

Revenue and Expense Budget for 60 acre Property

	8/1/2019		KPOA Maintains Rd with 1 Home Under Construction																				First Positive Year				2042	Totals	
	Construction	Warranty	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041							
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	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	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	\$ 21,390	\$ 22,320	\$ 23,250		
Homes Occupied/Year			1	1	1	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	19					
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	\$ 26,040	\$ 27,280	\$ 28,520	\$ 29,760		
KEI pays \$15,000	\$ 15,000																												
KEI pays \$15,000 upon Rd acceptance		\$ 15,000																											
KEI/Lot owners pay dues for 15 lots			\$ 13,020	\$ 11,160	\$ 9,300	\$ 7,440	\$ 5,580	\$ 3,720	\$ 1,860	\$ -																	52,080		
Total Income/Year	\$ 15,000	\$ 15,000	\$ 13,950	\$ 14,260	\$ 14,570	\$ 14,880	\$ 15,190	\$ 15,500	\$ 15,810	\$ 16,120	\$ 16,430	\$ 16,740	\$ 17,050	\$ 17,360	\$ 17,670	\$ 17,980	\$ 18,290	\$ 18,600	\$ 18,910	\$ 19,220	\$ 19,530	\$ 19,840	\$ 20,150	\$ 20,460	\$ 20,770	\$ 21,080	\$ 21,390		
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	\$ 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	\$ 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	\$ 6,750	\$ 6,750	\$ 6,750		
Asphalt Patching/Year	Note 2		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
Striping	Note 2		\$ 900	\$ 900	\$ 900	\$ 900	\$ 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	\$ 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	\$ 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	\$ 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	\$ 1,295	\$ 1,295	\$ 1,295	\$ 1,295		
Insurance/Year	Note 1		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
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	\$ 2,882	\$ 3,013		
Signage/Year	Note 2		\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 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	\$ 35,804	\$ 34,935	\$ 35,966		
Net Income/(Loss)		\$ 30,000	(\$15,977)	(\$15,798)	(\$16,519)	(\$15,440)	(\$15,774)	(\$16,495)	(\$15,416)	(\$15,237)	(\$14,098)	(\$12,454)	(\$10,702)	(\$9,563)	(\$6,624)	(\$4,585)	(\$3,446)	(\$507)	\$ 1,532	\$ 2,671	\$ 5,610	\$ 7,649	\$ 9,688	\$ 11,727	\$ 13,766	\$ 15,805			
Cumulative		\$ 30,000	\$ 14,023	(\$1,775)	(\$18,294)	(\$33,734)	(\$49,508)	(\$66,002)	(\$81,418)	(\$96,655)	(\$110,753)	(\$123,207)	(\$133,909)	(\$143,472)	(\$150,096)	(\$154,681)	(\$158,127)	(\$158,634)	(\$157,101)	(\$154,430)	(\$148,820)	(\$141,171)	(\$134,243)	(\$126,514)	(\$117,785)	(\$108,056)	(\$97,327)		
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.																												
	2019 Budget	Per Notes																											
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