

REVENUE & EXPENSE SUMMARY REVENUE & EXPENSE SUMMARY

		2022 PLAN @\$60	2022 ACTUAL @\$60	2023 DRAFT @\$60	2023 ACTUAL @\$64	2024 DRAFT @\$68	2024 ACTUAL @\$68
REVENUE							
4010	MONTHLY DUES*	3407	3407	3407	3643	3897	3897
4011	LATE CHARGES/FINES/OTHER FEES	10	4	10	7	15	15
4012	TRANS/REFI FEE	20	18	20	20	75	75
4026	COMMUNITY IMPACT FEE (NEW HOME)					56	56
4019	RESERVE BUY IN (NEW HOME)					56	56
4030	COVENANT VIOLATION FINES	3	5	3	3	5	5
4031	INTEREST REVENUE	4	2	10	10	23	23
4033	CABLE T.V. & T-MOBILE	56	57	58	60	62	62
4034	ADVERTISING: NEWSPAPER	137	140	140	140	146	146
4035	LEGAL COLLECTIONS	12	15	12	13	0	0
4052	OPEN SPACE REVENUE	3	6	6	6	6	6
		3652	3654	3666	3902	4341	4341
	EQ OPERATIONS REVENUE	534	577	720	691	916	916
	EQ RIDING SCHOOL REVENUE	116	140	151	151	158	158
	SUB TOTAL	650	717	871	842	1074	1074
	TOTAL REVENUE	4302	4371	4537	4744	5415	5415

EXPENSES & RESERVES

	GENERAL OPERATIONS	529	550	598	607	736	736
	LIFE AT KEN-CARYL NEWSPAPER	127	132	133	134	146	146
	OPERATIONS AND MAINTENANCE	1573	1549	1584	1766	1832	1832
	ADMINISTRATION	284	275	326	332	471	471
	OPEN SPACE	702	691	758	796	831	831
	RESERVE REPLACEMENT FUNDING	258	258	267	267	275	275
	ONE-TIME PROJECTS	178	161	0	0	50	50
	SUB TOTAL	3651	3616	3666	3902	4341	4341
	EQUESTRIAN OPERATIONS	527	644	690	691	916	916
	EQUESTRIAN RIDING SCHOOL	123	125	130	151	158	158
	SUB TOTAL	650	769	820	842	1074	1074
	TOTAL EXPENSES	4301	4385	4486	4744	5415	5415
	TOTAL EXPENSES & RESERVE	4301	4385	4486	4744	5415	5415
	NET INCOME (LOSS)	1	-14	51	0	0	0

2022 RESIDENTIAL DUES @\$60/MONTH, APARTMENTS @\$48/MONTH AND COMMERCIAL PROPERTY @\$44/MONTH/ACRE

2023 RESIDENTIAL DUES @\$64/MONTH, APARTMENTS @\$52/MONTH AND COMMERCIAL PROPERTY @\$48/MONTH/ACRE

2024 RESIDENTIAL DUES @ \$68/MONTH, APARTMENTS @\$56/MONTH AND COMMERCIAL PROPERTY @\$52/MONTH/ACRE

* Dollars in thousands

GENERAL OPERATIONS

GENERAL OPERATIONS

		2020	2021	2022	2022	2023	2024		
		ACTUAL	ACTUAL	PLAN	ESTIMATE	DRAFT	2023 PLAN	DRAFT @	2024 PLAN
								\$68	
5500	WAGES/SALARIES	127	150	143	148	183	168	234	234
5501	RECEPTIONISTS	23	16	12	13	13	15	14	14
5506	PAYROLL TAXES	10	12	11	13	15	14	19	19
5507	EMPLOYEE BENEFITS	12	22	20	22	23	17	23	23
5510	RETIREMENT PLAN	7	5	8	7	9	9	12	12
5520	OFFICE SUPPLIES	4	4	4	3	4	2	4	4
5525	TELEPHONE	10	10	10	9	10	9	10	10
5530	POSTAGE	5	4	3	3	3	4	5	5
5535	INSURANCE	145	159	207	207	213	239	268	268
5539	LEGAL/COVENANTS	2	1	0	0	0	0	0	0
5540	LEGAL/GENERAL	4	11	13	15	15	15	17	17
5542	CONSULTANT	8	5	6	7	7	7	12	12
5546	AUDIT	10	10	11	11	11	17	16	16
5555	WEBSITE/ELECTRONIC COMMS	4	5	6	7	7	7	9	9
5565	PRINTING/COPYING	4	6	5	5	5	5	6	6
5568	PUBLIC INFO	1	3	2	2	2	2	3	3
5570	COMPUTER SERVICE/SUPPLIES	40	36	41	50	50	51	56	56
5590	ARCHITECTURAL CONSULTANT	11	11	12	12	12	11	12	12
5599	SPECIAL EVENTS	3	5	15	16	16	15	16	16
	TOTAL GENERAL OPS	430	475	529	550	598	607	736	736

