes 14 and 16 need repair. Tee box 14 in particular will require evaluation and likely reconstruction of its retaining wall structure, while tee box 16 needs surface and slope repair. To determine an accurate cost estimate for these improvements, staff would need to contract with an engineer specializing in retaining wall design and repair.
- There are multiple retaining walls throughout the course that show signs of deterioration and structural fatigue. These walls will need to be repaired or replaced in the coming years to ensure slope stability, player safety, and the long-term integrity of the course.

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In addition to facility assessments, staff evaluated operational requirements and costs associated with City ownership. This included analyzing the staffing needs to operate the course effectively, which are estimated to require two full-time positions and 30 seasonal positions. A Golf Course General Manager and a Golf Course Superintendent would cost approximately \$215,759.00 annually, including salary and benefits. The City's employee benefits package averages roughly \$43,000 per employee, which is included in the total estimated costs.

The City's O&M crew completed a concrete audit of the facility. The audit identified approximately 1,677 square feet of concrete work that required repair throughout the property, as well as a set of stairs on the north side of the building leading to Tee Box 6 that require full replacement. The total estimated cost of materials is \$75,950. This estimate does not include labor rates or machine time, which would increase the total project cost once these factors are incorporated.

A new Rainbird "valve-in-head" system is currently averaging an estimated \$62,000 per irrigated acre to replace. With approximately 78 irrigated acres at Rifle Creek Golf Course, the total replacement cost is projected to be around \$4.8 million. In addition to system replacement, design costs are estimated at \$25,000, and pump system replacements are projected at \$200,000 per pump house, totaling approximately \$600,000.

For context, Battlement Mesa Golf Course completed a similar irrigation system upgrade in 2020-2021 and reports saving over 4 million gallons of water annually since the installation. A comparable upgrade at Rifle Creek is likely to result in substantial water and operational efficiencies. The installation of the new system would likely take 9-10 months and could be completed without disruption to play. Our staff has also begun working with Sustainable Strategies to explore funding opportunities that will help offset the significant costs associated with replacing the irrigation system.

According to the October 7, 2025, Water Rights Summary prepared by Colorado River Engineering, the Rifle Creek Golf Course holds multiple senior irrigation and domestic water rights. The course holds senior Priority 39 (0.89 cfs) and Priority 54 (1.00 cfs) on the West Lateral of the Rifle Creek Canon Ditch, both with appropriation dates of April 15, 1885. Additional irrigation rights include 1.945 cfs (Priority 107) and 2.0 cfs (Priority 119). Together, these rights cover approximately 69 acres of irrigated area (35 acres on the front nine and 34 acres on the back nine). The consumptive use for the irrigation rights totals approximately 110 acre-feet, valued at about \$6,290 per acre-foot, resulting in an estimated irrigation water rights value of \$692,000. Additionally, the 88 acre-feet of consumptive use credits from Priority 107 are valued from 30% to 70% of the firm yield rights. These rights do not provide a full water supply in drought

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years, which would likely reduce their value, at a 50% value, the rights would be in the range of \$277,000. The combined estimated value of water rights is approximately \$969,000.

The golf course currently leases its golf carts under a five-year lease with an option to upgrade after year three, which is now approaching. Iris and I reached out to Colorado Golf and Turf, a vendor that participates in cooperative purchasing agreements available for municipal procurement. To match the current fleet and operational needs, the course would require:

- 65 golf carts
- 1 driving range unit
- 2 beverage carts

Colorado Golf and Turf provides two leasing options:

- 60-Month True Lease:
 - 30 seasonal payments of approximately \$12,580.69 (May-October, 2026-2030)
 - Equipment is returned at the end of the lease term.
- 60-Month Lease/Purchase:
 - 30 seasonal payments of approximately \$17,855.47 (May-October, 2026-2030)
 - Upon completion of the final payment, the city would own the equipment

The City could purchase the equipment outright for approximately \$486,072.10. There is also the possibility of leasing "used" units (one year old or less) to reduce costs while maintaining similar functionality and reliability.

The equipment currently used to maintain the golf course, including mowers, utility vehicles, and maintenance implements, is nearing the end of its useful life. Some members of the fleet are experiencing reliability issues and require increased maintenance attention. To begin addressing these needs, two used mowers were recently purchased, each expected to provide 5-8 years of reliable service. While this helps stabilize short-term maintenance capabilities, a long-term replacement plan remains necessary.

It is estimated that the City will need to invest between \$150,000 and \$200,000 per year over the next 3 to 5 years to replace aging equipment, bring the maintenance fleet up to modern standards, and improve the reliability and efficiency of daily operations. Having a phased investment approach would help distribute costs over time while ensuring the course remains playable and well-maintained.

Alexis and I are currently working with CIRSA to obtain a quote for property and liability coverage for the golf course. We recently received a preliminary

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insurance quote. This initial quote does not include coverage for bridges or retaining walls. We are working with CIRSA to arrange for an appraisal company to visit the site to provide updated valuations and more refined replacement cost data. Once this appraisal is complete, CIRSA will provide an updated and more accurate insurance quote that reflects the full scope of assets and risk exposure at the golf course. During discussions with the City's CIRSA representative, it was noted that the information and estimates provided to date are consistent with those for other CIRSA-insured golf courses across the state, indicating that Rifle Creek's projected coverage levels and asset valuations are aligned with those of similar municipal golf facilities.

CIRSA evaluates and provides coverage based on several key property and operational components, including:

- Business income
- Bridges
- Fencing
- Golf carts and vehicles
- Greens, Tees, Fairways, and Rough (\$250,000 Max)
- Mobile equipment
- Outdoor Lighting
- Retaining Walls
- Signage
- Other miscellaneous property
- The clubhouse
- Maintenance Shed
- Pump Sheds

Please let me know if you have any questions or need additional clarification.

Respectfully,

Austin Rickstraw



October 7, 2025

Rifle Gap Land Company, Board of Directors
c/o Dean Fliss
3004 HWY 325
Rifle CO 81650

RE: Rifle Creek Golf Course – Water Rights Summary

Board of Directors,

Colorado River Engineering has completed a review of water rights associated with the Rifle Creek Golf Course. The review was completed at a reconnaissance type investigation. Our research has been summarized in this letter report.

Overview

The water supply for the golf course is provided by numerous water rights that have been developed through the years as the golf course has grown. The water rights have evolved to meet the change in size of the course with the expansion to 18-holes and with increased commercial uses at the clubhouse. A review of the course water rights was completed by reviewing water right decrees available from the Colorado Division of Water Resources. The attached Table summarizes the numerous water rights identified in the court cases. Legal opinions of water rights ownership were not available and ownership was assumed to match the amounts in the water court documents. The water rights were developed to support irrigation, domestic, commercial, municipal, fire supply, storage, and augmentation uses.

IRRIGATION SUPPLY

The course has numerous irrigation water rights that provide a firm yield supply to meet irrigation demands. The diversions come from Rifle Creek and are carried in the West Lateral of the Rifle Creek Canon Ditch. The most senior water rights are 0.89 cubic feet per second (cfs) of Priority 39 (appropriation date April 15th, 1885), and 1.00-cfs Priority 54 (appropriation date April 15th 1885) in the West Lateral of the Rifle Creek Canon Ditch. These rights are very senior in priority and have not been curtailed in extreme drought periods. As an indicator of seniority, Priority Number 82 (or higher) on Rifle Creek are typically the water rights that are shut off or curtailed during periods of drought or in late summer months. The golf course also owns additional irrigation rights of 1.945-cfs Priority 107 and 2.0-cfs in Priority 119, both in the West lateral of the Rifle Creek Canon Ditch. Water rights leased from the City of Rifle are allowed to be used by the course as a supplemental supply to support the back nine irrigation system.

The irrigation water rights consist of numerous former ditches with multiple priorities. All of these rights have been changed from other places of use to the golf course. Each water court decree has numerous conditions and terms. It appears that Case No. 92CW33 consolidated numerous limitations that control water use amounts at the golf course. These limits were established to provide protection against injury to other water rights on Rifle Creek and include a limit of 69 acres of irrigated area (35-acres on the front 9 & 34-acres on the Back 9) and volumetric limits of water used on the Back 9 holes. Inspection of satellite images has shown the golf course is in compliance with the acreage limit totals. We believe that with the junior Priority rights there could be additional areas irrigated at the golf course when the rights are in priority, which occurs in most years in the early summer months. Absent a new court decree to confirm the irrigated area limits at the golf course, we recommend that the current irrigated areas be maintained. The more junior priorities provide higher flow amounts and are still advantageous to the course. The higher flow rates provide flow through water back to the creek (impacting aesthetics) and allow more manageable and flexible options for staff when operating the irrigation systems.

In summary, the senior Priority rights No. 39 and No. 54 provide a reliable firm supply even in drought years. The past change cases for these water rights have an irrigated area that covers the current 69-acre limit imposed in Case No. 92CW33. Leased water from the city provides increased diversion allowance, which provides more flexibility in irrigation water management for the Superintendent.

Commercial, Municipal, Domestic, and Augmentation uses

In 1974, court Case W2317 changed 2.0-cfs of the Priority 107 water rights to include domestic and municipal uses. We understand these rights were developed to support the commercial and residential development at the site. The decree also allowed diversions to storage in a tank and pond.

A well has historically supplied the clubhouse and two residences along Hwy 325. The uses exceeded the exempt permit for the well and a water right was developed for the Rifle Creek Golf Course Well No. 1 and a plan for augmentation in Case No. 01CW213. This court decree moved a portion (0.055 -cfs) of the Priority 107 water right to the well. Depletions from the well were originally estimated to be 0.38 acre-feet per year and are small compared to the 87.88 acre-feet of consumptive use credits from the Priority 107 water right. The augmentation plan utilizes storage releases to offset depletions when Priority 107 is curtailed in drought occurrences. The court case granted junior water rights for the well, tank, and pond. Portions of the rights have not been perfected and remain as conditional. An alternative source of augmentation to the golf course and two homes was developed in 2020 with a contract through the West Divide Water

Conservancy District (WDWCD). The shared well is currently registered with the Colorado Division of Water Resources under Permit No. 85081-F.

WATER RIGHT VALUATION DISCUSSION

We understand that the golf course is exploring refinancing the property and the water rights summary could be used as part of the portfolio review of the property. Chris Manera, P.E., of Colorado River Engineering, is a member of the golf course and therefore will not be able to provide a formal opinion on valuation of the water rights. However, for comparison purposes, the order of magnitude of the value is discussed to aid the golf course in making a decision if pursuit of a valuation is warranted. The discussion is based on accepted practices for past valuations for water right values along the main stem of the Colorado River.

Colorado River Water Right Lease Values

Although numerous senior rights exist along the Colorado River, the value of water in the market has been fairly constant due to the supply from several large state and federal water storage projects. These projects allow for water users to acquire supplies through long term lease contracts. Lease rates by water districts, who oversee water supply programs, vary by type of use. Basalt Water Conservancy District rates range from \$249 per acre foot for domestic and municipal uses up to \$410 for industrial uses. WDCWD rates range from \$245 per acre-foot on the mainstem for subdivisions to \$275 per acre-foot for commercial and industrial uses. WDWCD has developed local augmentation supplies on Rifle Creek that have an annual lease rate of up to \$535 per acre foot for subdivisions.

The present value of the lease rate of \$245/annually/acre-foot from West Divide Water Conservancy District on the main stem of the Colorado River is appropriate for valuations given the lack of large-scale new water demands on Rifle Creek. The calculated value using the annual lease amount with the one-time application fee is equivalent to a present value of **\$6290 acre-foot** assuming a 4% rate of return after inflation.

The valuation costs recognize the district lease programs have the advantage of being able to match demand schedules because of the timing flexibility available from reservoirs. Disadvantages with the lease programs include reliance on firm yield supplies from the more junior water storage rights, future state compact calls, and potential federal permitting constraints. The advantage with senior irrigation rights is primarily the greater reliability in the priority system. Their disadvantage is they do have limits on the magnitude and timing that water is available.

When comparing water rights value, it is common to convert the water right into consumptive use volume amounts. The golf course rights have had numerous analyses to calculate consumptive use. Multiple water rights overlap, for comparison purposes the 69-acre limit of irrigated area can be used to calculate consumptive use. Using the decreed irrigation unit amount of 1.6 ft the total Consumptive Use totals **110 acre-feet** (69 ac x 1.6-ft). The value of the golf course "Irrigation" water rights in the main stem market would be in the range of **±\$692,000** (110 ac-ft x \$6290/ac-ft).

All numbers used in this estimate were conservatively low. Water right valuations typically increase for supplies on side tributaries where less water is physically available and water right supply alternatives are limited. Also available to the main stem market would be the 88 acre-feet of Consumptive Use credits attributable to Priority 107 (Case No. 01CW213). This right does not provide a full water supply in drought years, which would likely reduce its value. The Priority 107 rights would likely range in value from 30% to 70% of the firm yield rights. At 50% value the rights would be in the range of **±\$277,000** (88 ac-ft x \$6290/ac-ft x 50%).

The value of the physical improvements associated with the water supply (ponds, pumps, pipelines, sprinklers, etc.) are outside the scope of this discussion.

If you have any questions, please do not hesitate to call me at 970-625-4933.

Sincerely,



Christopher Manera, P.E.

Water Rights Table
Rifle Creek Golf Course - Rifle Gap Land Company

Water Right Name	Appropriation Date	Adjudication Date	Admin Number	Priority Number	Water Right Amount	Golf Course Amount	Water Court Case	Uses	Notes
West Lateral Rifle Creek Canon Ditch	4-15-1885	5-11-1889	13285.00000	39	2.000 cfs	0.890 cfs	CA 103, 91CW161	Irrigation, Domestic, fire	Changed from Hibschiele, Paris Mann Ditch, to be used at Golf Course
West Lateral Rifle Creek Canon Ditch	2-15-1886	5-11-1889	12122.00000	54	4.000 cfs	1.000 cfs	CA 103, W2317, 90CW140, 92CW33	Irrigation	Changed from Rifle Creek Canon Ditch Case No. W-2317, limits established 92CW33
West Lateral Rifle Creek Canon Ditch	4-25-1887	5-11-1889	13629.00000	107	7.000 cfs	1.945 cfs	CA 103, W2317, 01CW213	Irrigation, Domestic, & Municipal, storage, augmentation	changed From Raynard Ditch Case No. W-2317, 01CW231 changed 0.055 to Golf Course well No 1, also identified previously changed uses to ponds & augmentation
West Lateral Rifle Creek Canon Ditch	7-18-1887	5-11-1889	13713.00000	119	3.400 cfs	2.000 cfs	CA 103, W2317	Irrigation	changed Raynard Ditch 1st Enlgmnt Case No. W-2317, Limits established 92CW33
Rifle Creek Golf Well No. 1	4-25-1887	5-11-1889	13629.00000	107	7.000 cfs	0.055 cfs	01CW213 CA 103, W2317	Municipal & Domestic	Changed from West Lateral formerly Raynard Ditch, 1.64 ac-ft year
Rifle Creek Golf Well No. 1	8-26-1996	12-31-2001	55152.53564	--	0.066 cfs	0.066 cfs	01CW213	Irrigation, Municipal, Commercial Domestic	0.033 ac-ft absolute, 1.31 ac-ft conditional, Supplies 2 domestic units
Rifle Creek Golf Course Storage Tank	6-1-2001	6-9-2004	55304.00000	--	2.610 ac-ft	2.610 ac-ft	01CW213	Irrigation, Municipal, Commercial Domestic	Source from Well No.1, conditional
Rifle Creek Golf Course Hole No. 2 Pond	6-1-2001	6-9-2004	56247.55304	--	3.000 ac-ft	3.000 ac-ft	01CW213	Augmentation	
Augmentation Plan		12-31-2001			1.582 ac-ft		01CW213	Augmentation	Augments Well No.1 and 1.2 ac-ft evap Hole No.2 Pond
Lease Water From City of Rifle									
Rifle Creek canon Ditch	5-16-1886	5-11-1889	13285.00000	73		0.050 cfs	CA 103, 90CW140	Irrigation	Alt Point of use moved to west Lateral Case No. 90CW0140, leased from city, city aug plan 83CW110
Rifle Creek canon Ditch	11-15-1886	5-11-1889	13285.00000	80	4.000 cfs	0.350 cfs	CA 103, 90CW140	Irrigation	Alt Pt to west Lateral Case No. 90CW0140, leased from city, city aug plan 83CW110

Water Rights ownership based on water rights applicant and claims identified in Water Court Decrees obtained from the Colorado Division of Water Resources

**WEST DIVIDE WATER CONSERVANCY DISTRICT
2025 WATER ALLOTMENT CONTRACT RATES**

FEES

Administration Fee (non-refundable application fee)	\$ 395.00
Administration Fee for Complex Applications or Amendments Requiring Additional District Services	to be determined based on actual costs.
Amend Contract.....	185.00
Assignment of Contract	185.00
Division and Assignment of Contract (per resulting contract)	185.00
Annexation Fee for 3 Lots or less (plus publication costs).....	245.00
Annexation Fee for more than 3 Lots (plus publication costs)	480.00
Recording Fee.....	30.00
Colorado River Augmentation Plan Assessment (per contract acre foot)	165.00
Fourmile Augmentation Plan Assessment (per contract acre foot)	275.00
Alsbury Augmentation Plan Assessment (per contract acre foot)	275.00
Silt Interconnect Augmentation Plan Assessment (per contract acre foot).....	275.00
Rifle and Elk Creeks Augmentation Plan Assessment (per contract acre foot).....	275.00
Failure to provide timely meter reading	1st yr. 85.00
.....	2nd yr. 320.00
.....	3rd yr. contract cancelled
Farmers Irrigation Annual Contract (1 st share).....	435.00
(Additional, per share, up to a total of 5).....	290.00

WATER COSTS PER ACRE FOOT

Annual Minimum of one acre foot per contract

Colorado River Augmentation Plan

Domestic	\$ 200.00
Subdivision	245.00
Commercial/Industrial	275.00
Direct Hauling (total diversion).....	645.00
Non-Federal Water.....	645.00

Contracts outside the WDWCD boundary ***additional, per acre foot 40.00***
(This surcharge is in lieu of taxes, or contractee may annex into the District)

Fourmile Augmentation Plan

Domestic	\$ 435.00
Subdivision	535.00
Commercial/Industrial	635.00
Direct Hauling (total diversion).....	1000.00
Non-Federal Water	1000.00

Silt Interconnect Augmentation Plan/Rifle & Elk Creeks Augmentation Plan

Domestic	\$ 435.00
Subdivision	535.00
Commercial/Industrial	635.00
Direct Hauling (total diversion).....	1000.00
Non-Federal Water (<i>Not Available on Rifle or Elk Creek</i>).....	1000.00

Alsbury Reservoir Augmentation Plan

Alsbury Direct Hauling (total diversion).....	1000.00
Commercial/Industrial	635.00
Alsbury Irrigation	75.00
Non-Federal Water.....	1000.00

Avalanche Canal & Siphon Irrigation (per contract acre foot) 35.00

Green Mountain Reservoir Irrigation—leased on an “as available” basis (per contract acre foot)50.00

Martin Reservoirs Direct Release (per contract acre foot) 1295.00

GENERAL PROVISIONS:

Administration fee: Applies to new contracts.

Cancellations: Once an applicant has received the required forms, submitted them and made payment to the District, there can be [no refund of the administration fee](#). If the contract has been approved there will be [no refund of water cost](#).

Homeowners Association: If a contract serves 3 or more parcels, application must be made under a homeowners/water users association.

Contracts 50 af or Greater: Water costs will be evaluated and negotiated on a case by case basis.

RIFLE CREEK GOLF COURSE

FINANCIAL STATEMENT

AUGUST 31, 2025

Rifle Creek Golf Course
Statement of Assets, Liabilities and Equity - Tax Basis
As of August 31, 2025

	<u>Aug 31, 25</u>	<u>Aug 31, 24</u>
ASSETS		
Current Assets		
Checking/Savings		
1000 · Petty Cash - Maintenance	250.00	250.00
1010 · Petty Cash - Cash Registers	404.00	404.00
1015 · Alpine - ATM	980.96	68.38
1050 · Alpine Bank - Operating	145,018.16	184,289.85
Total Checking/Savings	146,653.12	185,012.23
Accounts Receivable		
1116 · Accounts Rec - Customers	9,536.79	10,218.05
Total Accounts Receivable	9,536.79	10,218.05
Other Current Assets		
1155 · Due From Greenside Grill	2,684.37	5,000.00
1220 · Inventory - Clubs	50,403.21	46,125.52
1225 · Inventory - Special Orders	3,355.44	0.00
1230 · Inventory - Pro Shop	85,181.20	73,058.97
Total Other Current Assets	141,624.22	124,184.49
Total Current Assets	297,814.13	319,414.77
Fixed Assets		
1500 · Land	204,507.76	204,507.76
1510 · Land Improvements	456,651.35	456,651.35
1520 · Land Improvements - New Nine	741,974.19	741,974.19
1530 · Irrigation System	109,755.54	109,755.54
1550 · Equipment	672,980.03	672,980.03
1560 · Equipment - Club House	34,116.64	34,116.64
1570 · Equipment - Restaurant	36,049.60	36,049.60
1580 · Rental Equipment - Pro Shop	1,194.41	1,194.41
1590 · Furniture & Fixtures-Club House	58,307.58	58,307.58
1600 · Furniture & Fixtures - Pro Shop	6,907.27	6,907.27
1605 · Leasehold Imp - Restaurant	10,000.00	10,000.00
1610 · Building & Improvements	102,701.44	102,701.44
1620 · New Maintenance Building	119,158.10	119,158.10
16200 · Irrigation System - New Nine	95,357.07	95,357.07
1625 · Mechanical Room-Water Treatment	16,489.29	16,489.29
1630 · New Club House	1,383,788.19	1,383,788.19
1640 · Capitalized Interest - New Club	86,862.60	86,862.60
1650 · Purchase Costs - Pro Shop	3,213.55	3,213.55
1660 · Loan Cost	7,500.00	7,500.00
1700 · Cart Bridges & Retaining Struc	15,129.98	15,129.98
1800 · Accumulated Depreciation	-1,972,520.88	-1,969,825.88
Total Fixed Assets	2,190,123.71	2,192,818.71
TOTAL ASSETS	<u><u>2,487,937.84</u></u>	<u><u>2,512,233.48</u></u>

Rifle Creek Golf Course
Statement of Assets, Liabilities and Equity - Tax Basis
As of August 31, 2025

	Aug 31, 25	Aug 31, 24
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable	18,946.74	52,000.55
Total Accounts Payable	18,946.74	52,000.55
Other Current Liabilities		
2085 · Juniors Contributions	780.00	520.00
2095 · Tournament Food	0.00	1,674.00
2290 · Payroll Liabilities		
2310 · State WH Liability	1,439.00	1,426.00
2320 · Fed & State Unemployment Liab	1,556.94	1,260.28
2325 · Colorado Care	708.68	533.82
Total 2290 · Payroll Liabilities	3,704.62	3,220.10
2360 · Sales Tax Payable	863.13	885.80
2393 · Maintenance Fund	150.00	150.00
2395 · Education Fund	2,120.00	2,120.00
2815 · Tournament Payouts - Collected	2,800.00	17,048.40
Total Other Current Liabilities	10,417.75	25,618.30
Total Current Liabilities	29,364.49	77,618.85
Long Term Liabilities		
2535 · N/P White Knight	1,217,059.03	1,222,262.59
2590 · Member Accounts - Pro Shop	33,473.76	19,348.89
Total Long Term Liabilities	1,250,532.79	1,241,611.48
Total Liabilities	1,279,897.28	1,319,230.33
Equity		
2810 · Memberships Issued	180,510.00	180,510.00
2820 · Memberships Issued Post 12/86	259,000.00	259,000.00
2830 · Paid in Surplus	4,715.41	4,715.41
2840 · Treasury Stock	-17,950.00	-17,950.00
2970 · Retained Earnings	157,605.80	79,740.57
2980 · Accum Revenue Over Expenditure	519,007.00	519,007.00
Net Income	105,152.35	167,980.17
Total Equity	1,208,040.56	1,193,003.15
TOTAL LIABILITIES & EQUITY	2,487,937.84	2,512,233.48

