



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

CABIN DONOR/ADOPTION PROGRAM

as of June 21, 2022



Our Cabin Donation/Adoption Program

The YMCA of the Rockies offers a unique environment for families to gather, have unifying experiences and build strong relationships. For our many members, who refer to the Estes Park Center and Snow Mountain Ranch as their *"home away from home"* we offer our cabin donation/adoption program.

Every cabin at the Estes Park Center and Snow Mountain Ranch has been donated by our members. These donations allow us to keep facilities up-to-date with the building standards of the YMCA of the Rockies. It also ensures that other families can come together and experience this unique and beautiful place. The contribution of cabins helps change lives as together we honor our Mission which puts Christian principles into practice through programs, staff and facilities in an environment that builds healthy spirit, mind and body for all.

Donor Benefits

We believe that the donation or adoption of a cabin at the YMCA of the Rockies is one of the greatest gifts you can give to your family and to others. There are many benefits to the donor, including:

- Donors and members of their immediate family/friends have first priority in making reservations, thus securing first choices on dates year-round.
- Donors may receive tax benefits by donating a cabin to the YMCA of the Rockies, a 501(c)(3) charity. Please consult your financial advisor to determine your tax benefits.
- The cabin remains the property of the YMCA of the Rockies at all times and is fully maintained so it is always ready for your family to enjoy.
- Once a cabin donation is made, donors are not required to pay additional fees such as maintenance, taxes or insurance for the duration of their cabin donor agreement.
- Donors enable all families to share the joy of the YMCA of the Rockies by helping to keep our cabins affordable and upgraded to current Y standards.
- The immediate family members of donors (parents and/or children) can be listed on your donation agreement and will continue to enjoy the family's full priority benefit from your cabin donation/adoption for the term of your agreement.

A Variety of Options to Choose From

We have designed our cabin donation/adoption program to provide a wide variety of options for families to choose from. These options include:

- A cabin at the Estes Park Center or at Snow Mountain Ranch
- The location of the cabin within our inventory of available sites
- The size of the cabin within our inventory of available cabins
- Donation of a new cabin or adoption of an existing cabin
- A traditional single-family or a dual-family donation/adoption arrangement
- Donation through immediate settlement or extended payments
- Funding through cash or appreciated securities

Donation of a New Cabin

Both Snow Mountain Ranch and the Estes Park Center are developing a limited number of building sites that will be available for new cabin construction. The sites will be chosen for their beautiful locations and scenic views. The cost of the cabins varies based upon the number of bedrooms and sites available. We have floor plans for two, three, and four-bedroom cabins that we would be happy to show you. Your family will enjoy this cabin for 25 years. Visit us and tour these beautiful building sites.

Adoption of an Existing Cabin

Existing cabins – in need of renovation – are available at both the Estes Park Center and Snow Mountain Ranch. Renovation costs are based on upgrading the cabin to current YMCA of the Rockies standards, and are determined by the cabin's square footage and needs. Contributed funds pay for major renovations to meet today's demands for increased safety and comfort. The length of the priority reservation period is for 25 years for the donor and their immediate family, unless the cabin is a part of a "Special Pricing" program. Cabins currently available for adoption are available in our Cabin Donor Flyer. Please call us to discuss future adoption opportunities.

**PLEASE ALLOW US TO SHOW YOU A RECENTLY ADOPTED AND/OR A REMODELED CABIN
OR OUR BEAUTIFUL LOCATIONS FOR NEW CABIN DONATIONS!**

Traditional Single-Family Donation/Adoption

Our traditional model for cabin donation/adoption involves a single family that makes the contribution to build a new cabin or adopt an existing cabin. In this case, the single family makes the entire donation and is granted the exclusive priority for renting the cabin throughout the entire year. It is also possible for multiple members of the same family and/or friends to contribute toward a cabin adoption or donation.

Dual-Family Donation/Adoption

We also offer a dual family option for cabin donation/adoption. This option involves two different families who usually do not know one another sharing the donation/adoption for a single cabin. In this case, each family pays a portion of the donation and receives six months of priority reservations in their cabin. Though priority sharing options are numerous, one example might be:

- Donor Family A will have priority to rent their cabin for the even months in the even years (the months of February; April; June; August; October and December in even numbered years) and the odd months in the odd years (the months of January, March, May, July, September, November in the odd numbered years).

- Donor Family B will have priority to rent their cabin for the even months in the odd years (February; April; June; August; October and December in odd numbered years) and the odd months in the even years (January, March, May, July, September, November in the even numbered years).

NOTES: Construction of new cabins and remodeling of existing cabins does not proceed until a specific cabin has both Donor Family A and Donor Family B commitments for donations on the cabin. If a “summer only” cabin is adopted, that particular cabin is available approximately May 25 - September 15; however, priority reservations for either family are available in a similar year-round cabin during the remainder of the year. Please inquire for further details.

Immediate Settlement

The majority of our cabin donations are made in the form of immediate settlement. By this we mean that the donor will make half of the required donation no later than September 1st of the year they donate/adopt the cabin and the other half of the required donation in January or February of the following year. This allows the donor to spread the donation between two different tax years.

