

Revenue and Expense Budget for 60 acre Property

Pay Dues on 31 Lots

	8/1/2019		KPOA Maintains Rd with 1 Home Under Construction																				Totals	
	Construction	Warranty	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		2042
Income																								
Platted Lots/Year	-		1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	39
Cumulative Platted Lots Less Homes Occupied			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	19	
Lot Dues/Year	\$ -	\$ -	\$ 930	\$ 1,860	\$ 2,790	\$ 3,720	\$ 4,650	\$ 5,580	\$ 6,510	\$ 7,440	\$ 8,370	\$ 9,300	\$ 10,230	\$ 11,160	\$ 12,090	\$ 13,020	\$ 13,950	\$ 14,880	\$ 15,810	\$ 16,740	\$ 17,670	\$ 18,600	\$ 19,530	\$ 20,460
Homes Occupied/Year			1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	20
Cumulative Home Occupied			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	20	
Home Dues/Year	\$ -	\$ -	\$ -	\$ 1,240	\$ 2,480	\$ 3,720	\$ 4,960	\$ 6,200	\$ 7,440	\$ 8,680	\$ 9,920	\$ 11,160	\$ 12,400	\$ 13,640	\$ 14,880	\$ 16,120	\$ 17,360	\$ 18,600	\$ 19,840	\$ 21,080	\$ 22,320	\$ 23,560	\$ 24,800	
KEI pays \$15,000	\$ 15,000																							
KEI pays \$15,000 upon Rd acceptance		\$ 15,000																						
KEI/Lot owners pay dues for 31 lots			\$ 27,900	\$ 26,040	\$ 24,180	\$ 22,320	\$ 20,460	\$ 18,600	\$ 16,740	\$ 14,880	\$ 13,020	\$ 11,160	\$ 9,300	\$ 7,440	\$ 5,580	\$ 3,720	\$ 1,860	\$ -						223,200
Total Income/Year	\$ 15,000	\$ 15,000	\$ 28,830	\$ 29,140	\$ 29,450	\$ 29,760	\$ 30,070	\$ 30,380	\$ 30,690	\$ 31,000	\$ 31,310	\$ 31,620	\$ 31,930	\$ 32,240	\$ 32,550	\$ 32,860	\$ 33,170	\$ 33,480	\$ 33,790	\$ 34,100	\$ 34,410	\$ 34,720	\$ 35,030	\$ 35,340
Expenses																								
Security/Year	Note 3		\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523	\$ 18,523
Additional Auto mileage (gasoline)	Note 3		\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154	\$ 154
Gate Capital Cost																								
Gate Maintenance/Year	Note 1		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Road Reserves/Year	Note 2		\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750	\$ 6,750
Asphalt Patching/Year	Note 2		\$ -	\$ -	\$ -	\$ -	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388	\$ 388
Stripping	Note 2		\$ -	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900	\$ 900
Mowing R-W/Year	Note 2		\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Storm Expense/Year	Note 2		\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000
Leaf Removal/Year	Note 2		\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
Canopy Control/Year	Note 2		\$ -	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295
Insurance/Year			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garbage Service/Year	Note 1		\$ -	\$ 131	\$ 262	\$ 393	\$ 524	\$ 655	\$ 786	\$ 917	\$ 1,048	\$ 1,179	\$ 1,310	\$ 1,441	\$ 1,572	\$ 1,703	\$ 1,834	\$ 1,965	\$ 2,096	\$ 2,227	\$ 2,358	\$ 2,489	\$ 2,620	\$ 2,751
Signage/Year	Note 2		\$ -	\$ -	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125
Total Expenses/Year			\$ 29,927	\$ 30,058	\$ 31,089	\$ 30,320	\$ 30,964	\$ 31,995	\$ 31,226	\$ 31,357	\$ 32,388	\$ 32,914	\$ 33,332	\$ 34,363	\$ 33,594	\$ 33,725	\$ 34,756	\$ 33,987	\$ 34,118	\$ 35,149	\$ 34,380	\$ 34,511	\$ 35,542	\$ 34,773
Net Income/(Loss)			\$ 30,000	(\$1,097)	(\$918)	(\$1,639)	(\$560)	(\$894)	(\$1,615)	(\$536)	(\$357)	(\$1,078)	(\$1,294)	(\$1,402)	(\$2,123)	(\$1,044)	(\$865)	(\$1,586)	(\$507)	1,532	2,671	5,610	7,649	6,928
Cumulative			\$ 30,000	\$ 28,903	\$ 27,985	\$ 26,346	\$ 25,786	\$ 24,892	\$ 23,278	\$ 22,742	\$ 22,385	\$ 21,307	\$ 20,013	\$ 18,611	\$ 16,488	\$ 15,444	\$ 14,579	\$ 12,993	\$ 12,486	\$ 14,019	\$ 16,690	\$ 22,300	\$ 29,949	\$ 36,877
Lot Dues/Year			\$ 930																					
Home Dues/Year			\$ 1,240																					
Note 1	Per Doug Moe Budget																							
Note 2	Per Andy Clapper Budget																							
Note 3	Bring 1 part time officer to full time +20 Hrs/Wk, then allocate at 5% of community, like roads.																							
Note 4	Gasoline- 2.5 new trips/day=5 miles/day/30mpgX365X\$2.53/gal \$ 154																							
Assumptions																								
Lots Platted	2 per year like Hollybrook Sales																							
Homes Occupied	1 per year like Hollybrook Sales																							
KPOA Road Acceptance Date	End of second year.																							
	<u>2019 Budget</u>	<u>Per Notes</u>																						
Add 20 Hrs/Wk to Security /Year	\$370,460	\$18,523	Note 3																					
Gates Maintenance/Year	\$2,000	\$2,000	Note 1																					
Road Reserves/Year	\$74,600	\$6,750	Note 2																					
Culvert Reserves/Year			Probably needs a budget #																					
Mowing R-W/Year	\$25,000	\$1,190	Note 2																					
Storm Expense/Year	\$40,000	\$1,905	Note 3																					
Leaf Removal/Year	\$20,000	\$952	Note 4																					
Canopy Control/Year	\$25,900	\$1,233	Note 5																					
Insurance/Year			Cost for new gate insurance?																					
Garbage Service/Year	\$131	\$131	Note 1																					
Signage/Year	\$2,500	\$125	Note 2																					
Miles of Roads with new road	21																							