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Jan - Aug 25	Jan - Aug 24
Ordinary Income/Expense		
Income		
3010-1 · Annual Memberships		
3010-11 · Corporate Memberships	118,416.68	53,650.00
3010-12 · Riding Memberships	103,505.40	21,960.00
3010-13 · Walking Memberships	42,372.50	0.00
3010-1 · Annual Memberships - Other	0.00	110,193.29
Total 3010-1 · Annual Memberships	264,294.58	185,803.29
3012-1 · Corporate Annual Membership	0.00	59,116.65
3013-1 · Annual Cart Fees	0.00	7,195.00
3030 · Public Golf		
3020-1 · Green Fees	253,763.35	343,405.57
3030-1 · Cart Fees	120,482.47	125,201.40
Total 3030 · Public Golf	374,245.82	468,606.97
3040-1 · Tournaments		
3040-11 · Tournament Green Fees	49,544.00	0.00
3040-12 · Tournament Cart Fees	1,360.00	0.00
3040-13 · Tournament Payouts Collected	50,737.49	0.00
3040-14 · Tournament Payouts Distributed	-48,529.55	0.00
3040-15 · Tournament Food Collected	11,735.00	0.00
3040-16 · Tournament Food Distributed	-10,625.78	0.00
Total 3040-1 · Tournaments	54,221.16	0.00
3050-1 · Facility Rental	0.00	2,500.00
3051-1 · Services		
3050-12 · Regripping	9.00	0.00
3081-2 · Grips	322.68	2,640.60
Total 3051-1 · Services	331.68	2,640.60
3060-1 · Locker Rental	200.00	200.00
3070-1 · Misc Income	0.00	265.00
3090-2 · Lessons & Fittings	160.00	0.00
3100-1 · Drivings Range	9,734.00	9,234.50
3100-2 · Simulator	0.00	5,262.98
3111-2 · Club Rentals	2,667.50	2,804.00
3120-2 · Clubs	21,446.75	36,450.02
3130-2 · Pro Shop Sales	85,158.42	90,843.27
3140-1 · Special Orders	13,893.42	0.00
3200-2 · Restaurant Lease Income	19,160.00	12,600.00
3210-1 · Credit Card Fees	7,179.31	6,885.41
Total Income	852,692.64	890,407.69
Cost of Goods Sold		
4020-2 · Cost - Clubs	15,189.43	28,761.08
4030-2 · Cost - Pro Shop Sales	53,557.38	55,309.44
4030-3 · Cost - Special Orders	6,170.84	0.00
4030-5 · Cost - Services	14.28	0.00
Total COGS	74,931.93	84,070.52
Gross Profit	777,760.71	806,337.17

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Jan - Aug 25	Jan - Aug 24
Expense		
5000 · Expenses - Pro Shop		
5005-1 · Professional Fees - Accounting	6,433.75	5,888.75
5010-1 · Attorney Fees	50.00	1,487.50
5020-1 · Insurance - Liability	29,513.00	28,168.00
5030-1 · Insurance - D & O	802.00	1,062.75
5040-1 · Insurance-Employee Health	8,170.82	6,844.50
5050-1 · Insurance - Workmans Comp	2,415.00	1,544.80
5055-1 · Interest & Finance Charges	270.00	0.00
5065-1 · Interest - White Knight	32,462.82	32,733.40
5081-2 · Miscellaneous - Over/Short	-12.08	88.69
5085-1 · Taxes - Property	2,730.12	2,311.20
5110-1 · Postage	138.40	-80.71
5120-1 · Licenses and Fees	85.00	40.00
5140-1 · Bank & Credit Card Charges	13,071.18	17,294.87
5150-1 · Office Supplies	3,401.55	2,845.12
5155-1 · Dues & Subscriptions	10,147.17	2,714.91
5160-1 · Advertising-Golf	0.00	223.49
5170-1 · Annual Meeting Expense	0.00	235.51
5185-1 · Flightscope Expenses	0.00	3,666.66
5200-1 · Telephone	4,402.56	5,341.43
5200-2 · Internet	1,405.24	0.00
5351-2 · Repairs - Equipment - Pro Shop	332.26	0.00
5380-1 · Trash	8,593.27	10,279.52
5450-2 · Maintenance - Club House	3,307.18	1,074.96
5500-1 · Parts - Cart Fleet	2,625.61	4,377.42
5535-1 · Maintenance Restaurant	12,162.39	870.12
5540-1 · Lease - Yamaha Carts	31,852.00	31,852.00
5550-1 · Property Taxes - Carts	4,147.00	4,579.44
5590-2 · Cleaning & Janitorial-Pro Shop	5,783.21	5,961.59
5595-01 · Restaurant Expenses	11,054.89	1,727.30
5610-2 · Maintenance - Pro Shop	767.45	4,093.56
5620-2 · Supplies - Pro Shop	4,446.83	4,008.92
5630-2 · Utilities - Pro Shop		
5630-3 · Propane - Pro Shop	10,047.41	0.00
5630-4 · Electric - Pro Shop	12,647.85	0.00
5630-2 · Utilities - Pro Shop - Other	94.70	33,102.20
Total 5630-2 · Utilities - Pro Shop	22,789.96	33,102.20
5650-1 · Water Testing - CDOH	2,709.00	3,965.00
5660-1 · Water Rights	435.00	0.00
6560-1 · Payroll Expenses		
5090-1 · Payroll Taxes	28,029.93	24,451.96
5210-1 · Wages - Director of Golf	44,738.80	43,300.00
5220-1 · Wages - Pro Shop Staff	40,569.05	37,626.69
5530-1 · Wages - Cart Service	39,656.19	43,762.43
6560-1 · Payroll Expenses - Other	0.00	0.00
Total 6560-1 · Payroll Expenses	152,993.97	149,141.08
Total 5000 · Expenses - Pro Shop	379,486.55	367,443.98
5995-1 · Grease Removal	200.00	0.00
7000 · Expense - Maintenance		
5281-1 · Training- Greens		
5281-2 · Continuing Education	600.88	0.00
5282-3 · Professional Fees	944.00	0.00
5282-4 · Subscriptions/Pediodicals - Tur	5,442.63	0.00
5281-1 · Training- Greens - Other	0.00	3,452.86
Total 5281-1 · Training- Greens	6,987.51	3,452.86
5290-1 · Electrical - Irrigation	26,333.27	21,757.78
5295 · Course Repair & Maintenance		
5295-1 · R&M Cart Paths,Bridges & Steps	1,357.37	0.00
5295 · Course Repair & Maintenance - Other	0.00	207.28
Total 5295 · Course Repair & Maintenance	1,357.37	207.28

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Jan - Aug 25	Jan - Aug 24
5300-1 · Fertilizer		
5300-11 · Fertilizer - Granular	10,578.76	0.00
5300-12 · Fertilizer - Soluble & Liquid	2,929.84	0.00
5300-13 · Soil Amendments	2,626.33	0.00
5300-14 · Fungicides	2,161.98	0.00
5300-15 · Herbicides	3,772.11	0.00
5300-16 · Other Chemicals	0.00	5,490.90
5300-1 · Fertilizer - Other	0.00	12,821.65
Total 5300-1 · Fertilizer	22,069.02	18,312.55
5310-1 · Gas & Oil	13,434.54	16,423.84
5320-1 · Equipment R&M	9,881.82	24,740.48
5330-1 · Irrigation R&M	25,995.21	24,710.78
5370-1 · Tools & Supplies		
5370-11 · Golf Course Accessories	6,176.40	0.00
5370-12 · Golf Course Signage & Supplies	986.10	0.00
5370-13 · Landscape Small Tools	1,813.53	0.00
5370-14 · Shop Tools	1,364.48	0.00
5370-1 · Tools & Supplies - Other	0.00	6,713.86
Total 5370-1 · Tools & Supplies	10,340.51	6,713.86
5460-1 · Propane - Maintenance Shop	1,168.76	1,169.07
5470-1 · Electrical - Maintenance Shop	1,299.41	1,104.05
5490-1 · Equipment Lease	4,699.84	3,118.68
5537-1 · Equipment Lease Purchase	0.00	488.54
5710-1 · Sand & Gravel		
5710-11 · Top Dress - Greens Mix	2,254.17	0.00
5710-2 · Bunker Sand	1,804.14	0.00
5710-3 · Roadbase	51.10	0.00
5710-1 · Sand & Gravel - Other	0.00	2,257.69
Total 5710-1 · Sand & Gravel	4,109.41	2,257.69
5720-1 · Seed & Sod	0.00	3,737.50
5730-1 · Office Supplies - Greens	259.87	572.55
5780-1 · Miscellaneous - Greens	0.00	287.08
5790-1 · Outside Contractors		
5790-11 · Contract Agronomic Services	2,461.30	0.00
5790-1 · Outside Contractors - Other	0.00	4,549.40
Total 5790-1 · Outside Contractors	2,461.30	4,549.40
5801-1 · Employee Appreciation/Food	126.84	0.00
5802-1 · Mileage	543.07	0.00
5803-1 · Pump R&M	5,551.78	0.00
5804-1 · Turf Center - Building R&M	1,429.81	0.00
6900 · Payroll - Maintenance		
5390-1 · Wages - Greens Superintendent	46,923.07	45,769.27
5400-1 · Wages - Asst. Greens/Mech	7,866.00	19,976.32
5420 · Wages - Irrigation Technician	39,134.36	0.00
5430-1 · Wages - Seasonal	43,756.34	53,677.06
Total 6900 · Payroll - Maintenance	137,679.77	119,422.65
Total 7000 · Expense - Maintenance	275,729.11	253,026.64
Total Expense	655,415.66	620,470.62
Net Ordinary Income	122,345.05	185,866.55

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Jan - Aug 25	Jan - Aug 24
Other Income/Expense		
Other Income		
3440-1 · Advertising Income	14,650.00	11,000.00
6010-1 · Interest Earned	0.90	0.00
6040 · Collection of Bad Debts	0.00	163.87
6080 · Member Accounts Adjustments	0.00	0.00
6090-1 · Gasoline Tax Refund	331.10	71.06
6160-1 · Workmans Comp Refund	210.00	0.00
6170-2 · Sales Tax Commissions	179.30	147.85
Total Other Income	15,371.30	11,382.78
Other Expense		
6030-1 · Interest Expenses	0.00	10.34
6120-1 · Theft Loss	0.00	-29.18
6200-1 · Depreciation	32,564.00	29,288.00
Total Other Expense	32,564.00	29,269.16
Net Other Income	-17,192.70	-17,886.38
Net Income	105,152.35	167,980.17

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Aug 25	Aug 24	Jan - Aug 25
Ordinary Income/Expense			
Income			
3010-1 · Annual Memberships			
3010-11 · Corporate Memberships	0.00	0.00	118,416.68
3010-12 · Riding Memberships	942.00	0.00	103,505.40
3010-13 · Walking Memberships	750.00	0.00	42,372.50
Total 3010-1 · Annual Memberships	1,692.00	0.00	264,294.58
3030 · Public Golf			
3020-1 · Green Fees	44,125.90	71,528.90	253,763.35
3030-1 · Cart Fees	19,921.62	24,644.50	120,482.47
Total 3030 · Public Golf	64,047.52	96,173.40	374,245.82
3040-1 · Tournaments			
3040-11 · Tournament Green Fees	19,339.00	0.00	49,544.00
3040-12 · Tournament Cart Fees	0.00	0.00	1,360.00
3040-13 · Tournament Payouts Collected	11,215.12	0.00	50,737.49
3040-14 · Tournament Payouts Distribut...	-9,292.46	0.00	-48,529.55
3040-15 · Tournament Food Collected	1,725.00	0.00	11,735.00
3040-16 · Tounament Food Distributed	0.00	0.00	-10,625.78
Total 3040-1 · Tournaments	22,986.66	0.00	54,221.16
3051-1 · Services			
3050-12 · Regripping	9.00	0.00	9.00
3081-2 · Grips	0.00	0.00	322.68
Total 3051-1 · Services	9.00	0.00	331.68
3060-1 · Locker Rental	0.00	0.00	200.00
3070-1 · Misc Income	0.00	265.00	0.00
3090-2 · Lessons & Fittings	0.00	0.00	160.00
3100-1 · Drivings Range	1,428.50	1,265.00	9,734.00
3111-2 · Club Rentals	750.00	475.00	2,667.50
3120-2 · Clubs	7,493.35	7,956.50	21,446.75
3130-2 · Pro Shop Sales	13,860.09	15,105.91	85,158.42
3140-1 · Special Orders	1,658.84	0.00	13,893.42
3200-2 · Restaurant Lease Income	2,500.00	2,080.00	19,160.00
3210-1 · Credit Card Fees	1,514.50	0.00	7,179.31
Total Income	117,940.46	123,320.81	852,692.64
Cost of Goods Sold			
4020-2 · Cost - Clubs	4,729.81	5,929.67	15,189.43
4030-2 · Cost - Pro Shop Sales	9,259.35	9,937.80	53,557.38
4030-3 · Cost - Special Orders	643.31	0.00	6,170.84
4030-5 · Cost - Services	0.00	0.00	14.28
Total COGS	14,632.47	15,867.47	74,931.93
Gross Profit	103,307.99	107,453.34	777,760.71
Expense			
5000 · Expenses - Pro Shop			
5005-1 · Professional Fees - Accounting	765.00	765.00	6,433.75
5010-1 · Attorney Fees	0.00	0.00	50.00
5020-1 · Insurance - Liability	800.00	0.00	29,513.00
5030-1 · Insurance - D & O	802.00	0.00	802.00
5040-1 · Insurance-Employee Health	971.28	949.00	8,170.82
5050-1 · Insurance - Workmans Comp	676.00	558.00	2,415.00
5055-1 · Interest & Finance Charges	0.00	0.00	270.00
5065-1 · Interest - White Knight	4,135.90	4,153.52	32,462.82
5081-2 · Miscellaneous - Over/Short	0.00	0.00	-12.08
5085-1 · Taxes - Property	0.00	0.00	2,730.12
5110-1 · Postage	-63.00	-50.00	138.40
5120-1 · Licenses and Fees	0.00	0.00	85.00
5140-1 · Bank & Credit Card Charges	1,999.32	1,548.86	13,071.18
5150-1 · Office Supplies	414.92	83.69	3,401.55

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Aug 25	Aug 24	Jan - Aug 25
5155-1 · Dues & Subscriptions	179.39	28.49	10,147.17
5160-1 · Advertising-Golf	0.00	183.49	0.00
5170-1 · Annual Meeting Expense	0.00	235.51	0.00
5200-1 · Telephone	722.05	363.45	4,402.56
5200-2 · Internet	532.00	0.00	1,405.24
5351-2 · Repairs - Equipment - Pro Shop	0.00	0.00	332.26
5380-1 · Trash	1,280.80	616.45	8,593.27
5450-2 · Maintenance - Club House	0.00	13.61	3,307.18
5500-1 · Parts - Cart Fleet	1,157.34	0.00	2,625.61
5535-1 · Maintenance Restaurant	0.00	0.00	12,162.39
5540-1 · Lease - Yamaha Carts	3,981.50	3,981.50	31,852.00
5550-1 · Property Taxes - Carts	0.00	0.00	4,147.00
5590-2 · Cleaning & Janitorial-Pro Shop	768.33	1,178.12	5,783.21
5595-01 · Restaurant Expenses	1,256.13	0.00	11,054.89
5610-2 · Maintenance - Pro Shop	0.00	0.00	767.45
5620-2 · Supplies - Pro Shop	0.00	123.80	4,446.83
5630-2 · Utilities - Pro Shop			
5630-3 · Propane - Pro Shop	947.88	0.00	10,047.41
5630-4 · Electric - Pro Shop	2,275.28	0.00	12,647.85
5630-2 · Utilities - Pro Shop - Other	11.22	3,884.77	94.70
Total 5630-2 · Utilities - Pro Shop	3,234.38	3,884.77	22,789.96
5650-1 · Water Testing - CDOH	0.00	500.00	2,709.00
5660-1 · Water Rights	0.00	0.00	435.00
6560-1 · Payroll Expenses			
5090-1 · Payroll Taxes	4,079.19	4,127.06	28,029.93
5210-1 · Wages - Director of Golf	5,153.84	5,000.00	44,738.80
5220-1 · Wages - Pro Shop Staff	7,335.62	6,512.34	40,569.05
5530-1 · Wages - Cart Service	8,081.87	8,204.23	39,656.19
Total 6560-1 · Payroll Expenses	24,650.52	23,843.63	152,993.97
Total 5000 · Expenses - Pro Shop	48,263.86	42,960.89	379,486.55
5995-1 · Grease Removal	0.00	0.00	200.00
7000 · Expense - Maintenance			
5281-1 · Training- Greens			
5281-2 · Continuing Education	0.00	0.00	600.88
5282-3 · Professional Fees	0.00	0.00	944.00
5282-4 · Subscriptions/Pediodicals - T...	184.00	0.00	5,442.63
5281-1 · Training- Greens - Other	0.00	975.06	0.00
Total 5281-1 · Training- Greens	184.00	975.06	6,987.51
5290-1 · Electrical - Irrigation	4,277.55	4,149.96	26,333.27
5295 · Course Repair & Maintenance			
5295-1 · R&M Cart Paths,Bridges & ...	0.00	0.00	1,357.37
Total 5295 · Course Repair & Maintena...	0.00	0.00	1,357.37
5300-1 · Fertilizer			
5300-11 · Fertilizer - Grandular	0.00	0.00	10,578.76
5300-12 · Fertilizer - Soluble & Liquid	189.29	0.00	2,929.84
5300-13 · Soil Amendments	0.00	0.00	2,626.33
5300-14 · Fungicides	0.00	0.00	2,161.98
5300-15 · Herbicides	0.00	0.00	3,772.11
5300-1 · Fertilizer - Other	0.00	3,341.44	0.00
Total 5300-1 · Fertilizer	189.29	3,341.44	22,069.02
5310-1 · Gas & Oil	1,972.36	3,700.25	13,434.54
5320-1 · Equipment R&M	233.70	1,216.36	9,881.82
5330-1 · Irrigation R&M	-904.79	7,630.13	25,995.21

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period August 31, 2025 and 2024

	Aug 25	Aug 24	Jan - Aug 25
5370-1 · Tools & Supplies			
5370-11 · Golf Course Accessories	0.00	0.00	6,176.40
5370-12 · Golf Course Signage & Sup...	0.00	0.00	986.10
5370-13 · Landscape Small Tools	209.30	0.00	1,813.53
5370-14 · Shop Tools	170.25	0.00	1,364.48
Total 5370-1 · Tools & Supplies	379.55	0.00	10,340.51
5460-1 · Propane - Maintenance Shop	0.00	0.00	1,168.76
5470-1 · Electrical - Maintenance Shop	202.75	671.30	1,299.41
5490-1 · Equipment Lease	1,001.70	693.04	4,699.84
5710-1 · Sand & Gravel			
5710-11 · Top Dress - Greens Mix	0.00	0.00	2,254.17
5710-2 · Bunker Sand	0.00	0.00	1,804.14
5710-3 · Roadbase	0.00	0.00	51.10
Total 5710-1 · Sand & Gravel	0.00	0.00	4,109.41
5730-1 · Office Supplies - Greens	0.00	0.00	259.87
5790-1 · Outside Contractors			
5790-11 · Contract Agronomic Services	0.00	0.00	2,461.30
5790-1 · Outside Contractors - Other	0.00	1,962.10	0.00
Total 5790-1 · Outside Contractors	0.00	1,962.10	2,461.30
5801-1 · Employee Appreciation/Food	0.00	0.00	126.84
5802-1 · Mileage	294.30	0.00	543.07
5803-1 · Pump R&M	38.03	0.00	5,551.78
5804-1 · Turf Center - Building R&M	0.00	0.00	1,429.81
6900 · Payroll - Maintenance			
5390-1 · Wages - Greens Superintende...	5,538.46	5,384.62	46,923.07
5400-1 · Wages - Asst. Greens/Mech	1,805.00	3,567.20	7,866.00
5420 · Wages - Irrigation Technician	4,566.16	0.00	39,134.36
5430-1 · Wages - Seasonal	7,730.13	13,873.01	43,756.34
Total 6900 · Payroll - Maintenance	19,639.75	22,824.83	137,679.77
Total 7000 · Expense - Maintenance	27,508.19	47,164.47	275,729.11
Total Expense	75,772.05	90,125.36	655,415.66
Net Ordinary Income	27,535.94	17,327.98	122,345.05
Other Income/Expense			
Other Income			
3440-1 · Advertising Income	0.00	0.00	14,650.00
6010-1 · Interest Earned	0.90	0.00	0.90
6090-1 · Gasoline Tax Refund	192.94	0.00	331.10
6160-1 · Workmans Comp Refund	0.00	0.00	210.00
6170-2 · Sales Tax Commissions	63.69	71.86	179.30
Total Other Income	257.53	71.86	15,371.30
Other Expense			
6200-1 · Depreciation	3,661.00	3,661.00	32,564.00
Total Other Expense	3,661.00	3,661.00	32,564.00
Net Other Income	-3,403.47	-3,589.14	-17,192.70
Net Income	24,132.47	13,738.84	105,152.35

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End August 31, 2025

	Jan - Aug 25	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010-1 · Annual Memberships				
3010-11 · Corporate Memberships	118,416.68	115,000.00	3,416.68	103.0%
3010-12 · Riding Memberships	103,505.40	100,000.00	3,505.40	103.5%
3010-13 · Walking Memberships	42,372.50	25,000.00	17,372.50	169.5%
Total 3010-1 · Annual Memberships	264,294.58	240,000.00	24,294.58	110.1%
3030 · Public Golf				
3020-1 · Green Fees	253,763.35	380,000.00	-126,236.65	66.8%
3030-1 · Cart Fees	120,482.47	153,000.00	-32,517.53	78.7%
Total 3030 · Public Golf	374,245.82	533,000.00	-158,754.18	70.2%
3040-1 · Tournaments				
3040-11 · Tournament Green Fees	49,544.00	40,000.00	9,544.00	123.9%
3040-12 · Tournament Cart Fees	1,360.00	12,000.00	-10,640.00	11.3%
3040-13 · Tournament Payouts Collected	50,737.49	60,000.00	-9,262.51	84.6%
3040-14 · Tournament Payouts Distributed	-48,529.55	-60,000.00	11,470.45	80.9%
3040-15 · Tournament Food Collected	11,735.00	16,000.00	-4,265.00	73.3%
3040-16 · Tournament Food Distributed	-10,625.78	-16,000.00	5,374.22	66.4%
Total 3040-1 · Tournaments	54,221.16	52,000.00	2,221.16	104.3%
3050-1 · Facility Rental	0.00	2,500.00	-2,500.00	0.0%
3051-1 · Services				
3050-11 · Club Modification Fee	0.00	400.00	-400.00	0.0%
3050-12 · Regripping	9.00	600.00	-591.00	1.5%
3081-2 · Grips	322.68	4,000.00	-3,677.32	8.1%
Total 3051-1 · Services	331.68	5,000.00	-4,668.32	6.6%
3060-1 · Locker Rental	200.00	1,000.00	-800.00	20.0%
3080-1 · Golf Packages	0.00	1,000.00	-1,000.00	0.0%
3090-2 · Lessons & Fittings	160.00			
3100-1 · Drivings Range	9,734.00	13,000.00	-3,266.00	74.9%
3111-2 · Club Rentals	2,667.50	5,000.00	-2,332.50	53.4%
3120-2 · Clubs	21,446.75	40,000.00	-18,553.25	53.6%
3130-2 · Pro Shop Sales	85,158.42	115,000.00	-29,841.58	74.1%
3140-1 · Special Orders	13,893.42	50,000.00	-36,106.58	27.8%
3200-2 · Restaurant Lease Income	19,160.00	24,960.00	-5,800.00	76.8%
3210-1 · Credit Card Fees	7,179.31	12,000.00	-4,820.69	59.8%
3211-1 · Damage Fees	0.00	2,000.00	-2,000.00	0.0%
Total Income	852,692.64	1,096,460.00	-243,767.36	77.8%
Cost of Goods Sold				
4020-2 · Cost - Clubs	15,189.43	37,000.00	-21,810.57	41.1%
4030-2 · Cost - Pro Shop Sales	53,557.38	69,500.00	-15,942.62	77.1%
4030-3 · Cost - Special Orders	6,170.84	28,000.00	-21,829.16	22.0%
4030-5 · Cost - Services	14.28	3,000.00	-2,985.72	0.5%
Total COGS	74,931.93	137,500.00	-62,568.07	54.5%
Gross Profit	777,760.71	958,960.00	-181,199.29	81.1%