Extended Payments

We also offer donors the option to spread the payment of their donation over a three-year period. Our cost of capital is imputed in this extended payment plan. This allows the donor to spread the donation over an extended period at a nominal additional cost while immediately beginning to enjoy their cabin as soon as it is completed. For example:

Sample Three-year extended payment option:

- **Pay initial deposit on cabin – the deposit amount is typically equal to the amount of the priority payment that is due**
- 1/3 paid to the YMCA before commitment to the contractor by September 1st of the construction year (Year 1)
- 1/3 paid to the YMCA in January or February of the construction year (Year 2)
- **Add 3% to the remaining 1/3 balance after deposit, first and second payments are made**
- Remaining balance received in January or February of the year after construction (Year 3)

Funding Through Cash

The most common way for Cabin Donors to fund their commitment is by sending a cash or check payment to the YMCA of the Rockies.

Funding Through Appreciated Securities

Another good option is to give marketable securities to the YMCA of the Rockies in the amount of the commitment. If these marketable securities are appreciated, the Cabin Donor may avoid the capital gains tax by giving the securities directly to the YMCA of the Rockies. If you have questions about funding options, please contact our Chief Financial Officer for assistance.

Funding Through Donor-Designated Funds or Family Foundations

Funds which have been donated into a charitable donation account may be used for designated gifts to a 501(c) charitable organization such as the YMCA of the Rockies. We would be happy to discuss possibilities for participation in the Cabin Donation/Adoption Program at the YMCA of the Rockies through designation of these funds. Please note: these types of funds can be used ONLY for the charitable donation portion of the cabin adoption/donation. Priority payments and/or pre-paid rent amounts may NOT be paid through donor-designated funds or family donations.

Prepaid Rent Option Available at SMR

A new cabin donor may opt to allocate up to 80% of the adoption fee into a prepaid rent account. Snow Mountain Ranch would deduct from your prepaid rent account every time you stay. (Pre-paid rent is not tax-deductible.) You may use your prepaid rent for lodging at Snow Mountain Ranch or at the Estes Park Center, which means you could reserve a yurt or another cabin or lodge room and pay with your prepaid rent account if you so desire. More information is available upon request.

Other Important Information:

In conjunction with our cabin donation/adoption program, there is some important additional information we want to share with you, including:

- Your membership helps support our Mission and programming. The YMCA of the Rockies requires our Cabin Donors to become members of our Association and to maintain that membership during the cabin priority period. One advantage of membership with the YMCA of the Rockies is members receive a lower nightly rental rate than guests who are non-members. Membership in the YMCA of the Rockies is \$250/year or \$600/three-year membership.
- Donors pay the current rental rate at the time when their cabin reservation is made. Rental rate increases over the priority benefit period apply to the cabin donors as well as the general public.
- A portion of your donation is allocated towards the value of your priority benefit, and as a result, is not considered to be a tax-deductible donation. The amount of this priority benefit varies depending on the type of donation/adoption you choose. For a traditional single-family adoption for a twenty-five-year priority period, the amount of your non-tax-deductible priority benefit is \$9,375.00. For a dual-family adoption, the amount of your priority benefit is \$4,687.50 per family. For "Special Pricing" cabin adoptions with 12-year adoption periods, the priority benefit is prorated per years of the adoption period and the non-tax-deductible priority benefit amount is \$4,687.50.
- The amount required to donate/adopt an available cabin is adjusted periodically to reflect the increase in construction costs. Prior to the cabin donation/adoption agreement, all information is subject to change as cabins are adopted or prices are revised.
- An initial deposit is required when a donor agrees to adopt a cabin. Typically, the deposit amount is equal to the amount of the priority payment due. Until the deposit is paid, a cabin is considered still available to other donors. Once a deposit is paid, the donor commitment begins toward the full adoption of the cabin.
- Donations are arranged through a standard donation/adoption agreement between the YMCA of the Rockies and the cabin donor(s). A sample of this simple agreement is available for your review upon request. Customized Addendums are prepared for each cabin listing options chosen related to each cabin adoption. Addendum items (both tax-deductible and non-tax-deductible items) are due before occupancy of the remodeled cabin.
- A small cost for financial development is included in the donation made to donate or adopt a cabin.
- Most cabin construction and remodeling are done in the winter at the Estes Park Center. Due to building permit requirements, the final cut-off date for agreements for winter construction is due no later than September 1st of each year. Agreements completed after that date may result in construction being delayed until the following fall. For construction timelines at Snow Mountain Ranch, please contact Gretchen Bergen.
- Wi-fi installation is included in all cabin adoptions and donations.
- In most instances, donors are allowed to rename a cabin, with final approval of the President/CEO of the YMCA of the Rockies.
- Cabin priority for reservations applies only to the cabin that is adopted or donated. Reservations can be made under membership priority at either center and for additional cabin/lodge room reservations; however, cabin priority for reservations applies only to the cabin that is adopted or donated.

Contact Information

There are many staff available to assist you with cabin donation/adoption information. Please feel free to contact any of the following for a property tour of available cabins and building sites:

- Jeff Mabry, Director of Philanthropy – Estes Park Center, work: 970-586-3341 x 1325 OR cell: 970-914-3181
- Shannon Jones, General Manager for the Estes Park Center, 970-586-3341 x 1000
- Joshua Huggett, General Manager for Snow Mountain Ranch, Cell: 970-502-7875
- Gretchen Bergen, Philanthropy Director, Snow Mountain Ranch, 970-887-2152, X 4268 OR cell: 970-531-8465
- Carrie Rossman, Vice President of Association Advancement, 970-586-4444

For online information, please visit our website: www.ymcarockies.org/cabindonor;

OR to obtain additional information about the YMCA of the Rockies: www.ymcarockies.org