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End August 31, 2025

	Jan - Aug 25	Budget	\$ Over Budget	% of Budget
Expense				
5000 · Expenses - Pro Shop				
5005-1 · Professional Fees - Accounting	6,433.75	9,000.00	-2,566.25	71.5%
5010-1 · Attorney Fees	50.00	1,000.00	-950.00	5.0%
5020-1 · Insurance - Liability	29,513.00	28,350.00	1,163.00	104.1%
5030-1 · Insurance - D & O	802.00	2,750.00	-1,948.00	29.2%
5040-1 · Insurance-Employee Health	8,170.82	12,000.00	-3,829.18	68.1%
5050-1 · Insurance - Workmans Comp	2,415.00	3,500.00	-1,085.00	69.0%
5055-1 · Interest & Finance Charges	270.00	0.00	270.00	100.0%
5065-1 · Interest - White Knight	32,462.82	49,000.00	-16,537.18	66.3%
5081-2 · Miscellaneous - Over/Short	-12.08	100.00	-112.08	-12.1%
5085-1 · Taxes - Property	2,730.12	3,000.00	-269.88	91.0%
5110-1 · Postage	138.40	300.00	-161.60	46.1%
5120-1 · Licenses and Fees	85.00	350.00	-265.00	24.3%
5140-1 · Bank & Credit Card Charges	13,071.18	19,000.00	-5,928.82	68.8%
5150-1 · Office Supplies	3,401.55	5,000.00	-1,598.45	68.0%
5155-1 · Dues & Subscriptions	10,147.17	4,000.00	6,147.17	253.7%
5160-1 · Advertising-Golf	0.00	1,000.00	-1,000.00	0.0%
5170-1 · Annual Meeting Expense	0.00	700.00	-700.00	0.0%
5180-1 · Driving Range Expenses	0.00	3,000.00	-3,000.00	0.0%
5200-1 · Telephone	4,402.56	408.00	3,994.56	1,079.1%
5200-2 · Internet	1,405.24	4,362.00	-2,956.76	32.2%
5351-2 · Repairs - Equipment - Pro Shop	332.26	2,000.00	-1,667.74	16.6%
5380-1 · Trash	8,593.27	9,000.00	-406.73	95.5%
5380-2 · Toilet & Septic	0.00	8,500.00	-8,500.00	0.0%
5450-2 · Maintenance - Club House	3,307.18	3,500.00	-192.82	94.5%
5500-1 · Parts - Cart Fleet	2,625.61	5,000.00	-2,374.39	52.5%
5535-1 · Maintenance Restaurant	12,162.39	2,000.00	10,162.39	608.1%
5540-1 · Lease - Yamaha Carts	31,852.00	47,778.00	-15,926.00	66.7%
5550-1 · Property Taxes - Carts	4,147.00	4,600.00	-453.00	90.2%
5590-2 · Cleaning & Janitorial-Pro Shop	5,783.21	7,000.00	-1,216.79	82.6%
5595-01 · Restaurant Expenses	11,054.89	10,000.00	1,054.89	110.5%
5610-2 · Maintenance - Pro Shop	767.45	7,000.00	-6,232.55	11.0%
5620-2 · Supplies - Pro Shop	4,446.83	2,000.00	2,446.83	222.3%
5630-2 · Utilities - Pro Shop				
5630-3 · Propane - Pro Shop	10,047.41	19,000.00	-8,952.59	52.9%
5630-4 · Electric - Pro Shop	12,647.85	26,000.00	-13,352.15	48.6%
5630-2 · Utilities - Pro Shop - Other	94.70			
Total 5630-2 · Utilities - Pro Shop	22,789.96	45,000.00	-22,210.04	50.6%
5650-1 · Water Testing - CDOH	2,709.00	5,500.00	-2,791.00	49.3%
5660-1 · Water Rights	435.00	4,000.00	-3,565.00	10.9%
6560-1 · Payroll Expenses				
5090-1 · Payroll Taxes	28,029.93	34,000.00	-5,970.07	82.4%
5210-1 · Wages - Director of Golf	44,738.80	65,000.00	-20,261.20	68.8%
5220-1 · Wages - Pro Shop Staff	40,569.05	45,000.00	-4,430.95	90.2%
5530-1 · Wages - Cart Service	39,656.19	55,000.00	-15,343.81	72.1%
Total 6560-1 · Payroll Expenses	152,993.97	199,000.00	-46,006.03	76.9%
Total 5000 · Expenses - Pro Shop	379,486.55	508,698.00	-129,211.45	74.6%
5995-1 · Grease Removal	200.00			
7000 · Expense - Maintenance				
5281-1 · Training- Greens				
5281-2 · Continuing Education	600.88	1,000.00	-399.12	60.1%
5282-3 · Professional Fees	944.00	700.00	244.00	134.9%
5282-4 · Subscriptions/Pediodicals - Tur	5,442.63	3,500.00	1,942.63	155.5%
Total 5281-1 · Training- Greens	6,987.51	5,200.00	1,787.51	134.4%

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End August 31, 2025

	Jan - Aug 25	Budget	\$ Over Budget	% of Budget
5290-1 · Electrical - Irrigation	26,333.27	35,000.00	-8,666.73	75.2%
5295 · Course Repair & Maintenance				
5295-1 · R&M Cart Paths,Bridges & Steps	1,357.37	2,500.00	-1,142.63	54.3%
Total 5295 · Course Repair & Maintenance	1,357.37	2,500.00	-1,142.63	54.3%
5300-1 · Fertilizer				
5300-11 · Fertilizer - Grandular	10,578.76	10,000.00	578.76	105.8%
5300-12 · Fertilizer - Soluble & Liquid	2,929.84	4,200.00	-1,270.16	69.8%
5300-13 · Soil Amendments	2,626.33	3,000.00	-373.67	87.5%
5300-14 · Fungicides	2,161.98	3,000.00	-838.02	72.1%
5300-15 · Herbicides	3,772.11	7,000.00	-3,227.89	53.9%
Total 5300-1 · Fertilizer	22,069.02	27,200.00	-5,130.98	81.1%
5310-1 · Gas & Oil	13,434.54	25,000.00	-11,565.46	53.7%
5320-1 · Equipment R&M	9,881.82	20,000.00	-10,118.18	49.4%
5330-1 · Irrigation R&M	25,995.21	20,000.00	5,995.21	130.0%
5370-1 · Tools & Supplies				
5370-11 · Golf Course Accessories	6,176.40	5,000.00	1,176.40	123.5%
5370-12 · Golf Course Signage & Supplies	986.10	1,000.00	-13.90	98.6%
5370-13 · Landscape Small Tools	1,813.53	1,000.00	813.53	181.4%
5370-14 · Shop Tools	1,364.48	2,000.00	-635.52	68.2%
Total 5370-1 · Tools & Supplies	10,340.51	9,000.00	1,340.51	114.9%
5460-1 · Propane - Maintenance Shop	1,168.76	2,000.00	-831.24	58.4%
5470-1 · Electrical - Maintenance Shop	1,299.41	1,500.00	-200.59	86.6%
5481-1 · Equipment Rental	0.00	3,000.00	-3,000.00	0.0%
5490-1 · Equipment Lease	4,699.84	0.00	4,699.84	100.0%
5710-1 · Sand & Gravel				
5710-11 · Top Dress - Greens Mix	2,254.17	6,000.00	-3,745.83	37.6%
5710-2 · Bunker Sand	1,804.14	1,000.00	804.14	180.4%
5710-3 · Roadbase	51.10	0.00	51.10	100.0%
Total 5710-1 · Sand & Gravel	4,109.41	7,000.00	-2,890.59	58.7%
5730-1 · Office Supplies - Greens	259.87	200.00	59.87	129.9%
5790-1 · Outside Contractors				
5790-11 · Contract Agronomic Services	2,461.30	5,000.00	-2,538.70	49.2%
5790-12 · Irrigation Services	0.00	5,000.00	-5,000.00	0.0%
Total 5790-1 · Outside Contractors	2,461.30	10,000.00	-7,538.70	24.6%
5801-1 · Employee Appreciation/Food	126.84	500.00	-373.16	25.4%
5802-1 · Mileage	543.07	1,000.00	-456.93	54.3%
5803-1 · Pump R&M	5,551.78	8,000.00	-2,448.22	69.4%
5804-1 · Turf Center - Building R&M	1,429.81	1,000.00	429.81	143.0%
5805-1 · Uniforms	0.00	500.00	-500.00	0.0%
6900 · Payroll - Maintenance				
5390-1 · Wages - Greens Superintendent	46,923.07	70,000.00	-23,076.93	67.0%
5400-1 · Wages - Asst. Greens/Mech	7,866.00	50,000.00	-42,134.00	15.7%
5420 · Wages - Irrigation Technician	39,134.36	25,000.00	14,134.36	156.5%
5430-1 · Wages - Seasonal	43,756.34	50,000.00	-6,243.66	87.5%
Total 6900 · Payroll - Maintenance	137,679.77	195,000.00	-57,320.23	70.6%
Total 7000 · Expense - Maintenance	275,729.11	373,600.00	-97,870.89	73.8%
Total Expense	655,415.66	882,298.00	-226,882.34	74.3%
Net Ordinary Income	122,345.05	76,662.00	45,683.05	159.6%

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End August 31, 2025

	<u>Jan - Aug 25</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Income/Expense				
Other Income				
3440-1 · Advertising Income	14,650.00	15,000.00	-350.00	97.7%
6010-1 · Interest Earned	0.90			
6090-1 · Gasoline Tax Refund	331.10	600.00	-268.90	55.2%
6160-1 · Workmans Comp Refund	210.00	0.00	210.00	100.0%
6170-2 · Sales Tax Commissions	179.30	300.00	-120.70	59.8%
Total Other Income	<u>15,371.30</u>	<u>15,900.00</u>	<u>-528.70</u>	<u>96.7%</u>
Other Expense				
6200-1 · Depreciation	<u>32,564.00</u>	<u>45,000.00</u>	<u>-12,436.00</u>	<u>72.4%</u>
Total Other Expense	<u>32,564.00</u>	<u>45,000.00</u>	<u>-12,436.00</u>	<u>72.4%</u>
Net Other Income	<u>-17,192.70</u>	<u>-29,100.00</u>	<u>11,907.30</u>	<u>59.1%</u>
Net Income	<u><u>105,152.35</u></u>	<u><u>47,562.00</u></u>	<u><u>57,590.35</u></u>	<u><u>221.1%</u></u>

RIFLE CREEK GOLF COURSE

FINANCIAL STATEMENT

AS OF DECEMBER 31, 2024

Rifle Creek Golf Course
Statement of Assets, Liabilities and Equity - Tax Basis
As of December 31, 2024

	Dec 31, 24	Dec 31, 23
ASSETS		
Current Assets		
Checking/Savings		
1000 · Petty Cash - Maintenance	250.00	250.00
1010 · Petty Cash - Cash Registers	404.00	404.00
1015 · Alpine - ATM	455.96	361.05
1040 · Wells Fargo Savings	0.00	501.49
1050 · Alpine Bank - Operating	44,271.78	89,207.15
Total Checking/Savings	45,381.74	90,723.69
Accounts Receivable		
1116 · Accounts Rec - Customers	4,205.40	3,086.15
Total Accounts Receivable	4,205.40	3,086.15
Other Current Assets		
1155 · Due From Greenside Grill	5,000.00	1,314.00
1220 · Inventory - Clubs	37,650.26	17,696.38
1230 · Inventory - Pro Shop	51,434.09	33,922.43
Total Other Current Assets	94,084.35	52,932.81
Total Current Assets	143,671.49	146,742.65
Fixed Assets		
1500 · Land	204,507.76	204,507.76
1510 · Land Improvements	456,651.35	456,651.35
1520 · Land Improvements - New Nine	741,974.19	741,974.19
1530 · Irrigation System	109,755.54	109,755.54
1550 · Equipment	672,980.03	599,245.03
1560 · Equipment - Club House	34,116.64	31,295.47
1570 · Equipment - Restaurant	36,049.60	23,799.51
1580 · Rental Equipment - Pro Shop	1,194.41	1,194.41
1590 · Furniture & Fixtures-Club House	58,307.58	58,307.58
1600 · Furniture & Fixtures - Pro Shop	6,907.27	6,907.27
1605 · Leasehold Imp - Restaurant	10,000.00	10,000.00
1610 · Building & Improvements	102,701.44	102,701.44
1620 · New Maintenance Building	119,158.10	119,158.10
16200 · Irrigation System - New Nine	95,357.07	95,357.07
1625 · Mechanical Room-Water Treatm...	16,489.29	16,489.29
1630 · New Club House	1,383,788.19	1,383,788.19
1640 · Capitalized Interest - New Club	86,862.60	86,862.60
1650 · Purchase Costs - Pro Shop	3,213.55	3,213.55
1660 · Loan Cost	7,500.00	7,500.00
1700 · Cart Bridges & Retaining Struc	15,129.98	15,129.98
1800 · Accumulated Depreciation	-1,984,469.88	-1,940,537.88
Total Fixed Assets	2,178,174.71	2,133,300.45
TOTAL ASSETS	2,321,846.20	2,280,043.10

Rifle Creek Golf Course
Statement of Assets, Liabilities and Equity - Tax Basis
As of December 31, 2024

	Dec 31, 24	Dec 31, 23
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2000 · Accounts Payable	3,753.74	6,386.85
Total Accounts Payable	3,753.74	6,386.85
Other Current Liabilities		
2085 · Juniors Contributions	520.00	0.00
2090 · Gift Certificates	100.00	75.00
2290 · Payroll Liabilities		
2300 · FICA, Medicare & FWH P...	1,554.70	1,261.46
2310 · State WH Liability	666.00	461.00
2320 · Fed & State Unemployment...	777.38	376.96
2325 · Colorado Care	812.29	631.45
Total 2290 · Payroll Liabilities	3,810.37	2,730.87
2360 · Sales Tax Payable	188.93	53.07
2390-1 · Prepaid Dues	19,475.00	6,300.00
2393 · Maintenance Fund	150.00	150.00
2395 · Education Fund	2,120.00	2,120.00
Total Other Current Liabilities	26,364.30	11,428.94
Total Current Liabilities	30,118.04	17,815.79
Long Term Liabilities		
2535 · N/P White Knight	1,220,596.21	1,225,529.19
2590 · Member Accounts - Pro Shop	12,756.74	11,675.14
Total Long Term Liabilities	1,233,352.95	1,237,204.33
Total Liabilities	1,263,470.99	1,255,020.12
Equity		
2810 · Memberships Issued	180,510.00	180,510.00
2820 · Memberships Issued Post 12/86	259,000.00	259,000.00
2830 · Paid in Surplus	4,715.41	4,715.41
2840 · Treasury Stock	-17,950.00	-17,950.00
2970 · Retained Earnings	79,740.57	16,538.19
2980 · Accum Revenue Over Expenditure	519,007.00	519,007.00
Net Income	33,352.23	63,202.38
Total Equity	1,058,375.21	1,025,022.98
TOTAL LIABILITIES & EQUITY	2,321,846.20	2,280,043.10

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period December 31, 2024 and 2023

	Jan - Dec 24	Jan - Dec 23
Ordinary Income/Expense		
Income		
3010-1 · Annual Green Fees	111,093.29	97,585.00
3012-1 · Corporate Annual Membership	112,766.65	97,133.00
3013-1 · Annual Cart Fees	29,155.00	35,222.00
3020-1 · Daily Green Fees	435,210.97	375,565.98
3030-1 · Cart Rentals	164,294.40	162,516.75
3050-1 · Facility Rental	2,500.00	0.00
3060-1 · Locker Rental	200.00	90.00
3070-1 · Misc Income	265.00	0.00
3081-2 · Repairs - Grips	3,691.26	5,119.15
3090-2 · Lessons	0.00	1,410.00
3100-1 · Drivings Range	11,702.50	12,499.35
3100-2 · Flightscope	5,262.98	8,837.00
3111-2 · Rentals	4,129.00	1,505.00
3120-2 · Clubs	65,147.70	75,086.09
3130-2 · Pro Shop Sales	134,130.18	131,405.56
3140-1 · Tournaments	0.00	51,970.00
3150-1 · Tournament Expenses	0.00	-51,970.00
3200-2 · Rental Income	20,920.00	23,800.00
3210-1 · Credit Card Fees	6,885.41	0.00
Total Income	1,107,354.34	1,027,774.88
Cost of Goods Sold		
4010-2 · Cost - Flightscope	0.00	1,779.68
4020-2 · Cost - Clubs	55,655.05	75,894.72
4030-2 · Cost - Accessories	85,678.87	89,054.47
Total COGS	141,333.92	166,728.87
Gross Profit	966,020.42	861,046.01
Expense		
5000-1 · Accounting	8,226.25	7,772.50
5010-1 · Attorney Fees	1,487.50	0.00
5020-1 · Insurance - Liability	28,168.00	15,087.25
5030-1 · Insurance - D & O	3,821.75	2,993.50
5040-1 · Insurance-Employee Health	11,115.00	0.00
5050-1 · Insurance - Workmans Comp	3,776.80	2,895.00
5055-1 · Interest & Finance Charges	0.00	312.57
5065-1 · Interest - White Knight	49,067.02	49,126.12
5080-1 · Miscellaneous	0.00	0.00
5081-2 · Miscellaneous - Over/Short	84.22	-2.24
5085-1 · Taxes - Property	2,311.20	2,583.84
5110-1 · Postage	-315.32	134.41
5120-1 · Licenses and Fees	40.00	441.00
5140-1 · Bank & Credit Card Charges	19,707.12	26,902.46
5150-1 · Office Supplies	6,565.62	3,906.17
5155-1 · Dues & Subscriptions	4,086.39	2,479.15
5160-1 · Advertising-Golf	652.90	542.09
5170-1 · Annual Meeting Expense	654.42	0.00
5185-1 · Flightscope Expenses	3,666.66	0.00
5200-1 · Telephone - Golf	6,795.23	11,147.15
5281-1 · Training- Greens	6,393.85	6,234.17
5290-1 · Electrical - Irrigation	31,684.15	32,902.88
5295 · Course Repair & Maintenance	207.28	0.00
5300-1 · Fertilizer	16,288.33	18,579.08
5310-1 · Gas & Oil	21,559.59	18,007.00
5320-1 · Parts - Equipment	28,211.59	13,053.17
5330-1 · Parts - Irrigation	28,583.15	40,705.03
5340-1 · Pest & Herbicide	9,526.01	7,320.79
5350-1 · Repairs - Equipment	0.00	250.05
5351-2 · Repairs - Equipment - Pro Shop	0.00	703.91
5370-1 · Tools & Supplies	3,264.75	2,612.09
5380-1 · Trash, Toilet & Septic	18,114.73	8,541.76
5450-2 · Maintenance - Club House	2,650.79	3,462.31
5460-1 · Propane - Maintenance Shop	3,046.67	2,778.23
5470-1 · Electrical - Maintenance Shop	1,418.06	684.33

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period December 31, 2024 and 2023

	Jan - Dec 24	Jan - Dec 23
5490-1 · Equipment Lease	4,504.76	6,237.36
5500-1 · Parts - Cart Fleet	7,378.72	1,631.57
5535-1 · Maintenance Restaurant	870.12	0.00
5537-1 · Equipment Lease Purchase	488.54	0.00
5540-1 · Lease - Yamaha Carts	47,778.00	47,778.00
5550-1 · Property Taxes - Carts	4,579.44	7,057.92
5590-2 · Cleaning & Janitorial-Pro Shop	8,177.29	5,777.11
5595-01 · Restaurant Expenses	6,226.57	0.00
5610-2 · Maintenance - Pro Shop	4,093.56	5,527.97
5620-2 · Supplies - Pro Shop	1,807.14	6,893.00
5630-2 · Utilities - Pro Shop	48,026.41	28,735.47
5650-1 · Water Testing - CDOH	5,365.00	4,607.00
5660-1 · Water Rights	3,363.51	6,643.99
5710-1 · Sand & Gravel	2,257.69	0.00
5720-1 · Seed & Sod	3,737.50	387.00
5730-1 · Office Supplies - Greens	572.55	221.79
5740-1 · Golf Course Supplies	7,157.20	2,790.70
5750-1 · Oil & Lubricants	0.00	47.99
5780-1 · Miscellaneous - Greens	287.08	0.00
5790-1 · Outside Contractors	12,304.40	9,438.98
6560-1 · Payroll Expenses		
5090-1 · Payroll Taxes	36,854.82	29,332.53
5210-1 · Wages - Director of Golf	65,800.00	72,824.26
5220-1 · Wages - Pro Shop Staff	57,237.73	40,115.04
5390-1 · Wages - Greens Superintendent	70,000.06	100,961.58
5400-1 · Wages - Asst. Greens/Mech	36,194.34	0.00
5430-1 · Wages - Seasonal	84,678.32	50,739.17
5530-1 · Wages - Cart Service	60,175.80	60,161.06
6560-1 · Payroll Expenses - Other	0.00	0.00
Total 6560-1 · Payroll Expenses	410,941.07	354,133.64
Total Expense	900,776.26	770,065.26
Net Ordinary Income	65,244.16	90,980.75
Other Income/Expense		
Other Income		
3440-1 · Advertising Income	11,000.00	11,400.00
6010-1 · Interest Earned	0.00	14.91
6040 · Collection of Bad Debts	163.87	196.35
6080 · Member Accounts Adjustments	0.00	3,796.06
6090-1 · Gasoline Tax Refund	624.58	657.98
6160-1 · Workmans Comp Refund	0.00	114.00
6170-2 · Sales Tax Commissions	232.78	350.13
Total Other Income	12,021.23	16,529.43
Other Expense		
6030-1 · Interest Expenses	10.34	0.00
6120-1 · Theft Loss	-29.18	0.00
6200-1 · Depreciation	43,932.00	44,307.80
Total Other Expense	43,913.16	44,307.80
Net Other Income	-31,891.93	-27,778.37
Net Income	33,352.23	63,202.38

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End December 31, 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
3010-1 · Annual Green Fees	111,093.29	95,000.00	16,093.29	116.9%
3011-1 · New Members Annual	0.00	10,000.00	-10,000.00	0.0%
3012-1 · Corporate Annual Members...	112,766.65	100,000.00	12,766.65	112.8%
3013-1 · Annual Cart Fees	29,155.00	35,000.00	-5,845.00	83.3%
3020-1 · Daily Green Fees	435,210.97	375,000.00	60,210.97	116.1%
3030-1 · Cart Rentals	164,294.40	165,000.00	-705.60	99.6%
3050-1 · Facility Rental	2,500.00	0.00	2,500.00	100.0%
3060-1 · Locker Rental	200.00	500.00	-300.00	40.0%
3070-1 · Misc Income	265.00			
3080-1 · Golf Packages	0.00	1,000.00	-1,000.00	0.0%
3081-2 · Repairs - Grips	3,691.26	7,000.00	-3,308.74	52.7%
3090-2 · Lessons	0.00	1,000.00	-1,000.00	0.0%
3100-1 · Drivings Range	11,702.50	13,000.00	-1,297.50	90.0%
3100-2 · Flightscope	5,262.98	8,000.00	-2,737.02	65.8%
3111-2 · Rentals	4,129.00	3,000.00	1,129.00	137.6%
3120-2 · Clubs	65,147.70	70,000.00	-4,852.30	93.1%
3130-2 · Pro Shop Sales	134,130.18	130,000.00	4,130.18	103.2%
3140-1 · Tournaments	0.00	60,000.00	-60,000.00	0.0%
3150-1 · Tournament Expenses	0.00	-60,000.00	60,000.00	0.0%
3200-2 · Rental Income	20,920.00	30,600.00	-9,680.00	68.4%
3210-1 · Credit Card Fees	6,885.41	26,000.00	-19,114.59	26.5%
Total Income	1,107,354.34	1,070,100.00	37,254.34	103.5%
Cost of Goods Sold				
4020-2 · Cost - Clubs	55,655.05	60,000.00	-4,344.95	92.8%
4030-2 · Cost - Accessories	85,678.87	75,000.00	10,678.87	114.2%
Total COGS	141,333.92	135,000.00	6,333.92	104.7%
Gross Profit	966,020.42	935,100.00	30,920.42	103.3%
Expense				
5000-1 · Accounting	8,226.25	9,000.00	-773.75	91.4%
5010-1 · Attorney Fees	1,487.50	0.00	1,487.50	100.0%
5020-1 · Insurance - Liability	28,168.00	14,000.00	14,168.00	201.2%
5030-1 · Insurance - D & O	3,821.75	2,000.00	1,821.75	191.1%
5040-1 · Insurance-Employee Health	11,115.00	10,000.00	1,115.00	111.2%
5050-1 · Insurance - Workmans Comp	3,776.80	3,000.00	776.80	125.9%
5055-1 · Interest & Finance Charges	0.00	500.00	-500.00	0.0%
5065-1 · Interest - White Knight	49,067.02	48,000.00	1,067.02	102.2%
5081-2 · Miscellaneous - Over/Short	84.22	0.00	84.22	100.0%
5085-1 · Taxes - Property	2,311.20	3,000.00	-688.80	77.0%
5110-1 · Postage	-315.32	300.00	-615.32	-105.1%
5120-1 · Licenses and Fees	40.00	350.00	-310.00	11.4%
5140-1 · Bank & Credit Card Charges	19,707.12	27,000.00	-7,292.88	73.0%
5150-1 · Office Supplies	6,565.62	3,500.00	3,065.62	187.6%
5155-1 · Dues & Subscriptions	4,086.39	2,500.00	1,586.39	163.5%
5160-1 · Advertising-Golf	652.90	2,000.00	-1,347.10	32.6%
5170-1 · Annual Meeting Expense	654.42	500.00	154.42	130.9%
5180-1 · Driving Range Expenses	0.00	1,000.00	-1,000.00	0.0%
5185-1 · Flightscope Expenses	3,666.66	4,000.00	-333.34	91.7%
5200-1 · Telephone - Golf	6,795.23	10,500.00	-3,704.77	64.7%
5281-1 · Training- Greens	6,393.85	6,000.00	393.85	106.6%
5290-1 · Electrical - Irrigation	31,684.15	35,000.00	-3,315.85	90.5%
5295 · Course Repair & Maintenance	207.28	0.00	207.28	100.0%
5300-1 · Fertilizer	16,288.33	18,000.00	-1,711.67	90.5%
5310-1 · Gas & Oil	21,559.59	20,000.00	1,559.59	107.8%
5320-1 · Parts - Equipment	28,211.59	20,000.00	8,211.59	141.1%
5330-1 · Parts - Irrigation	28,583.15	15,000.00	13,583.15	190.6%

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End December 31, 2024

	Jan - Dec 24	Budget	\$ Over Budget	% of Budget
5340-1 · Pest & Herbicide	9,526.01	10,000.00	-473.99	95.3%
5351-2 · Repairs - Equipment - Pro S...	0.00	700.00	-700.00	0.0%
5370-1 · Tools & Supplies	3,264.75	1,500.00	1,764.75	217.7%
5380-1 · Trash, Toilet & Septic	18,114.73	10,000.00	8,114.73	181.1%
5450-2 · Maintenance - Club House	2,650.79	3,500.00	-849.21	75.7%
5460-1 · Propane - Maintenance Shop	3,046.67	2,000.00	1,046.67	152.3%
5470-1 · Electrical - Maintenance Shop	1,418.06	1,000.00	418.06	141.8%
5480-1 · Equipment Rental	0.00	2,000.00	-2,000.00	0.0%
5490-1 · Equipment Lease	4,504.76	10,000.00	-5,495.24	45.0%
5500-1 · Parts - Cart Fleet	7,378.72	1,500.00	5,878.72	491.9%
5535-1 · Maintenance Restaurant	870.12	0.00	870.12	100.0%
5537-1 · Equipment Lease Purchase	488.54	0.00	488.54	100.0%
5540-1 · Lease - Yamaha Carts	47,778.00	47,778.00	0.00	100.0%
5550-1 · Property Taxes - Carts	4,579.44	8,000.00	-3,420.56	57.2%
5590-2 · Cleaning & Janitorial-Pro S...	8,177.29	6,000.00	2,177.29	136.3%
5595-01 · Restaurant Expenses	6,226.57			
5610-2 · Maintenance - Pro Shop	4,093.56	5,000.00	-906.44	81.9%
5620-2 · Supplies - Pro Shop	1,807.14	6,000.00	-4,192.86	30.1%
5630-2 · Utilities - Pro Shop	48,026.41	30,000.00	18,026.41	160.1%
5650-1 · Water Testing - CDOH	5,365.00	4,500.00	865.00	119.2%
5660-1 · Water Rights	3,363.51	7,000.00	-3,636.49	48.1%
5710-1 · Sand & Gravel	2,257.69	6,000.00	-3,742.31	37.6%
5720-1 · Seed & Sod	3,737.50	800.00	2,937.50	467.2%
5730-1 · Office Supplies - Greens	572.55	200.00	372.55	286.3%
5740-1 · Golf Course Supplies	7,157.20	4,000.00	3,157.20	178.9%
5750-1 · Oil & Lubricants	0.00	100.00	-100.00	0.0%
5780-1 · Miscellaneous - Greens	287.08	0.00	287.08	100.0%
5790-1 · Outside Contractors	12,304.40	15,000.00	-2,695.60	82.0%
6560-1 · Payroll Expenses				
5090-1 · Payroll Taxes	36,854.82	30,000.00	6,854.82	122.8%
5210-1 · Wages - Director of Golf	65,800.00	65,000.00	800.00	101.2%
5220-1 · Wages - Pro Shop Staff	57,237.73	35,000.00	22,237.73	163.5%
5390-1 · Wages - Greens Superinte...	70,000.06	70,000.00	0.06	100.0%
5400-1 · Wages - Asst. Greens/Mech	36,194.34	60,000.00	-23,805.66	60.3%
5430-1 · Wages - Seasonal	84,678.32	40,000.00	44,678.32	211.7%
5530-1 · Wages - Cart Service	60,175.80	50,000.00	10,175.80	120.4%
Total 6560-1 · Payroll Expenses	410,941.07	350,000.00	60,941.07	117.4%
Total Expense	900,776.26	787,728.00	113,048.26	114.4%
Net Ordinary Income	65,244.16	147,372.00	-82,127.84	44.3%
Other Income/Expense				
Other Income				
3440-1 · Advertising Income	11,000.00	20,000.00	-9,000.00	55.0%
6040 · Collection of Bad Debts	163.87	0.00	163.87	100.0%
6090-1 · Gasoline Tax Refund	624.58	400.00	224.58	156.1%
6160-1 · Workmans Comp Refund	0.00	400.00	-400.00	0.0%
6170-2 · Sales Tax Commissions	232.78	300.00	-67.22	77.6%
Total Other Income	12,021.23	21,100.00	-9,078.77	57.0%

Rifle Creek Golf Course
Income Statement vs. Annual Budget and Variance - Combined
For the Period and YTD End December 31, 2024

	<u>Jan - Dec 24</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Other Expense				
6030-1 · Interest Expenses	10.34			
6120-1 · Theft Loss	-29.18			
6200-1 · Depreciation	43,932.00	45,000.00	-1,068.00	97.6%
Total Other Expense	43,913.16	45,000.00	-1,086.84	97.6%
Net Other Income	-31,891.93	-23,900.00	-7,991.93	133.4%
Net Income	<u>33,352.23</u>	<u>123,472.00</u>	<u>-90,119.77</u>	<u>27.0%</u>

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period December 31, 2024 and 2023

	Dec 24	Dec 23	Jan - Dec 24
Ordinary Income/Expense			
Income			
3010-1 · Annual Green Fees	0.00	0.00	111,093.29
3012-1 · Corporate Annual Membership	0.00	0.00	112,766.65
3013-1 · Annual Cart Fees	0.00	0.00	29,155.00
3020-1 · Daily Green Fees	150.00	989.00	435,210.97
3030-1 · Cart Rentals	0.00	0.00	164,294.40
3050-1 · Facility Rental	0.00	0.00	2,500.00
3060-1 · Locker Rental	0.00	0.00	200.00
3070-1 · Misc Income	0.00	0.00	265.00
3081-2 · Repairs - Grips	0.00	0.00	3,691.26
3100-1 · Drivings Range	0.00	724.35	11,702.50
3100-2 · Flightscope	0.00	1,000.00	5,262.98
3111-2 · Rentals	0.00	0.00	4,129.00
3120-2 · Clubs	4,749.95	2,132.99	65,147.70
3130-2 · Pro Shop Sales	555.92	1,757.05	134,130.18
3200-2 · Rental Income	2,080.00	0.00	20,920.00
3210-1 · Credit Card Fees	0.00	0.00	6,885.41
Total Income	7,535.87	6,603.39	1,107,354.34
Cost of Goods Sold			
4010-2 · Cost - Flightscope	0.00	1,779.68	0.00
4020-2 · Cost - Clubs	3,383.02	11,647.54	55,655.05
4030-2 · Cost - Accessories	1,163.46	7,781.33	85,678.87
Total COGS	4,546.48	21,208.55	141,333.92
Gross Profit	2,989.39	-14,605.16	966,020.42
Expense			
5000-1 · Accounting	488.75	425.00	8,226.25
5010-1 · Attorney Fees	0.00	0.00	1,487.50
5020-1 · Insurance - Liability	0.00	1,287.00	28,168.00
5030-1 · Insurance - D & O	0.00	882.75	3,821.75
5040-1 · Insurance-Employee Health	949.00	0.00	11,115.00
5050-1 · Insurance - Workmans Comp	558.00	0.00	3,776.80
5065-1 · Interest - White Knight	4,014.51	4,114.79	49,067.02
5081-2 · Miscellaneous - Over/Short	0.00	0.00	84.22
5085-1 · Taxes - Property	0.00	0.00	2,311.20
5110-1 · Postage	139.80	-44.98	-315.32
5120-1 · Licenses and Fees	0.00	150.00	40.00
5140-1 · Bank & Credit Card Charges	262.34	183.29	19,707.12
5150-1 · Office Supplies	1,114.97	447.25	6,565.62
5155-1 · Dues & Subscriptions	258.96	519.00	4,086.39
5160-1 · Advertising-Golf	0.00	0.00	652.90
5170-1 · Annual Meeting Expense	0.00	0.00	654.42
5185-1 · Flightscope Expenses	0.00	0.00	3,666.66
5200-1 · Telephone - Golf	363.45	765.58	6,795.23
5281-1 · Training- Greens	141.48	0.00	6,393.85
5290-1 · Electrical - Irrigation	995.42	756.26	31,684.15
5295 · Course Repair & Maintenance	0.00	0.00	207.28
5300-1 · Fertilizer	272.91	0.00	16,288.33
5310-1 · Gas & Oil	0.00	0.00	21,559.59
5320-1 · Parts - Equipment	0.00	0.00	28,211.59
5330-1 · Parts - Irrigation	0.00	0.00	28,583.15
5340-1 · Pest & Herbicide	0.00	0.00	9,526.01
5370-1 · Tools & Supplies	0.00	0.00	3,264.75
5380-1 · Trash, Toilet & Septic	655.19	34.44	18,114.73
5450-2 · Maintenance - Club House	0.00	45.00	2,650.79
5460-1 · Propane - Maintenance Shop	760.16	0.00	3,046.67
5470-1 · Electrical - Maintenance Shop	33.59	34.59	1,418.06
5490-1 · Equipment Lease	0.00	0.00	4,504.76
5500-1 · Parts - Cart Fleet	0.00	0.00	7,378.72
5535-1 · Maintenance Restaurant	0.00	0.00	870.12
5537-1 · Equipment Lease Purchase	0.00	0.00	488.54
5540-1 · Lease - Yamaha Carts	3,981.50	3,981.50	47,778.00
5550-1 · Property Taxes - Carts	0.00	0.00	4,579.44
5590-2 · Cleaning & Janitorial-Pro Shop	0.00	258.00	8,177.29

Rifle Creek Golf Course
Statement of Revenue & Expenses
For the Period December 31, 2024 and 2023

	Dec 24	Dec 23	Jan - Dec 24
5595-01 · Restaurant Expenses	0.00	0.00	6,226.57
5610-2 · Maintenance - Pro Shop	0.00	635.77	4,093.56
5620-2 · Supplies - Pro Shop	0.00	284.95	1,807.14
5630-2 · Utilities - Pro Shop	2,956.32	2,362.46	48,026.41
5650-1 · Water Testing - CDOH	350.00	377.00	5,365.00
5660-1 · Water Rights	0.00	0.00	3,363.51
5710-1 · Sand & Gravel	0.00	0.00	2,257.69
5720-1 · Seed & Sod	0.00	0.00	3,737.50
5730-1 · Office Supplies - Greens	0.00	0.00	572.55
5740-1 · Golf Course Supplies	0.00	0.00	7,157.20
5780-1 · Miscellaneous - Greens	0.00	0.00	287.08
5790-1 · Outside Contractors	0.00	1,955.42	12,304.40
6560-1 · Payroll Expenses			
5090-1 · Payroll Taxes	1,458.77	1,308.56	36,854.82
5210-1 · Wages - Director of Golf	5,000.00	5,466.66	65,800.00
5220-1 · Wages - Pro Shop Staff	307.70	877.70	57,237.73
5390-1 · Wages - Greens Superintendent	5,384.62	5,000.00	70,000.06
5400-1 · Wages - Asst. Greens/Mech	3,490.76	0.00	36,194.34
5430-1 · Wages - Seasonal	1,950.00	3,500.00	84,678.32
5530-1 · Wages - Cart Service	0.00	120.00	60,175.80
6560-1 · Payroll Expenses - Other	0.00	0.00	0.00
Total 6560-1 · Payroll Expenses	17,591.85	16,272.92	410,941.07
Total Expense	35,888.20	35,727.99	900,776.26
Net Ordinary Income	-32,898.81	-50,333.15	65,244.16
Other Income/Expense			
Other Income			
3440-1 · Advertising Income	0.00	0.00	11,000.00
6010-1 · Interest Earned	0.00	14.91	0.00
6040 · Collection of Bad Debts	0.00	0.00	163.87
6080 · Member Accounts Adjustments	0.00	0.00	0.00
6090-1 · Gasoline Tax Refund	0.00	239.14	624.58
6170-2 · Sales Tax Commissions	1.48	36.15	232.78
Total Other Income	1.48	290.20	12,021.23
Other Expense			
6030-1 · Interest Expenses	0.00	0.00	10.34
6120-1 · Theft Loss	0.00	0.00	-29.18
6200-1 · Depreciation	3,661.00	3,126.00	43,932.00
Total Other Expense	3,661.00	3,126.00	43,913.16
Net Other Income	-3,659.52	-2,835.80	-31,891.93
Net Income	-36,558.33	-53,168.95	33,352.23



COMMERCIAL TEMPLATE

3004 County Road 325
Rifle, CO 81650

Austin Rickstrew
08/25/2025



Inspector
Ryan Erpestad
970-274-1021
ryan@thetradesmancompanyhi.com

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SUMMARY



RECOMMENDATION

SAFETY HAZARD

- ⊖ 2.1.1 Roof - Coverings: Screws Backing Out
- ⊖ 2.1.2 Roof - Coverings: Soft spots
- ⊖ 2.2.1 Roof - Roof Drainage Systems: Gutter Leakage
- ⊖ 2.2.2 Roof - Roof Drainage Systems: Gutter Connection
- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: Ground Clearance
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Paint/Caulking Needed
- ⊖ 3.1.3 Exterior - Siding, Flashing & Trim: Siding Damage
- ⊖ 3.1.4 Exterior - Siding, Flashing & Trim: Flashing Loose
- ⊖ 3.1.5 Exterior - Siding, Flashing & Trim: Flashing Missing
- ⊖ 3.2.1 Exterior - Exterior Doors: Door Damage
- ⊖ 3.3.1 Exterior - Walkways, Patios & Driveways: Driveway Cracking - Minor
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- ⊖ 3.3.3 Exterior - Walkways, Patios & Driveways: Walkway Trip Hazard
- ⊖ 3.3.4 Exterior - Walkways, Patios & Driveways: Concrete Spalling
- ⊖ 3.3.5 Exterior - Walkways, Patios & Driveways: Erosion
- ⊖ 3.4.1 Exterior - Eaves, Soffits & Fascia: Fascia - Damaged
- ⊖ 4.1.1 Wood Decks and Balconies - Deck and Balconies: Stairs - Deteriorated
- ⊖ 4.1.2 Wood Decks and Balconies - Deck and Balconies: Guardrail Damage
- ⊖ 4.1.3 Wood Decks and Balconies - Deck and Balconies: Stairs-Deterioration
- ⊖ 5.4.1 Basement, Foundation and Crawlspcace - Wall Structure: Evidence of Water Intrusion
- ⊖ 6.1.1 Heating and Ventilation - Equipment: Needs Servicing/Cleaning
- ⊖ 6.1.2 Heating and Ventilation - Equipment: Manufacture Date
- ⊖ 6.3.1 Heating and Ventilation - Distribution Systems: Corrosion Noted
- ⊖ 7.1.1 Cooling - Cooling Equipment: Needs Servicing/Cleaning
- ⊖ 8.8.1 Plumbing - Sink(s): Faucet Leak
- ⊖ 9.4.1 Electrical - Lighting Fixtures, Switches & Receptacles: Cover Plates Damaged
- ⊖ 9.4.2 Electrical - Lighting Fixtures, Switches & Receptacles: Damaged Switch
- ⚠ 9.6.1 Electrical - Smoke Detectors: Not Present

- ⚠ 9.6.2 Electrical - Smoke Detectors: Smoke Alarm Damaged
- ⊖ 12.4.1 Doors, Windows & Interior - Walls: Minor Corner Cracks
- ⊖ 12.4.2 Doors, Windows & Interior - Walls: Damaged
- ⊖ 12.4.3 Doors, Windows & Interior - Walls: Trim Damage
- ⊖ 12.4.4 Doors, Windows & Interior - Walls: Repairs Noted
- ⚠ 12.5.1 Doors, Windows & Interior - Ceilings: Possible Mold
- ⊖ 12.5.2 Doors, Windows & Interior - Ceilings: Ceiling Damage

1: INSPECTION DETAILS

Information

In Attendance Client	Occupancy Occupied	Style Multi-level
Temperature (approximate) 61 Fahrenheit (F)	Type of Building Commercial	Weather Conditions Cloudy, Recent Rain

2: ROOF

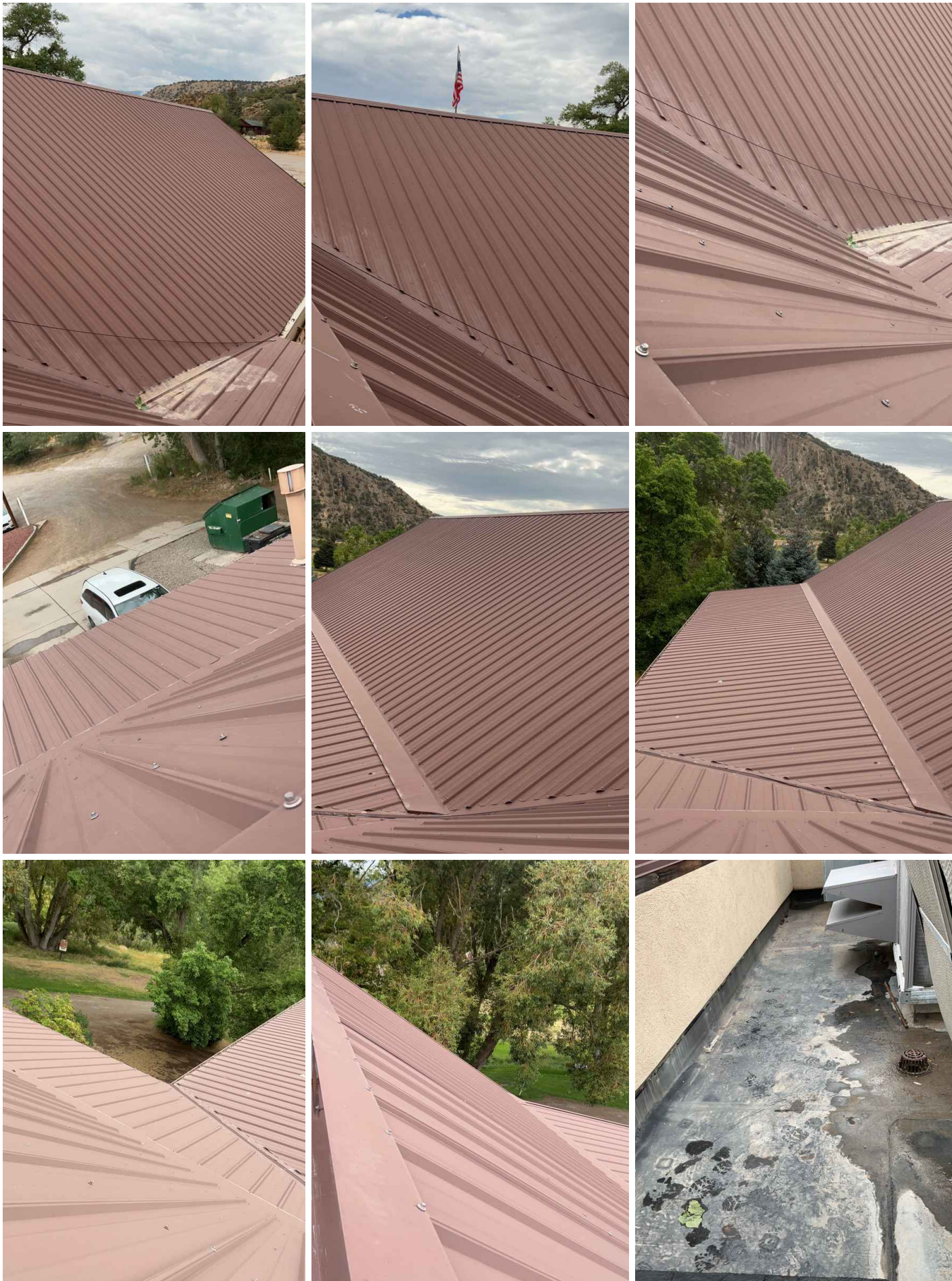
		IN	NI	NP	D
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Skylights, Chimneys & Other Roof Penetrations	X			

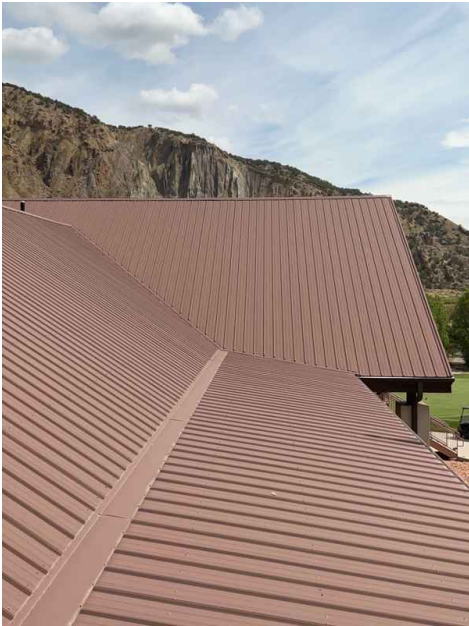
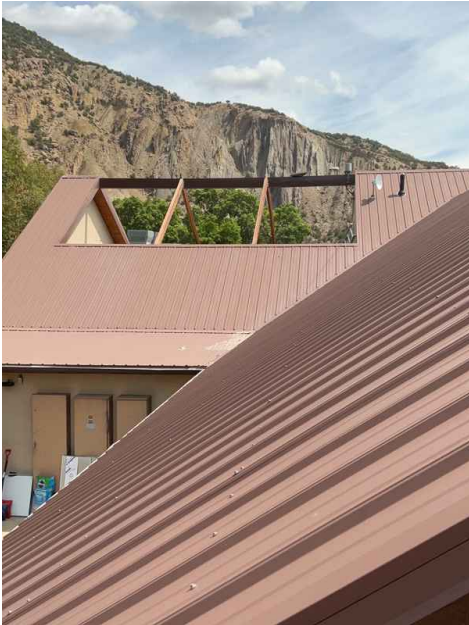
IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Method	Roof Type/Style	Flashings: Material
Roof	Gable, Flat, Combination	Rubber, Metal

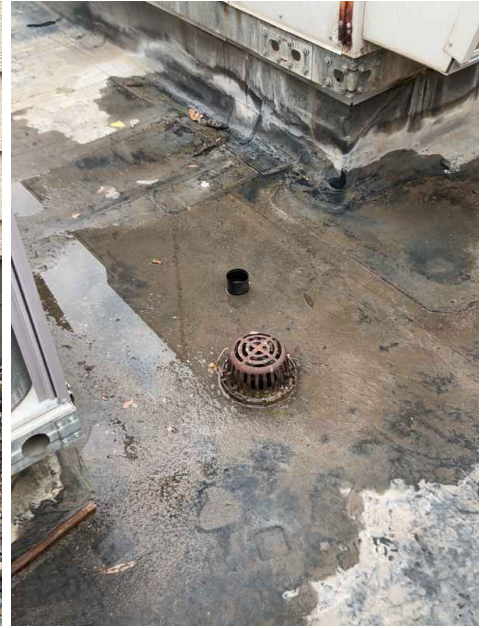
Coverings: Material
Metal



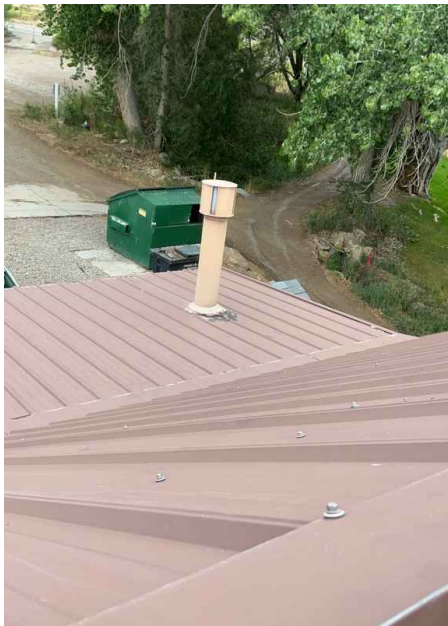


Roof Drainage Systems: Gutter Material

Metal



Skylights, Chimneys & Other Roof Penetrations: Roof Penetrations



Observations

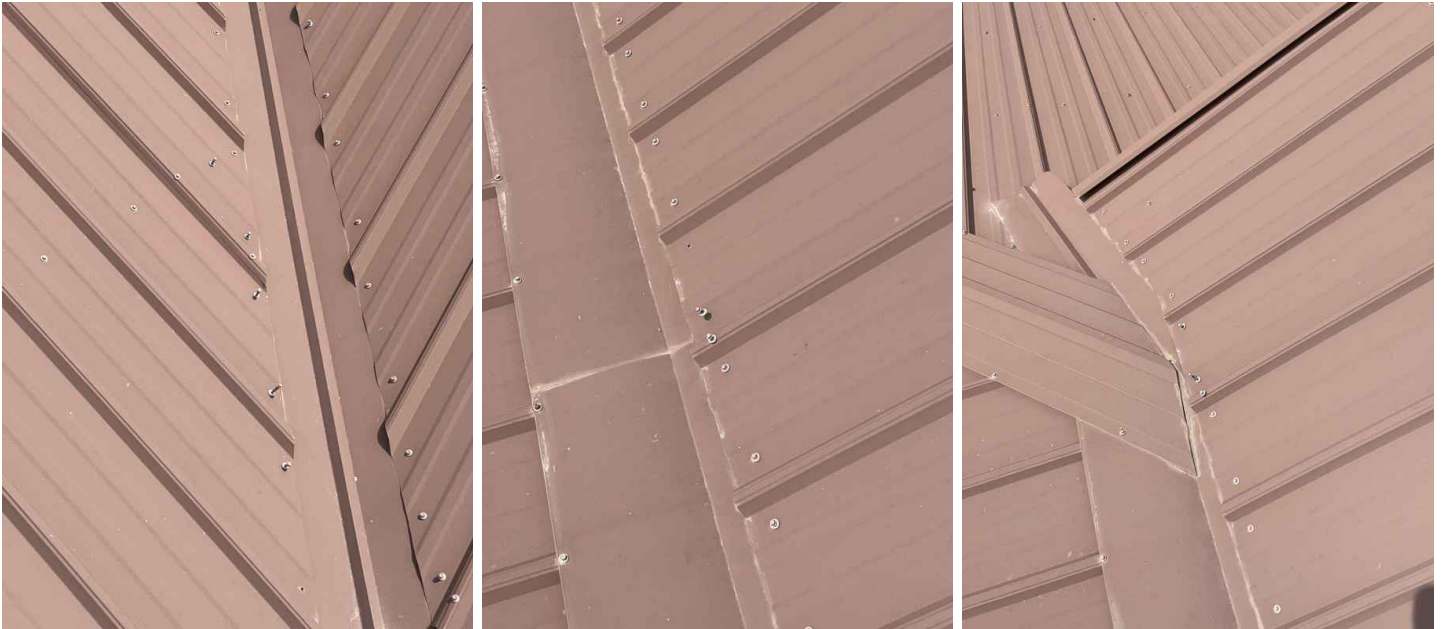
2.1.1 Coverings

SCREWS BACKING OUT

Multiple screws showing signs of backing out. This may allow moisture intrusion. Recommend repair by qualified roofer.

Recommendation

Contact a qualified professional.



2.1.2 Coverings

SOFT SPOTS

One or more roofing areas appear to be soft when walked upon. Recommend further evaluation and repair by a qualified roofer.



2.2.1 Roof Drainage Systems

GUTTER LEAKAGE

Gutters were observed to be leaking in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair gutters to proper functionality.

Recommendation
Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems
GUTTER CONNECTION

Incomplete gutter and downspout connection. This may discharge water into unwanted areas. Recommend repaired by qualified contractor.



3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			X
3.2	Exterior Doors	X			X
3.3	Walkways, Patios & Driveways	X			X
3.4	Eaves, Soffits & Fascia	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Method	Siding, Flashing & Trim: Siding
Visual	Style
	Clapboard, Trowel

Siding, Flashing & Trim: Siding Material
Engineered Wood, Stucco





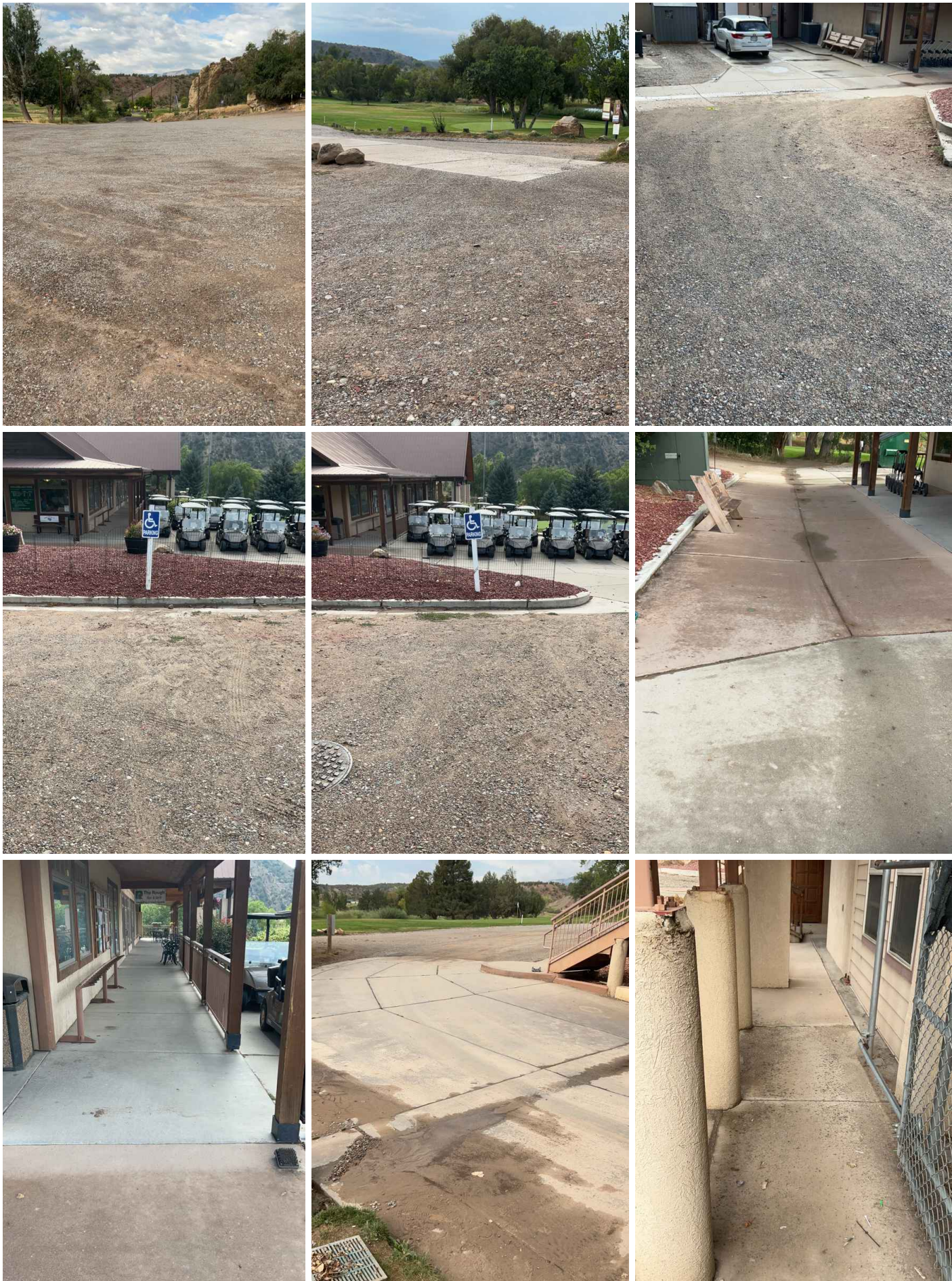


Exterior Doors: Exterior Entry Door
Steel, Glass





Walkways, Patios & Driveways: Driveway Material
Gravel, Concrete



Vegetation, Grading, Drainage & Retaining Walls: Retaining Wall



Observations

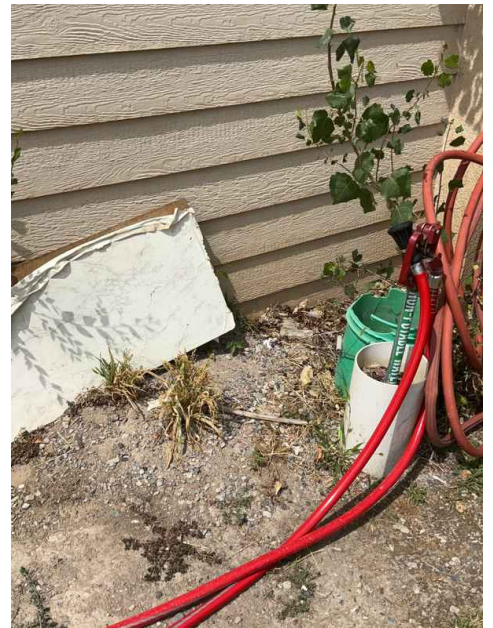
3.1.1 Siding, Flashing & Trim

GROUND CLEARANCE

Inadequate clearance between siding and ground. Recommend a minimum ground clearance between bottom of siding and ground of 4". Siding in contact with the ground or soil is a serious concern because that condition can provide direct access for wood destroying insects.

Recommendation

Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim

PAINT/CAULKING NEEDED

Minor paint damage. Recommend repair by qualified painter.

Recommendation

Contact a qualified professional.



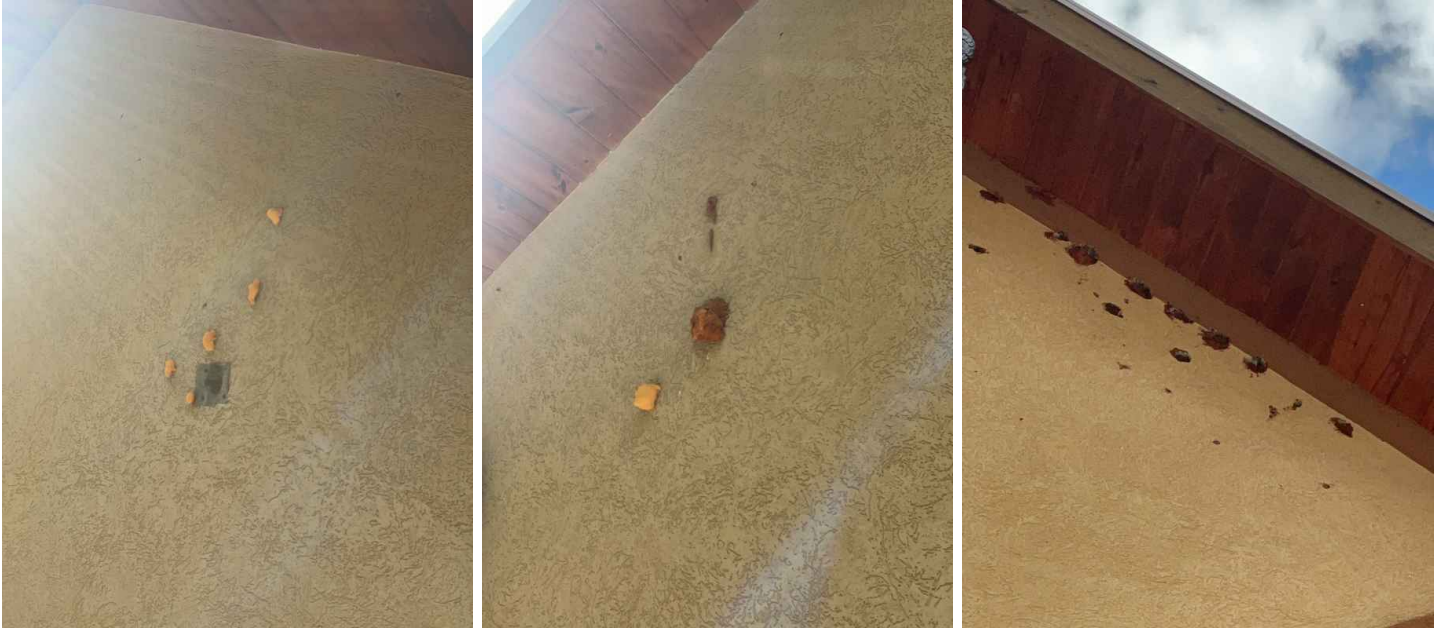
3.1.3 Siding, Flashing & Trim

SIDING DAMAGE

Siding damage. Recommend further evaluation and repair by qualified siding contractor.

Recommendation

Contact a qualified professional.





3.1.4 Siding, Flashing & Trim

FLASHING LOOSE

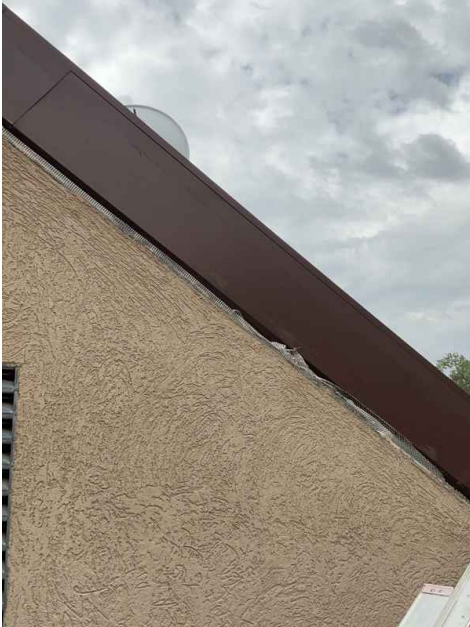
Flashing was loose, disconnected or improperly sealed in one or more locations. This may allow moisture intrusion. Recommend further evaluation and repair by a qualified contractor.



3.1.5 Siding, Flashing & Trim

FLASHING MISSING

Flashing missing. This may allow moisture intrusion behind stucco siding. Recommend repair by qualified contractor.



3.2.1 Exterior Doors

DOOR DAMAGE

Door damage. Recommend further evaluation by qualified carpenter.

Recommendation

Contact a qualified professional.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



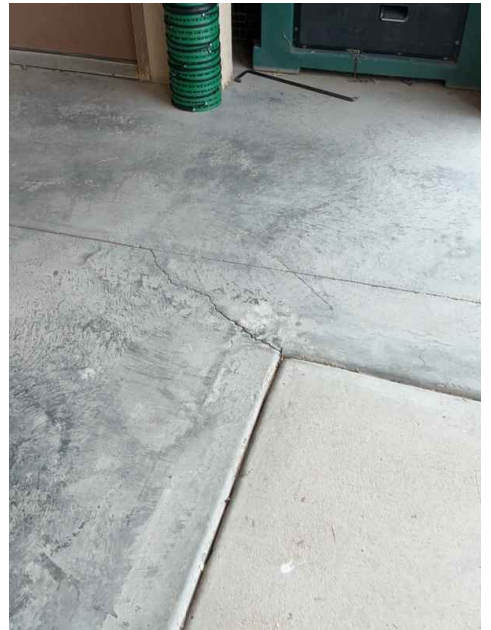
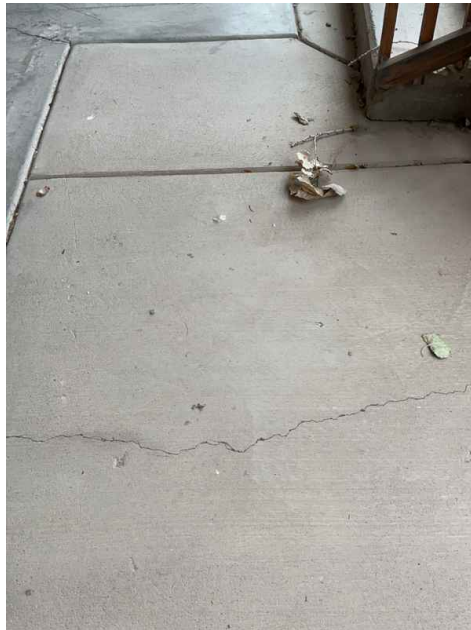
3.3.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR

Minor cosmetic cracks observed. Recommend monitor and/or patch/seal.

Recommendation

Recommended DIY Project





3.3.3 Walkways, Patios & Driveways

WALKWAY TRIP HAZARD

Walkway has heaved two more than 1 inch in height. This may create a "trip" hazard. Recommend repair by qualified contractor.



3.3.4 Walkways, Patios & Driveways

CONCRETE SPALLING

Evidence of concrete damage noted. This may be due to age, poor installation, etc. Recommend further evaluation by qualified concrete contractor.



3.3.5 Walkways, Patios & Driveways

EROSION

Soil erosion noted beneath the sidewalk. Recommend repair.



3.4.1 Eaves, Soffits & Fascia

FASCIA - DAMAGED

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.

Recommendation

Contact a qualified roofing professional.



4: WOOD DECKS AND BALCONIES

		IN	NI	NP	D
4.1	Deck and Balconies	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Deck and Balconies: Material

Concrete

Deck and Balconies: Appurtenance

Covered Porch, Patio



Observations

4.1.1 Deck and Balconies

STAIRS - DETERIORATED

One or more sections of the exterior stairs are deteriorated. Recommend qualified contractor evaluate & repair.

Recommendation

Contact a qualified concrete contractor.



4.1.2 Deck and Balconies

GUARDRAIL DAMAGE

Wood damage noted at guard rail. Recommend repair by qualified carpenter.



4.1.3 Deck and Balconies

STAIRS-DETERIORATION

Rusting and or deterioration noted at stair framing. Recommend further evaluation by qualified contractor.



5: BASEMENT, FOUNDATION AND CRAWLSPACE

		IN	NI	NP	D
5.1	Foundation	X			
5.2	Basements & Crawlspace	X			
5.3	Floor Structure	X			
5.4	Wall Structure	X			
5.5	Ceiling Structure	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Inspection Method
Visual, Attic Access

Floor Structure: Sub-floor
Inaccessible

Foundation: Material
Concrete

Floor Structure:
Basement/Crawlspace Floor
Concrete

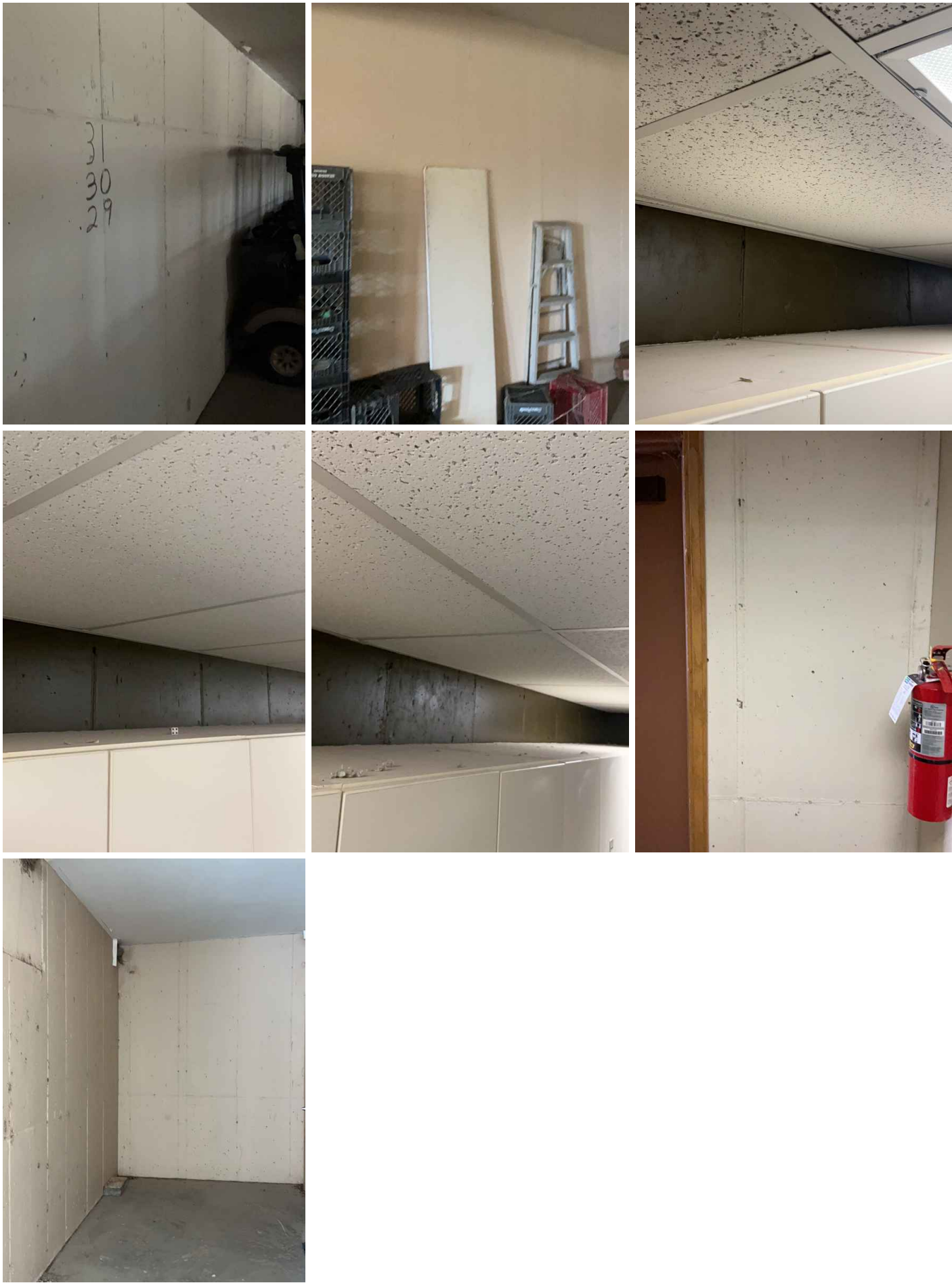


Floor Structure: Material
Inaccessible

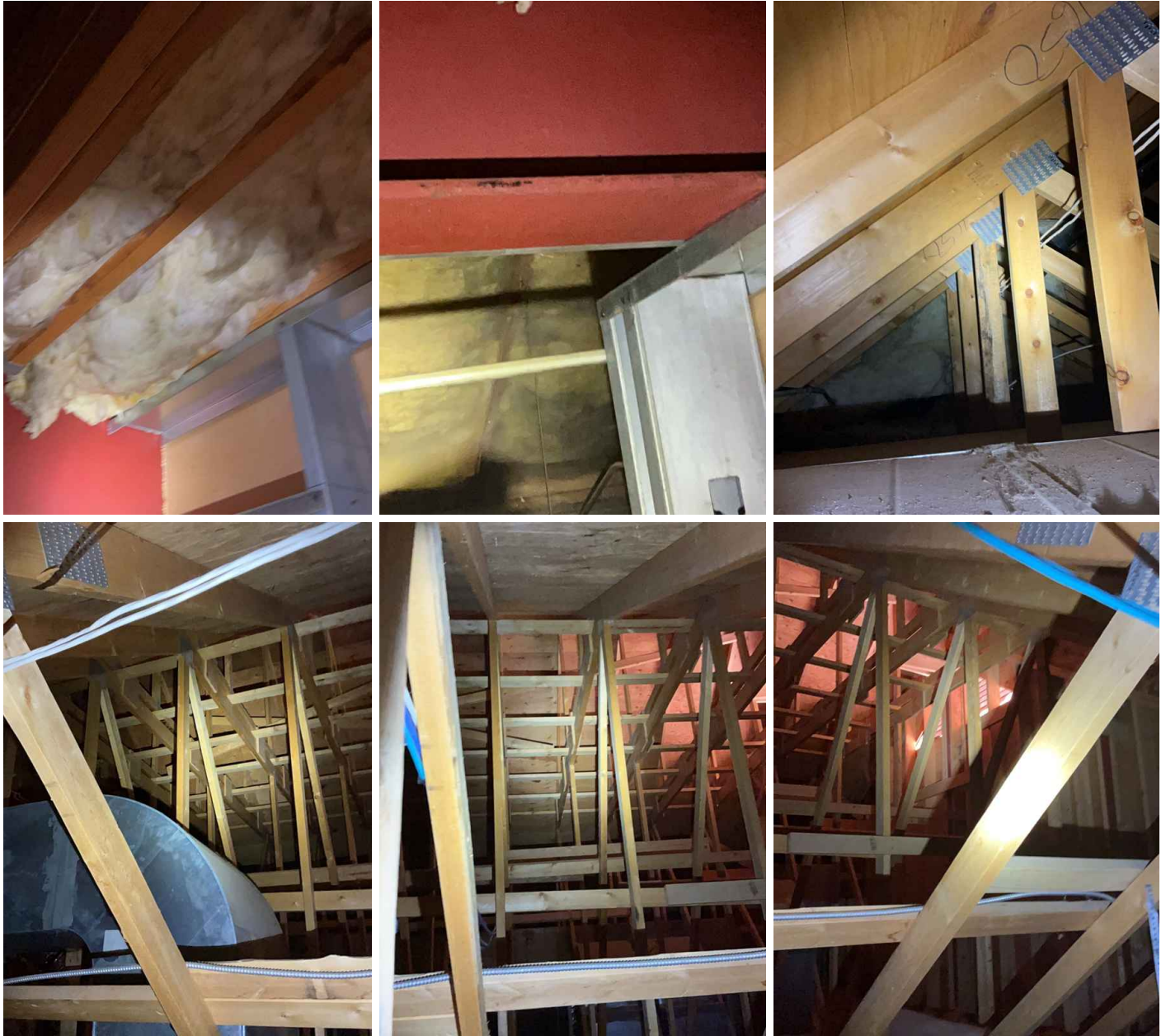
Ceiling Structure: Attic Access



Wall Structure: Foundation Walls



Ceiling Structure: Attic Sheathing and Framing



Limitations

Wall Structure

PARTIALLY FINISHED

Please note, not all foundation walls were visible at time of inspection due to finished surface coverings.

Observations

5.4.1 Wall Structure

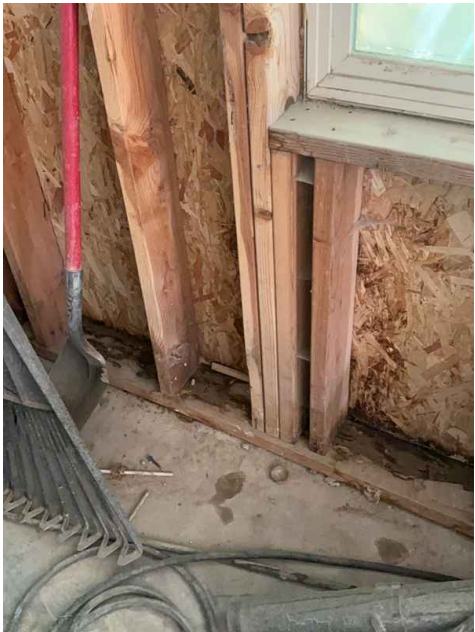
EVIDENCE OF WATER INTRUSION

Wall structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify moisture intrusion locations and remedy.

Recommendation
Contact a qualified professional.



Garage



Garage



Garage



Garage

6: HEATING AND VENTILATION

		IN	NI	NP	D
6.1	Equipment	X			X
6.2	Normal Operating Controls	X			
6.3	Distribution Systems	X			X
6.4	Vents, Flues & Chimneys	X			
6.5	Presence of Installed Heat Source in Each Room	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Equipment: Energy Source
Natural Gas

Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork
Non-insulated

Presence of Installed Heat Source in Each Room: Heat Present

AFUE Rating
-

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Equipment: Brand
Carrier



Normal Operating Controls: Thermostat



Observations

6.1.1 Equipment

NEEDS SERVICING/CLEANING

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.



6.1.2 Equipment

MANUFACTURE DATE

2001 manufacture date. Unit may be approaching end of service life. Recommend further evaluation by qualified HVAC contractor.

Recommendation

Contact a qualified professional.



CORROSION NOTED

Corrosion noted in one or more locations at exterior ductwork. Recommend further evaluation and repair by qualified HVAC professional.



7: COOLING

		IN	NI	NP	D
7.1	Cooling Equipment	X			X
7.2	Normal Operating Controls	X			
7.3	Distribution System	X			
7.4	Presence of Installed Cooling Source in Each Room	X			

IN = InspectedNI = Not InspectedNP = Not PresentD = Deficiency

Information

Cooling Equipment: Energy Source/Type
Swamp Cooler, Central Air Conditioner

Cooling Equipment: Location
Roof

Cooling Equipment: Brand
Carrier



Cooling Equipment: SEER Rating
- SEER
Modern standards call for at least 13 SEER rating for new install.
Read more on energy efficient air conditioning [at Energy.gov](#).

Distribution System: Configuration Split



Observations

7.1.1 Cooling Equipment

NEEDS SERVICING/CLEANING

Due to minor damage, debris and past condensation buildup, inspector recommends servicing and cleaning to any and all cooling systems by qualified HVAC contractor prior to usage.

Recommendation

Contact a qualified professional.



8: PLUMBING

		IN	NI	NP	D
8.1	Main Water Shut-off Device	X			
8.2	Back-flow Prevention Device	X		X	
8.3	Drain, Waste, & Vent Systems	X			
8.4	Water Supply, Distribution Systems & Fixtures	X			
8.5	Hot Water Systems, Controls, Flues & Vents	X			
8.6	Fuel Storage & Distribution Systems	X			
8.7	Sump Pump	X			
8.8	Sink(s)	X			X
8.9	Water Storage	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Water Source Well	Main Water Shut-off Device: Location Mechanical Room	Back-flow Prevention Device: Location Unknown
		
Drain, Waste, & Vent Systems: Material ABS	Water Supply, Distribution Systems & Fixtures: Distribution Material Copper	Water Supply, Distribution Systems & Fixtures: Water Supply Material Copper
Hot Water Systems, Controls, Flues & Vents: Power Source/Type Tankless, Propane	Hot Water Systems, Controls, Flues & Vents: Capacity - gallons	Hot Water Systems, Controls, Flues & Vents: Location Utility Room

**Fuel Storage & Distribution
Systems: Main Gas Shut-off
Location**
At Tank

**Fuel Storage & Distribution
Systems: Propane Storage Tank**



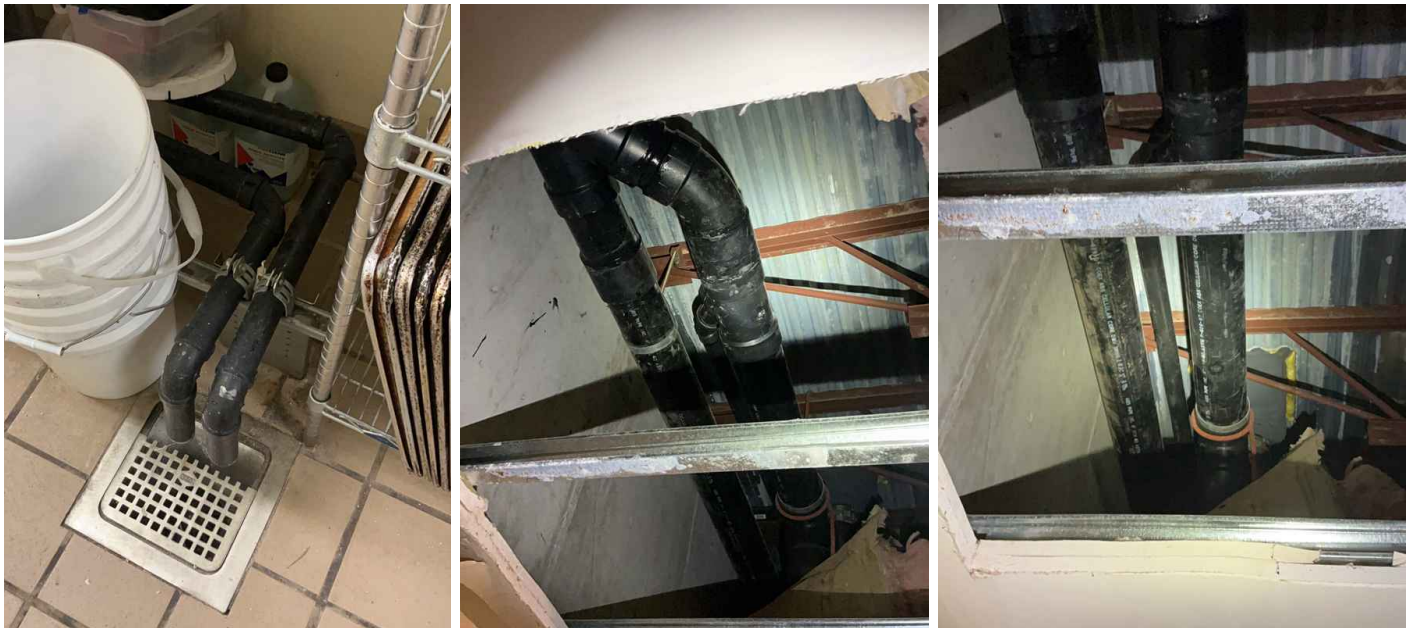
Sump Pump: Location
None

Filters

Sediment Filter



Drain, Waste, & Vent Systems: Drain Size
3", 4", 2"



Hot Water Systems, Controls, Flues & Vents: Manufacturer
Rinnai

Recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding. Approximately 2019 manufacture date.
[Here is a nice maintenance guide from Lowe's to help.](#)



Sink(s): Sink(s)



Kitchen



Kitchen



Kitchen



Kitchen



Bar



Bar



Bathroom



Bathroom



Bathroom



Bathroom

Water Storage : Water Storage



Limitations

Back-flow Prevention Device

BACKFLOW PREVENTOR NOT VISIBLE

It is recommended that a backflow prevention device be installed to reduce risk of cross contamination.

Drain, Waste, & Vent Systems

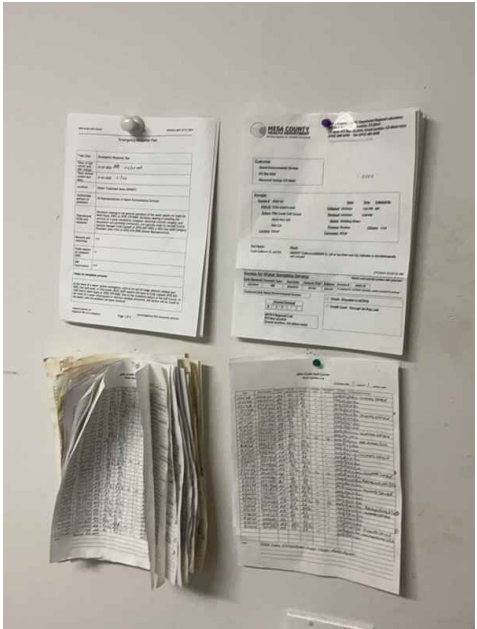
FINISHED COVERINGS

Please note, not all of drain plumbing was visible at time of inspection due to finished surface coverings.

Water Storage

WATER TREATMENT

Recommend strict adherence to water treatment plan based on health department recommendations.



Observations

8.8.1 Sink(s)

FAUCET LEAK

Leak detected at faucet. Recommend repair by qualified plumber.



Kitchen

9: ELECTRICAL

		IN	NI	NP	D
9.1	Service Entrance Conductors	X			
9.2	Main & Subpanels, Service & Grounding, Main Overcurrent Device	X			
9.3	Branch Wiring Circuits, Breakers & Fuses	X			
9.4	Lighting Fixtures, Switches & Receptacles	X			
9.5	GFCI & AFCI	X			
9.6	Smoke Detectors	X			
9.7	Carbon Monoxide Detectors			X	

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Service Entrance Conductors: Electrical Service Conductors

Below Ground

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Capacity

600AMP

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Type

Circuit Breaker



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Sub Panel Location

Kitchen

Branch Wiring Circuits, Breakers & Fuses: Branch Wire 15 and 20 AMP

Copper

Branch Wiring Circuits, Breakers & Fuses: Wiring Method

Romex

Main & Subpanels, Service & Grounding, Main Overcurrent Device: Main Panel Location
Back



Main & Subpanels, Service & Grounding, Main Overcurrent Device: Panel Manufacturer
Square D

Please note that any changes made regarding power needs, wiring, system load requirements etc, should be based on desired commercial equipment and must be installed and inspected by a licensed/qualified contractor.
Multiple breakers were tripped at time of inspection. Recommend further evaluation.



Smoke Detectors: Smoke Alarms



Observations

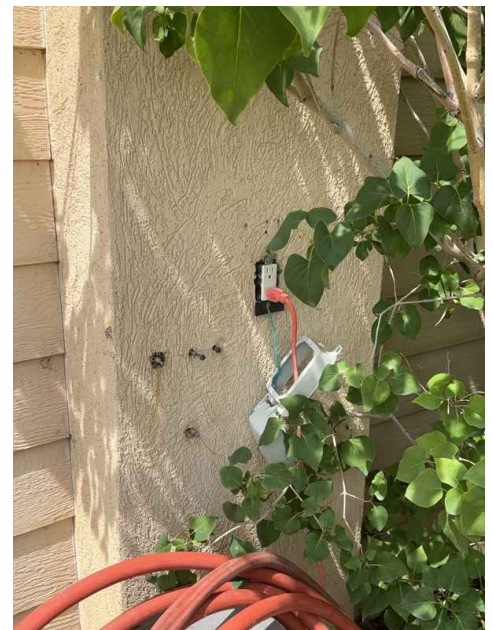
9.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.

Recommendation

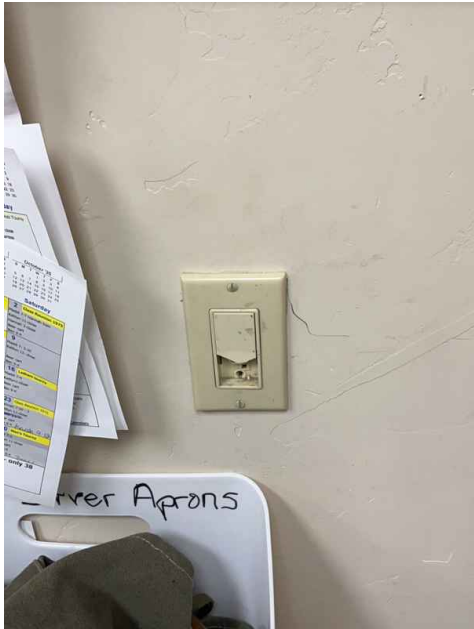
Contact a qualified electrical contractor.



9.4.2 Lighting Fixtures, Switches & Receptacles

DAMAGED SWITCH

Damaged light switch. Recommend repair by qualified electrician.



Office

9.6.1 Smoke Detectors

 Safety Hazard

NOT PRESENT

Smoke alarms not present in each room at time of inspection. This is a safety concern. Recommend installation of smoke alarms by qualified professional prior to taking possession.

Recommendation

Contact a qualified professional.



Pro shop

9.6.2 Smoke Detectors

 Safety Hazard

SMOKE ALARM DAMAGED

Damaged smoke alarm. This is a safety concern. Recommend repair



10: FIREPLACES

		IN	NI	NP	D
--	--	----	----	----	---

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Limitations

General

FIREPLACE NOT PRESENT

11: ATTIC, INSULATION & VENTILATION

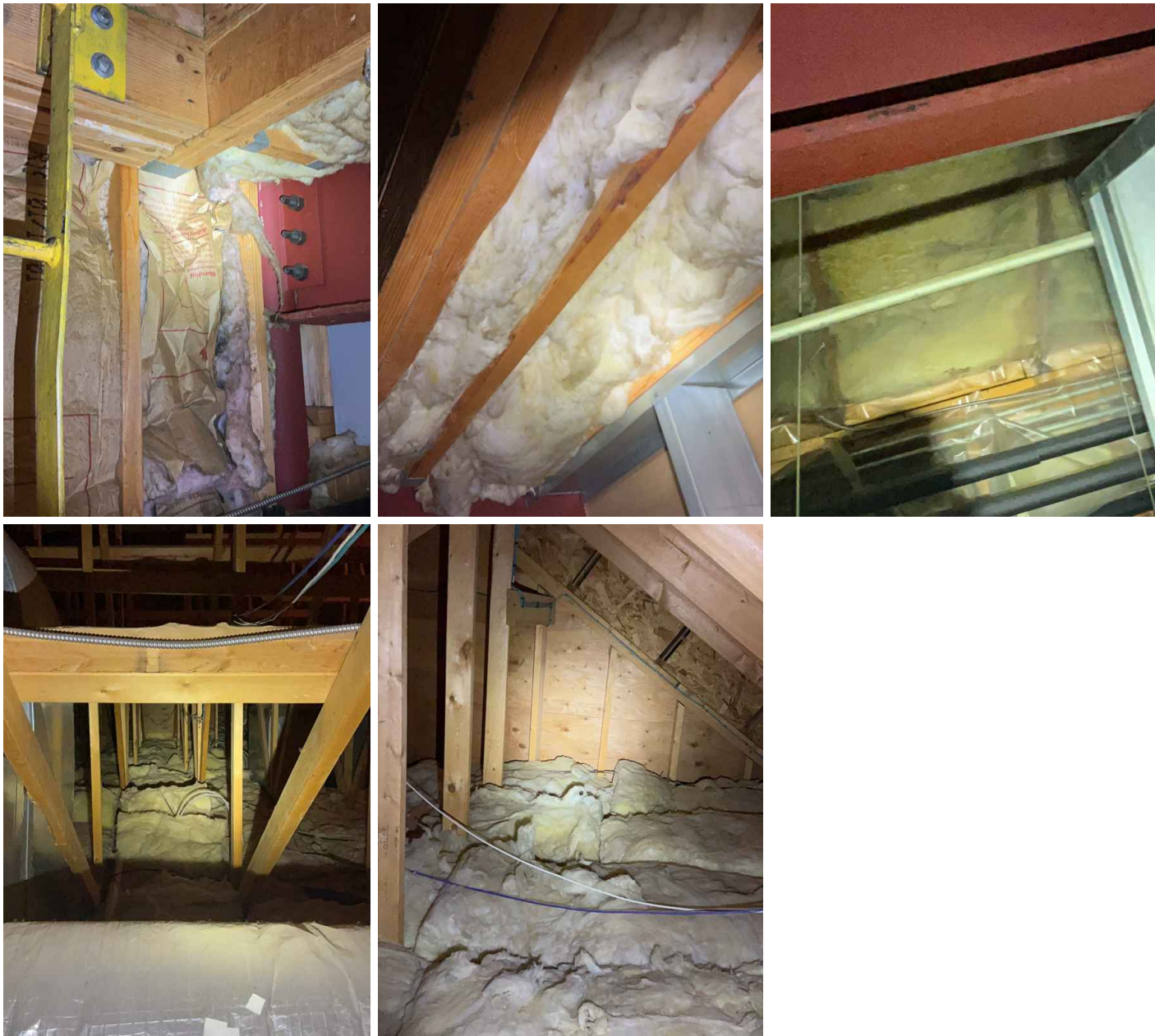
		IN	NI	NP	D
11.1	Insulation of Unfinished Spaces	X			
11.2	Ventilation	X			
11.3	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Dryer Power Source None	Dryer Vent None Found	Flooring Insulation Unknown
Insulation of Unfinished Spaces: R-value 30	Ventilation: Ventilation Type Gable Vents, Soffit Vents	Exhaust Systems: Exhaust Fans Fan Only

Insulation of Unfinished Spaces: Insulation Type
Fiberglass



12: DOORS, WINDOWS & INTERIOR

		IN	NI	NP	D
12.1	Doors	X			
12.2	Windows	X			
12.3	Floors	X			
12.4	Walls	X			
12.5	Ceilings	X			
12.6	Steps, Stairways & Railings			X	
12.7	Occupant Door (From garage to inside of property)	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Windows: Window Manufacturer
Unknown

Ceilings: Ceiling Material
Drywall, Ceiling Tiles

Doors: Doors



Kitchen



Bathroom



Bathroom



Bathroom



Bathroom

Windows: Window Type
Casement



Dining Room



Dining Room



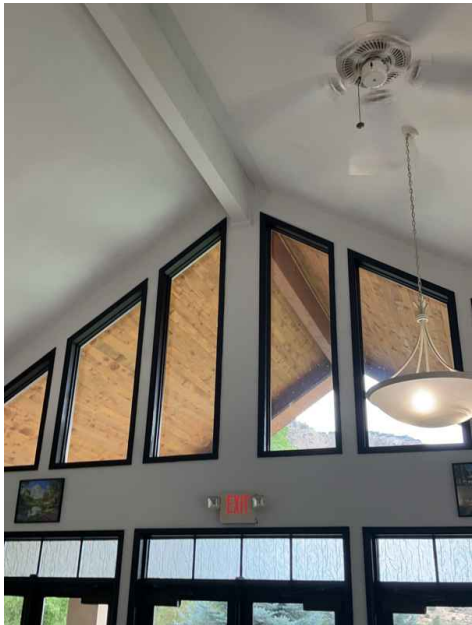
Dining Room



Dining Room



Dining Room

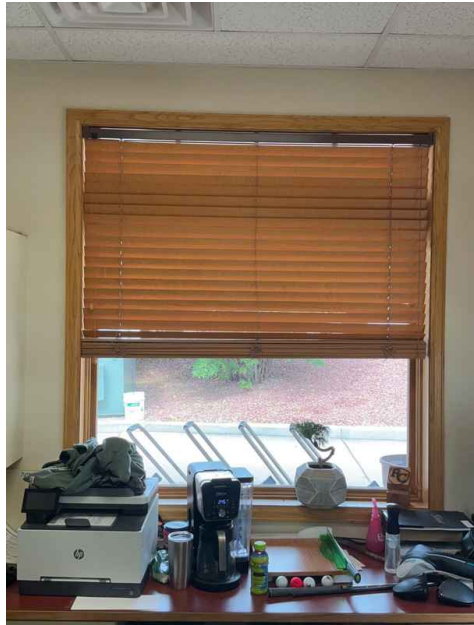




Kitchen



Office



Office



Office



Pro shop



Pro shop



Garage



Garage



Garage



Garage



Garage



Garage

Floors: Floor Coverings
Carpet, Tile, Linoleum



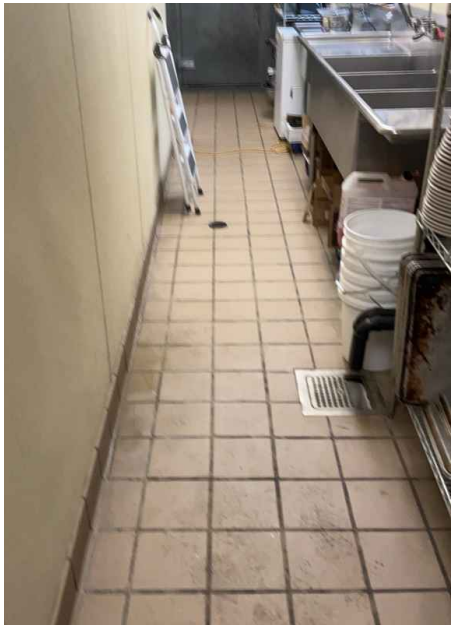
Dining Room



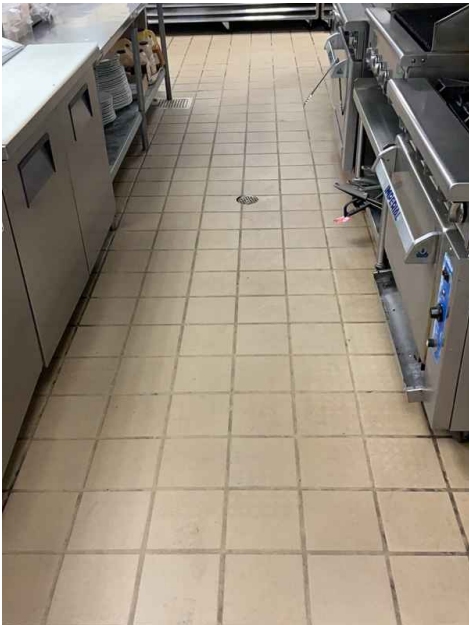
Dining Room



Dining Room

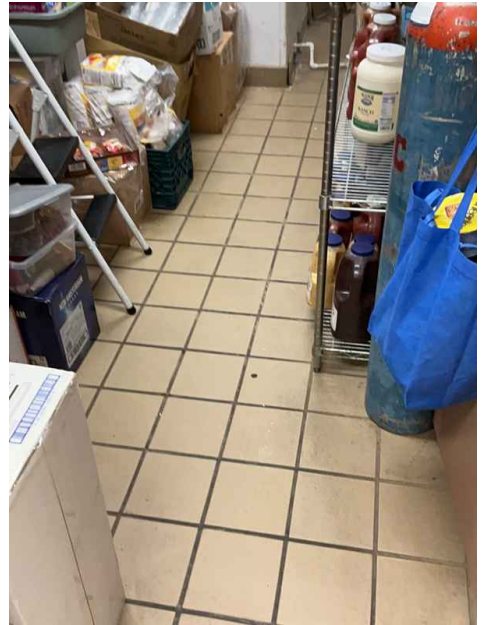


Kitchen



Kitchen





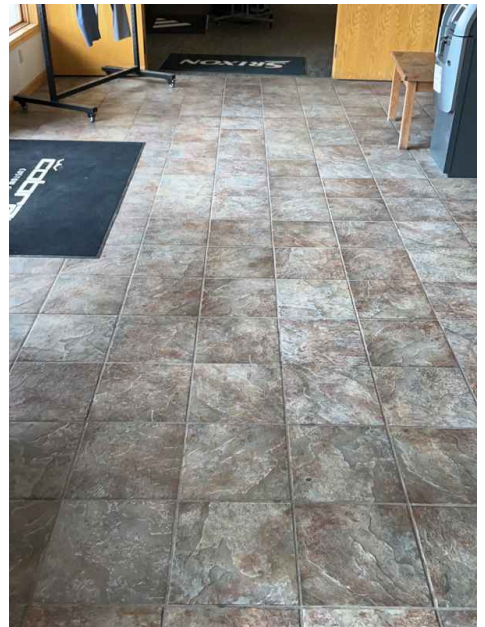
Storage



Office



Bar



Foyer



Bathroom



Bathroom



Pro Shop



Storage



Office



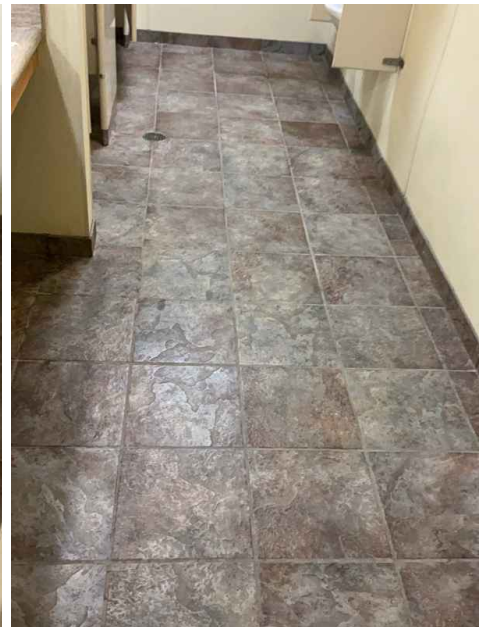
Locker room



Locker room



Bathroom



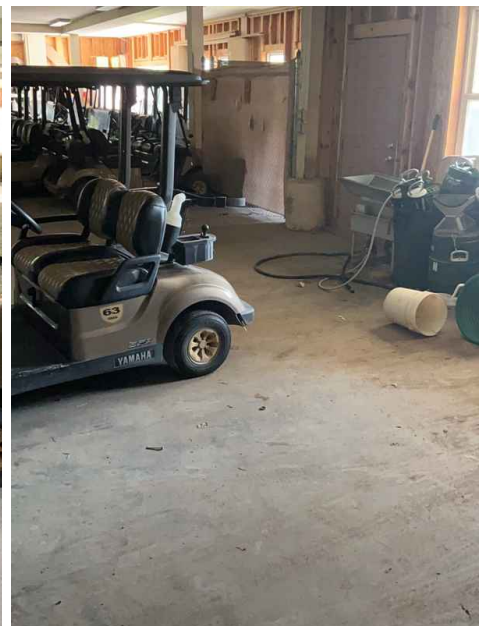
Bathroom



Garage

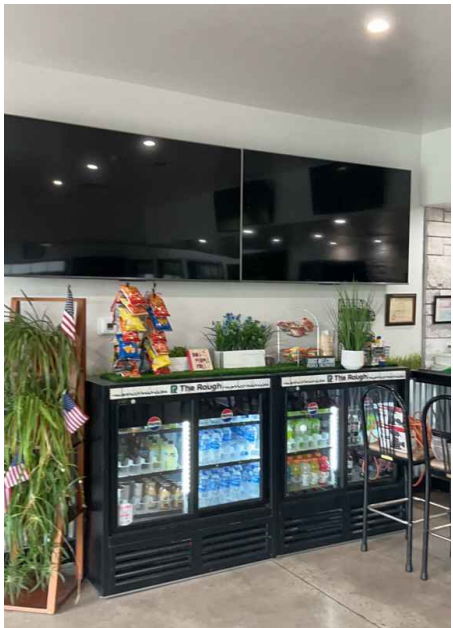


Garage



Garage

Walls: Wall Material
Unfinished, Drywall



Dining Room



Dining Room



Office



Office



Office



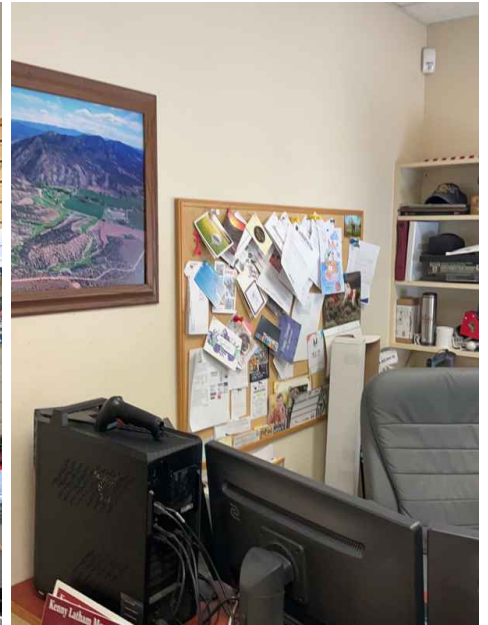
Foyer



Pro shop



Pro shop



Office



Storage



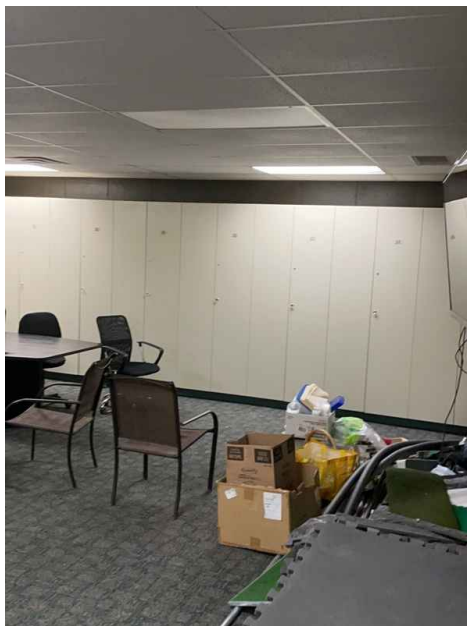
Storage



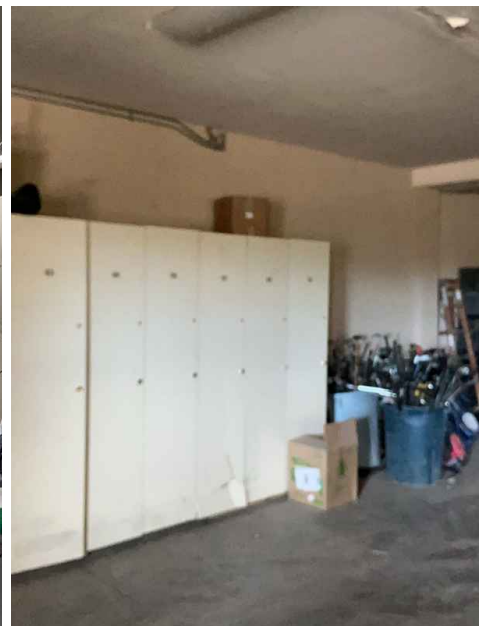
Locker room



Locker room



Locker room



Garage



Garage

Observations

12.4.1 Walls

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

Recommendation

Contact a qualified professional.



12.4.2 Walls

DAMAGED

Drywall damage. Recommend repair by qualified drywall contractor.

Recommendation

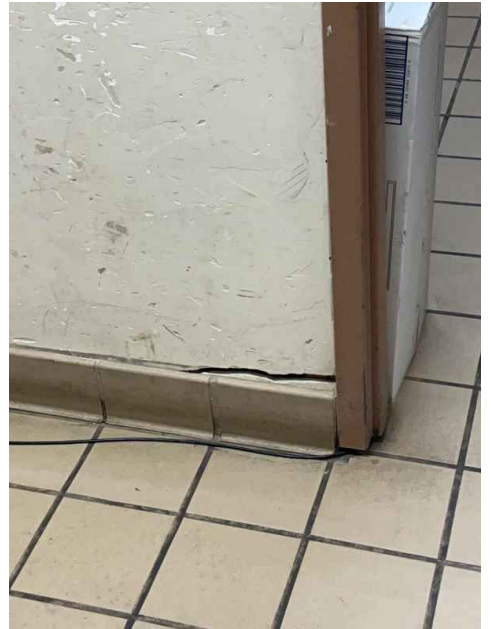
Contact a qualified professional.



Mechanical



Kitchen



Kitchen entry

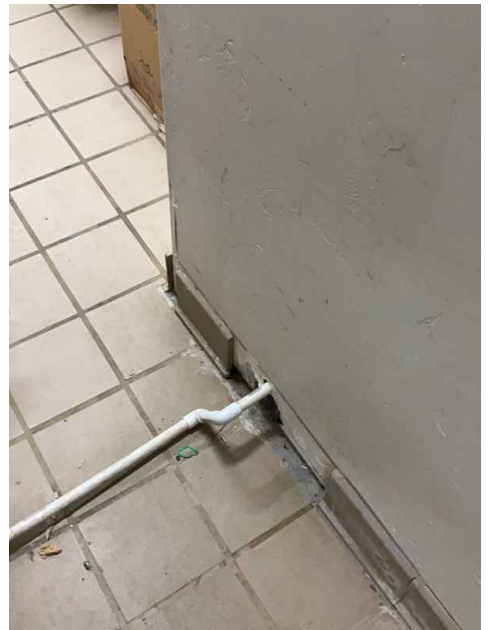
12.4.3 Walls

TRIM DAMAGE

Trim damage noted. Recommend repair by qualified carpenter.

Recommendation

Contact a qualified professional.



Storage

12.4.4 Walls

REPAIRS NOTED

Minor wall repairs noted. Recommend painting.



Bathroom

12.5.1 Ceilings

POSSIBLE MOLD

 Safety Hazard

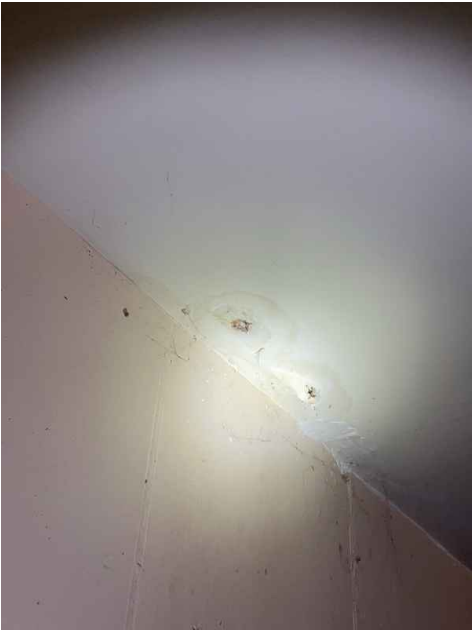
There are possible signs of fungi growth on ceiling. It is unknown if this is a safety hazard. Recommend a qualified mold inspector evaluate.

Recommendation

Contact a qualified mold inspection professional.



Garage



Garage

12.5.2 Ceilings

CEILING DAMAGE

Ceiling damage in multiple locations. Recommend further evaluation and repair by qualified dry wall professional.



Garage



Garage



Garage



Garage



Garage



Garage



Garage



Garage

13: LIFE SAFETY

		IN	NI	NP	D
13.1	Fire Access Roads			X	
13.2	Fire Hydrant Clearance			X	
13.3	Hinged Shower Doors			X	
13.4	Storage of Flammable and Combustable Materials			X	
13.5	No Smoking Signs				
13.6	Fire Alarm Systems			X	
13.7	Portable Fire Extinguishers	X			
13.8	Sprinkler System	X			
13.9	Emergency Lighting Systems			X	
13.10	Exit Signs, Doors, Stairwells and Handrails	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

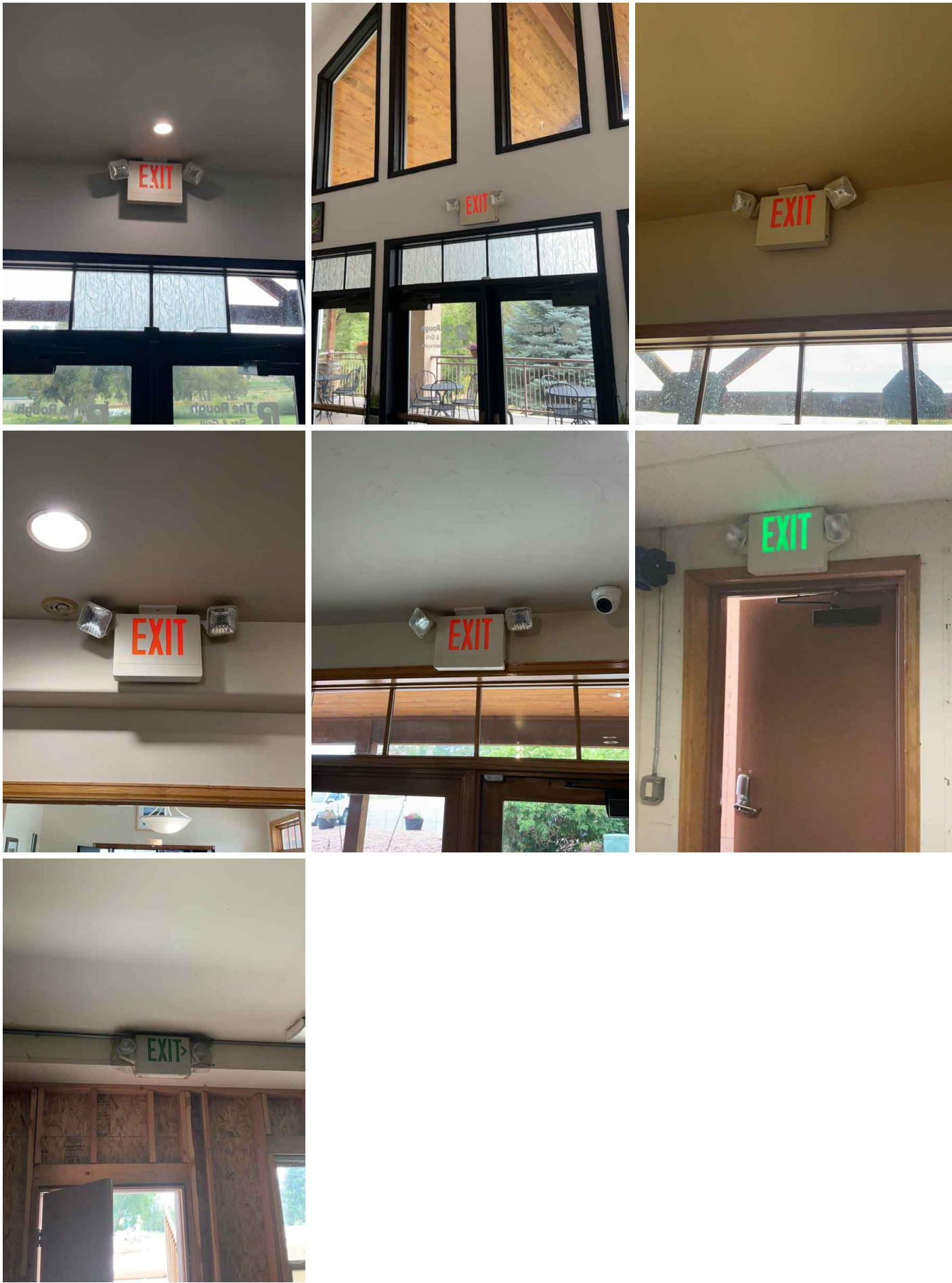
Sprinkler System: Fire
Suppression System



Portable Fire Extinguishers: Fire Extinguishers



Exit Signs, Doors, Stairwells and Handrails: Exit Signage



14: COOKING AREA

		IN	NI	NP	D
14.1	Cooking Equipment	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Exhaust System Present

Hood Material
Steel

Cooking Equipment: Refrigerator

Refrigerator(s) functioned properly at time of inspection.



Cooking Equipment: Stove/Oven



ADA AUDIT FOR COMPLIANCE CITY OF RIFLE, COLORADO

RIFLE CREEK GOLF COURSE

3004 Highway 325
Rifle, CO 81650



For: City of Rifle, Colorado
202 Railroad Ave.
Rifle, CO 81650

ADA Compliance by Whiteley Consulting, LLC
7242 S. Allison Way
Littleton, CO 80128
Donald E. (Leo) Whiteley, P.E., Assoc. AIA, LEED AP

September 2, 2025



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EXECUTIVE SUMMARY

This ADA Audit for Compliance is in response to a request from Keith Gray to undertake Due Diligence ADA Audits of the city facilities located in Rifle, Colorado. This ADA Audit summarizes the review of potential architectural barriers that were observed surrounding and within the Rifle Creek Golf Course.

BACKGROUND

On August 28, 2025, a representative of ADA COMPLIANCE by Whiteley Consulting undertook an ADA Audit for Compliance of the common areas surrounding and within the city facilities located in Rifle, Colorado. Photographs and measurements were taken of potential architectural barriers per the 2010 ADA Standards for Accessible Design Guidelines (2010 ADA Standards)¹.

ITEMS NOT IN COMPLIANCE

Based on the field measurements and the review of the 2010 ADA Standards for Accessible Design Guidelines (2010 ADA Standards)¹, a number of items were found to pose potential architectural barriers per the 2010 ADA Standards. These items are summarized under the heading “OBSERVED FINDINGS FROM THE 2010 ADA STANDARDS” section below.

ESTIMATED CONSTRUCTION COSTS

Based on current construction industry standards, and the latest labor rates^{3,4}, the estimated construction costs to remedy the potential architectural barriers surrounding and within the Rifle Creek Golf Course would be **\$16,265.00**, not including service charges, Consultant’s fees, mobilization fees, and Contractors General Conditions.

INTRODUCTION

ADA COMPLIANCE

The Department of Justice (DOJ) published revised regulations for Title II of the Americans with Disabilities Act of 1990 “ADA” on September 15, 2010. These regulations adopted revised, enforceable accessibility standards called the “2010 ADA Standards for Accessible Design.”¹ The 2010 ADA Standards set minimum requirements – both scoping and technical – for newly designed and constructed or altered state and local government facilities to be readily accessible to and usable by individuals with disabilities.

EXISTING FACILITIES

Adoption of the 2010 ADA Standards also establishes a revised reference point for Title II entities that choose to make structural changes to existing facilities to meet their program accessibility requirements; and it establishes a similar reference for Title III entities undertaking readily achievable barrier removal. Per the “Checklist for Existing Facilities²” the definition of readily achievable “is easily accomplished and able to be carried out without much difficulty or expense.”²

EXCLUSIONS

Only the common areas of the property that are accessible to the general public were reviewed for this ADA Audit Compliance report. The common areas included accessible routes, public toilet rooms, public dining areas, and parking surrounding and within the local government facility.

OBSERVED FINDING FROM THE 2010 ADA STANDARDS

Accessible Parking Spaces

Findings: Two (2) accessible parking spaces have been identified within the gravel parking lot.

Findings: No accessible parking spaces or access aisle have been striped on the gravel surface.

Findings: The gravel parking lot in front of the accessible parking signs has a measured slope up to 8.5%.

Findings: A manhole cover is located in the middle of the accessible parking spaces.

Findings: The measured distance to the bottom of the two (2) accessible parking signs is 49 inches above the ground.

Recommendation: A concrete pad should be poured at the corner of the gravel parking lot to provide two (2) striped 8-foot wide accessible parking spaces with an 8-foot access aisle between them. The accessible parking signs should be installed on new posts at least 60 inches above the ground and a new "Van Accessible" sign should be installed in front of the left hand accessible parking space.



Estimated Construction Cost: The estimated material cost to construct the concrete pad, stripe the accessible parking spaces and access aisle, and to re-install the accessible parking signs is \$4,500.00. The labor to construct the concrete pad, stripe the accessible parking spaces and access aisle, and to re-install the accessible parking signs is estimated to be 36 hours³ at \$90.00 per hour⁴ for a labor cost of \$3,240.00. Therefore, the material and labor estimated construction cost would be \$7,740.00.

Referenced 2010 ADA Section:

208 Parking Spaces

208.1 General. Where parking spaces are provided, parking spaces shall be provided in accordance with 208.

208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Table 208.2 Parking Spaces

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5

208.2.4 Van Parking Spaces. For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.

208.3 location. Parking facilities shall comply with 208.3

208.3.1 General. Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4. Where parking serves more than one accessible entrance, parking spaces complying with

502 shall be dispersed and located on the shortest accessible route to the accessible entrances.

502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be from the centerline of the markings.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches wide minimum and van parking spaces shall be 132 inches wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

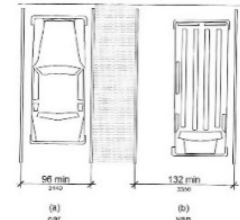
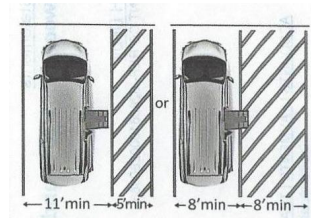


Figure 502.2
Vehicle Parking Spaces

EXCEPTION: Van parking spaces shall be permitted to be 96 inches wide minimum where the access aisle is 96 inches wide minimum.

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.



502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

502.3.4 Location. Access aisles shall not overlap the vehicular way.

Access aisles shall be permitted to be placed on either side of the parking space...

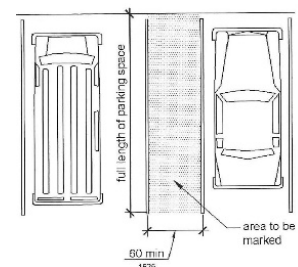
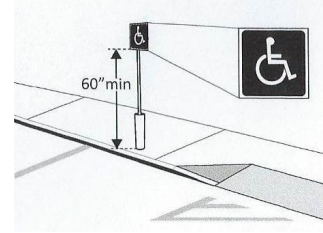


Figure 502.3
Parking Space Access Aisle

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation “van accessible.” Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

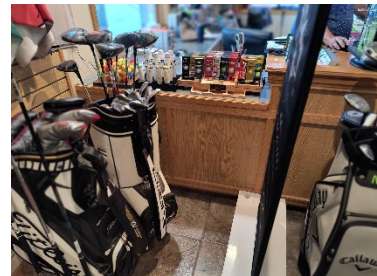


Service Counter

Findings: An ADA compliant service counter with a measured height of 32 inches and 46 inches in length has been provided at the end of the service counter.



Findings: The ADA compliant service counter is blocked by the display of golfing equipment and has merchandise placed on top of the counter.



Recommendation: The golf equipment and merchandise should be relocated to allow for clear maneuverability in front of the ADA service counter.

Estimated Construction Cost: The labor to relocate the golf equipment and merchandise is estimated to be ½ hour at \$90.00 per hour⁴ for a labor cost of \$45.00.

Referenced 2010 ADA Section:

904 Check-Out Aisles and Sales and Service Counters

904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

904.4.1 Parallel Approach. A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch minimum length of the counter.

Dining Areas

Findings: The restaurant has numerous tables, none of which appear to be ADA compliant.



Findings: The measured top of the bar is 45 inches above the floor.



Findings: The outdoor patio seating does not appear to have ADA compliant tables.



Recommendation: ADA compliant tables should be provided in the restaurant dining area and in the outdoor patio seating area. A 60 inch wide section of the bar should be renovated to provide for a counter top height of 34 inches or less.

Estimated Construction Cost: The estimated cost of two (2) ADA compliant tables and two (2) shorter bar stools is \$500.00 each for a total cost of \$2,000.00. The estimated material cost to lower a section of the bar is \$1,100.00. The labor to lower the section of the bar is estimated to be 10 hours³ at \$90.00 per hour⁴ for a labor cost of \$900.00. Therefore, the material and labor estimated construction cost would be \$4,000.00.

Referenced 2010 ADA Section:

226 Dining Surfaces and Work Surfaces

226.1 General. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902.

226.2 Dispersion. Dining surfaces and work surfaces required to comply with 902 shall be dispersed throughout the space or facility containing dining surfaces and work surfaces.

902 Dining Surfaces and Work Surfaces

902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3.

902.2 Clear Floor or Ground Space. A clear floor space complying with 306 positioned for a forward approach shall be provide. Knee and toe clearance complying with 306 shall be provided.

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.

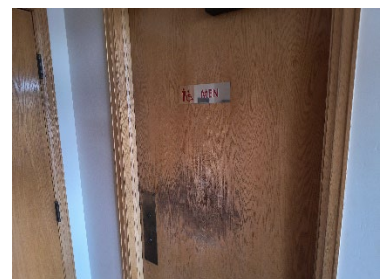
Toilet Rooms

Upper Level Men's Toilet Room

Item #1: Sign

Findings: *The Men's room sign is located on the door.*

Recommendation: *A new sign with the International Symbol of Accessibility, braille, and raised tactile characters should be installed on the latch side of the door.*



Estimated Construction Cost: *The estimated material cost for a new ADA compliant sign is \$75.00. The labor to install the new sign is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00. Therefore, the material and labor estimated construction cost would be \$120.00.*

Referenced 2010 ADA Section:

216 Signs

216.1 General. Signs shall be provided in accordance with 216 and shall comply with 703.

216.2 Designations. Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptions complying with 703.2 and 703.5.

703 Signs

703.1 General. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

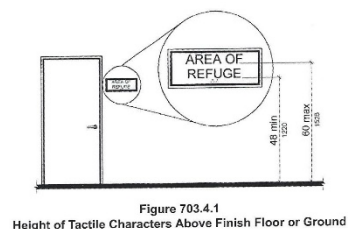
703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in braille complying with 703.3. Raised characters shall be installed in accordance with 703.4.

703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4.

703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4.

703.4.1 Height Above Finish Floor or Ground.

Tactile characters on signs shall be located 48 inches minimum above the finish floor, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor, measured from the baseline of the highest tactile character.



703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degrees open.

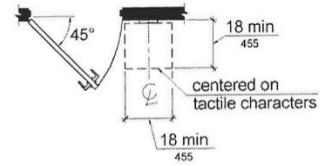


Figure 703.4.2
Location of Tactile Signs at Doors

Item #2 Toilet Room

Findings: The water supply and drain pipes under the sink are exposed.

Recommendation: The water supply and drain pipes beneath the sink should be covered.

Estimated Construction Cost: The estimated material cost to cover both exposed pipes is \$30.00 each for a total of \$60.00. The labor to install the pipe covers is estimated to be 1/2 hour each at \$90.00 per hour⁴ for a labor cost of \$90.00. Therefore, the material and labor estimated construction cost would be \$150.00.



Referenced 2010 ADA Section:

606 Lavatories and Sinks

606.1 General. Lavatories and sinks shall comply with 606.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Item #3 Toilet Room

Findings: The flush control on the tank of the water closet is located on the closed (wall) side.



Recommendation: The tank on the water closet should be replaced with one that has a flush control on the open side.

Estimated Construction Cost: The estimated material cost for a new water closet tank is \$150.00. The labor to replace the water closet tank is estimated to be 1 hour at \$90.00 per hour⁴. Therefore, the material and labor estimated construction cost would be \$240.00.

Referenced 2010 ADA Section:

604 Water Closets and Toilet Compartments

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet...

Item #4 Toilet Room

Findings: The measured height to the coat hook on the back of the toilet door is 61 inches above the floor.

Recommendation: The coat hook should be lowered to be not more than 48 inches above the floor.

Estimated Construction Cost: The labor to relocate the coat hook is estimated to be 1/2 hour³ at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section:

603 Toilet and Bathing Rooms

603.4 Coat Hooks and Shelves. Coats hooks shall be located within one of the reach ranges specified in 308.

308 Reach Ranges

308.1 General. Reach ranges shall comply with 308.

308.2 Forward Reach.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

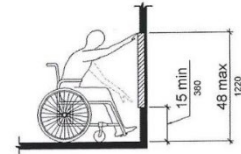


Figure 308.2.1
Unobstructed Forward Reach

308.3 Side Reach.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high reach shall be 48 inches maximum and the low side reach shall be 15 inches maximum above the finish floor or ground.

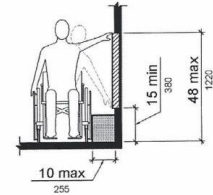


Figure 308.3.1
Unobstructed Side Reach

Item #5: Doors, Doorways, and Gates

Findings: The measured force to open the door is 6.21 pounds.

Recommendation: The door closing mechanism should be adjusted to allow the door to be opened with a force less than 5 pounds.

Estimated Construction Cost: The labor to adjust the door mechanism is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section

404 Doors, Doorways, and Gates

404.2 Manual Doors, Doorways, and Manual Gates. Manual doors and doorways and manual gates intended for user passage shall comply with 404.2

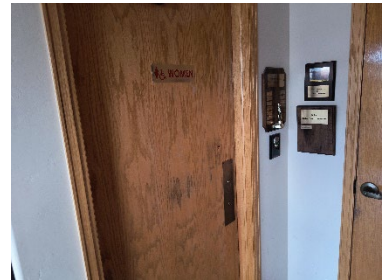
404.2.9 Door and Gate Opening Force. The force for pushing or pulling open an interior hinged doors and gates shall be 5 pounds maximum

Upper Level Women's Toilet Room

Item #1: Sign

Findings: *The Women's room sign is located on the door.*

Recommendation: *A new sign with the International Symbol of Accessibility, braille, and raised tactile characters should be installed on the latch side of the door.*



Estimated Construction Cost: *The estimated material cost for a new ADA compliant sign is \$75.00. The labor to install the new sign is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00. Therefore, the material and labor estimated construction cost would be \$120.00.*

Referenced 2010 ADA Section:

216 Signs

216.1 General. Signs shall be provided in accordance with 216 and shall comply with 703.

Item #2 Toilet Room

Findings: *The water supply and drain pipes under the sink are exposed.*

Recommendation: *The water supply and drain pipes beneath the sink should be covered.*

Estimated Construction Cost: *The estimated material cost to cover both exposed pipes is \$30.00 each for a total of \$60.00. The labor to install the pipe covers is estimated to be 1/2 hour each at \$90.00 per hour⁴ for a labor cost of \$90.00. Therefore, the material and labor estimated construction cost would be \$150.00.*



Referenced 2010 ADA Section:

606 Lavatories and Sinks

606.1 General. Lavatories and sinks shall comply with 606.

Item #3: Toilet Room

Findings: The measured centerline of the water closet is 19 1/2 inches from the side wall.

Recommendation: The water closet should be relocated to be between 16 inches and 18 inches from the side wall.

Estimated Construction Cost: The labor to relocate the water closet is estimated to be 4 hours at \$90.00 per hour⁴ for a labor cost of \$360.00.



Referenced 2010 ADA Section:

604 Water Closets and Toilet Compartments

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition.

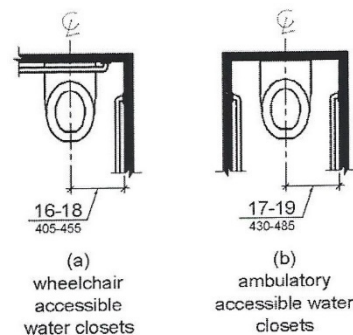


Figure 604.2
Water Closet Location

Item #4 Toilet Room

Findings: The measured height to the paper towel dispenser is 57 inches above the floor.

Recommendation: The paper towel dispenser should be lowered to be not more than 48 inches above the floor.

Estimated Construction Cost: The labor to relocate the paper towel dispenser is estimated to be 1/2 hour³ at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section:

308 Reach Ranges

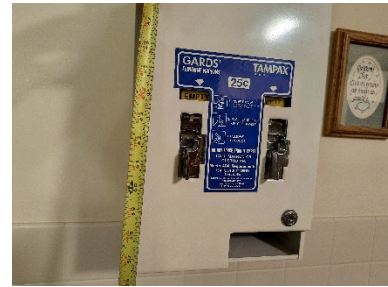
308.1 General. Reach ranges shall comply with 308.

Item #5 Toilet Room

Findings: The measured height to the feminine product dispenser is 62 inches above the floor.

Recommendation: The feminine product dispenser should be lowered to be not more than 48 inches above the floor.

Estimated Construction Cost: The labor to relocate the feminine product dispenser is estimated to be 1/2 hour³ at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section:

308 Reach Ranges

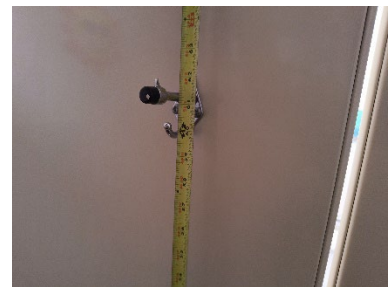
308.1 General. Reach ranges shall comply with 308.

Item #6 Toilet Room

Findings: The measured height to the coat hook on the back of the toilet door is 61 inches above the floor.

Recommendation: The coat hook should be lowered to be not more than 48 inches above the floor.

Estimated Construction Cost: The labor to relocate the coat hook is estimated to be 1/2 hour³ at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section:

603 Toilet and Bathing Rooms

603.4 Coat Hooks and Shelves. Coats hooks shall be located within one of the reach ranges specified in 308.

Item #7: Doors, Doorways, and Gates

Findings: The measured force to open the door is 7.78 pounds.

Recommendation: The door closing mechanism should be adjusted to allow the door to be opened with a force less than 5 pounds.

Estimated Construction Cost: The labor to adjust the door mechanism is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section

404 Doors, Doorways, and Gates

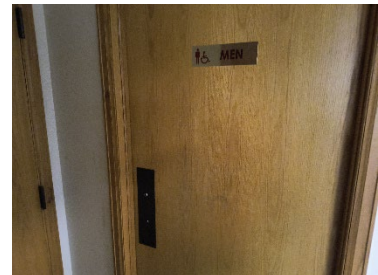
404.2.9 Door and Gate Opening Force. The force for pushing or pulling open an interior hinged doors and gates shall be 5 pounds maximum

Lower Level Men's Toilet Room

Item #1: Sign

Findings: The Men's room sign is located on the door.

Recommendation: A new sign with the International Symbol of Accessibility, braille, and raised tactile characters should be installed on the latch side of the door.



Estimated Construction Cost: The estimated material cost for a new ADA compliant sign is \$75.00. The labor to install the new sign is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00. Therefore, the material and labor estimated construction cost would be \$120.00.

Referenced 2010 ADA Section:

216 Signs

216.1 General. Signs shall be provided in accordance with 216 and shall comply with 703.

Item #2 Toilet Room

Findings: The water supply and drain pipes under the sink are exposed.

Recommendation: The water supply and drain pipes beneath the sink should be covered.

Estimated Construction Cost: The estimated material cost to cover the exposed pipes is \$30.00. The labor to install the pipe covers is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00. Therefore, the material and labor estimated construction cost would be \$75.00.



Referenced 2010 ADA Section:

606 Lavatories and Sinks

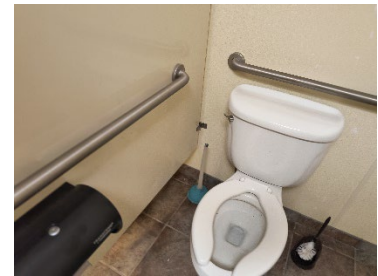
606.1 General. Lavatories and sinks shall comply with 606.

Item #3 Toilet Room

Findings: The flush control on the tank of the water closet is located on the closed (wall) side.

Recommendation: The tank on the water closet should be replaced with one that has a flush control on the open side.

Estimated Construction Cost: The estimated material cost for a new water closet tank is \$150.00. The labor to replace the water closet tank is estimated to be 1 hour at \$90.00 per hour⁴. Therefore, the material and labor estimated construction cost would be \$240.00.



Referenced 2010 ADA Section:

604 Water Closets and Toilet Compartments

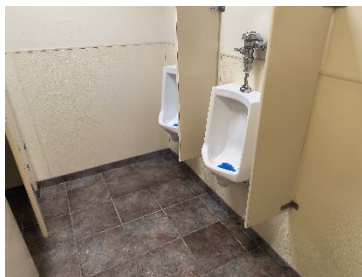
604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet...

Item #4: Toilet Room

Findings: Two urinals have been provided. Both urinals are located 25 inches above the floor.

Recommendation: One of the urinals should be relocated to have the top of the rim not more than 17 inches above the floor.

Estimated Construction Cost: The estimated material cost to relocate one of the urinals is \$1,000.00. The labor to relocate the urinal is estimated to be 14 hours³ at \$90.00 per hour⁴ for a labor cost of \$1,260.00. Therefore, the material and labor estimated construction cost would be \$2,260.00.



Referenced 2010 ADA Section:

605 Urinals

605.1 General. Urinals shall comply with 605.

605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13 ½ inches deep minimum measured from the outer face of the urinal rim to the back of the fixture.

605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.

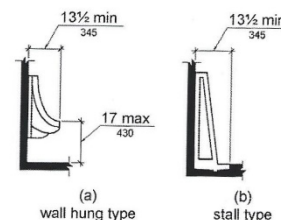


Figure 605.2
Height and Depth of Urinals

Item #5 Toilet Room

Findings: The measured height to the coat hook on the back of the toilet door is 61 inches above the floor.



Recommendation: The coat hook should be lowered to be not more than 48 inches above the floor.

Estimated Construction Cost: The labor to relocate the coat hook is estimated to be 1/2 hour³ at \$90.00 per hour⁴ for a labor cost of \$45.00.

Referenced 2010 ADA Section:

603 Toilet and Bathing Rooms

603.4 Coat Hooks and Shelves. Coats hooks shall be located within one of the reach ranges specified in 308.

Item #6: Doors, Doorways, and Gates

Findings: The measured force to open the door is 6.21 pounds.

Recommendation: The door closing mechanism should be adjusted to allow the door to be opened with a force less than 5 pounds.

Estimated Construction Cost: The labor to adjust the door mechanism is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section

404 Doors, Doorways, and Gates

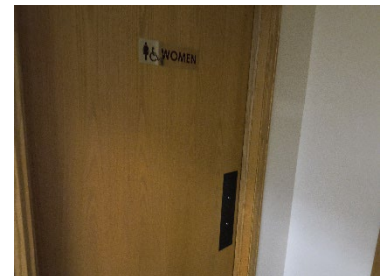
404.2.9 Door and Gate Opening Force. The force for pushing or pulling open an interior hinged doors and gates shall be 5 pounds maximum

Lower Level Women's Toilet Room

Item #1: Sign

Findings: The Women's room sign is located on the door.

Recommendation: A new sign with the International Symbol of Accessibility, braille, and raised tactile characters should be installed on the latch side of the door.



Estimated Construction Cost: The estimated material cost for a new ADA compliant sign is \$75.00. The labor to install the new sign is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00. Therefore, the material and labor estimated construction cost would be \$120.00.

Referenced 2010 ADA Section:

216 Signs

216.1 General. Signs shall be provided in accordance with 216 and shall comply with 703.

Item #2 Toilet Room

Findings: The water supply and drain pipes under the sink are exposed.

Recommendation: The water supply and drain pipes beneath the sink should be covered.

Estimated Construction Cost: The estimated material cost to cover the exposed pipes is \$30.00. The labor to install the pipe covers is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00. Therefore, the material and labor estimated construction cost would be \$75.00.



Referenced 2010 ADA Section:

606 Lavatories and Sinks

606.1 General. Lavatories and sinks shall comply with 606.

Item #3 Toilet Room

Findings: The measured height to the coat hook on the back of the toilet door is 61 inches above the floor.

Recommendation: The coat hook should be lowered to be not more than 48 inches above the floor.

Estimated Construction Cost: The labor to relocate the coat hook is estimated to be 1/2 hour³ at \$90.00 per hour⁴ for a labor cost of \$45.00.



Referenced 2010 ADA Section:

603 Toilet and Bathing Rooms

603.4 Coat Hooks and Shelves. Coats hooks shall be located within one of the reach ranges specified in 308.

Item #4: Doors, Doorways, and Gates

Findings: *The measured force to open the door is 6.3 pounds.*

Recommendation: *The door closing mechanism should be adjusted to allow the door to be opened with a force less than 5 pounds.*

Estimated Construction Cost: *The labor to adjust the door mechanism is estimated to be 1/2 hour at \$90.00 per hour⁴ for a labor cost of \$45.00.*



Referenced 2010 ADA Section

404 Doors, Doorways, and Gates

404.2.9 Door and Gate Opening Force. The force for pushing or pulling open an interior hinged doors and gates shall be 5 pounds maximum

Golf Facilities

Referenced 2010 ADA Section

238 Golf Facilities

238.1 General. Golf facilities shall comply with 238

238.2 Golf Courses. Golf Courses shall comply with 238.2.

238.2.1 Teeing Grounds. Where one teeing ground is provided for a hole, the teeing ground shall be designed and constructed so that a golf car can enter and exit the teeing ground. Where two teeing grounds are provided for a hole, the forward teeing ground shall be designed and constructed so that a golf car can enter and exit the teeing ground. Where three or more teeing grounds are provided for a hole, at least two teeing grounds, including the forward teeing ground, shall be designed and constructed so that a golf car can enter and exit each teeing ground.

EXCEPITON: In existing golf courses, the forward teeing ground shall not be required to be one of the teeing grounds on a hole designed and constructed so that a golf car can enter and exit the teeing ground where compliance is not feasible due to terrain.

Findings: *The tee grounds appear to be in compliance.*

Recommendation: *None*

Estimated Construction Cost: *None*

238.2.2 Putting Greens. Putting greens shall be designed and constructed so that a golf car can enter and exit the putting green

Findings: *The putting green appears to be in compliance.*

Recommendation: *None*

Estimated Construction Cost: *None*

238.2.3 Weather Shelters. Where provided, weather shelters shall be designed and constructed so that a golf car can enter and exit the weather shelter and shall comply with 1006.4.

Findings: *The two (2) weather shelters provided allow for golf cars to enter and exit.*

Recommendation: *None*

Estimated Construction Cost: *None*



238.2 Practice Putting Greens, Practice Teeing Grounds, and Teeing Stations at Driving Ranges. At least 5 percent, but no fewer than one, of the practice putting greens, practice teeing grounds, and teeing stations at driving ranges shall be designed and constructed so that a golf car can enter and exit the practice putting greens, practice teeing grounds, and teeing stations at driving ranges.

Findings: *It appears that at least 5 percent of the practice putting greens, practice teeing grounds, and teeing stations at driving ranges allow for the entry and exit of golf cars.*

Recommendation: *None*

Estimated Construction Cost: *None*

1006 Golf Facilities

1006.1 General. Golf facilities shall comply with 1006.

1006.2 Accessible Routes. Accessible routes serving teeing grounds, practice teeing grounds, putting greens, practice putting greens, teeing stations at driving ranges, course weather shelters, golf car rental areas, bag drop areas, and course toilet rooms shall comply with Chapter 4 and shall be 48 inches wide minimum.

Findings: *It appears that accessible routes have been provided.*

Recommendation: *None*

Estimated Construction Cost: *None*



1006.3 Golf Car Passages. Golf car passages shall comply with 1006.3.

1006.3.1 Clear Width. The clear width of golf car passages shall be 48 inches minimum.

Findings: *The golf car passages that are paved appear to exceed 48 inches in width.*

Recommendation: *None*

Estimated Construction Cost: *None*

1006.3.2 Barriers. Where curbs or other constructed barriers prevent golf cars from entering a fairway, openings 60 inches wide minimum shall be provided at intervals not to exceed 75 yards.

Findings: *No curbs or other constructed barriers were observed.*

Recommendation: *None*

Estimated Construction Cost: *None*

1006.4 Weather Shelters. A clear floor or ground space 60 inches minimum by 96 inches minimum shall be provided within weather shelters.

Findings: *Clear floor space has been provided within the weather shelters.*

Recommendation: *None*

Estimated Construction Cost: *None*



REFERENCES

1. *2010 ADA Standards for Accessible Design*, September 15, 2010, Department of Justice.
2. *Checklist for Existing Facilities*, copyright 1995 by Adaptive Environments Center, Inc. & Barrier Free Environments, Inc.
3. *Means ADA Compliance Pricing Guide, 2nd Edition*, copyright 2004 by RSMeans, 700 Longwater Drive, Norwell, MA 02061.
4. *Construction Worker Salaries in Missouri*, copyright 2025 by INDEED Job Search website. (Base rate = \$30.00/hour with overhead multiplication rate of 3.0; billing rate = \$90.00/hour.)