LIFE AT KEN-CARYL

5567	NEWSPAPER	107	117	127	132	133	134	146	146
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OPERATIONS & MAINTENANCE

OPERATIONS & MAINTENANCE

		2020	2021	2022	2022	2023	2023	2024	
		ACTUAL	ACTUAL	PLAN	ESTIMATE	DRAFT	PLAN	DRAFT	2024
								@\$68	PLAN
5306	ASPHALT PATH REPAIRS	2	0	2	2	2	2	2	2
5313	SIGNAGE	4	3	5	6	6	6	85	85
5314	STREETLIGHTS	27	26	28	29	29	29	32	32
5315	TRASH AND RECYCLING SERVICE	659	693	712	712	733	733	669	669
5317	HISTORICAL SOCIETY COMMITTEE	1	11	12	12	12	12	15	15
5319	FIREWISE & FIREWISE MITIGATION	0	0	2	2	2	22	125	125
5320	FACILITIES MAINT/UTILITIES	56	76	95	95	99	99	103	103
5327	IRRIGATION REPLACEMENT	58	100	100	100	100	100	50	50
5328	DRAINAGE IMPROVEMENTS	0	50	150	150	125	100	50	50
5332	SNOW REMOVAL	2	0	6	6	6	5	0	0
5333	TREES	11	11	50	50	55	52	45	45
5345	SECURITY	4	18	21	23	22	21	25	25
5346	CONCRETE REPAIRS	15	16	17	17	18	17	18	18
5353	KCRMA 50th ANNIVERSARY							10	10
5594	MEDIAN ENHANCEMENT							15	15
5866	CONTINGENCY	9	15	20	20	25	20	25	25
5945	WATER BILL	342	325	353	325	350	368	383	383
5975	FENCES					0	180	180	180
	TOTAL	1190	1344	1573	1549	1584	1766	1832	1832

ADMINISTRATION

ADMINISTRATION

		2020	2021	2022	2022	2023	2023	2024	2024
		ACTUAL	ACTUAL	PLAN	ESTIMATE	DRAFT	PLAN	DRAFT	PLAN
								@\$68	
5600	WAGES/SALARIES	153	150	172	175	202	216	326	326
5606	PAYROLL TAXES	17	12	15	14	16	17	23	23
5607	EMPLOYEE BENEFITS	2	3	4	3	16	15	20	20
5610	RETIREMENT PLAN	5	10	8	9	12	10	14	14
5615	EMPLOYEE EXPENSES	4	7	7	7	8	7	9	9
5616	MEETING EXPENSES	2	5	5	5	5	5	6	6
5617	ELECTION/ANNUAL MEETING	4	3	5	3	4	4	4	4
5618	EMPLOYEE EDUCATION	1	0	2	1	2	2	3	3
5621	BOARD EXPENSES	3	4	4	4	4	4	4	4
5622	EMPLOYEE BONUSES	24	24	25	25	26	25	35	35
5645	LEGAL/DELINQUENCIES	11	7	25	21	20	17	17	17
5650	DUES, FEES, SUBSCRIPTIONS	1	0	4	5	5	5	5	5
5670	DUES WRITE OFF	5	0	8	3	6	5	5	5
	TOTAL	232	225	284	275	326	332	471	471

EQUESTRIAN

EQUESTRIAN

Equestrian Revenue		2020	2021	2022	2022	2023	2023	2024	2024
		ACTUAL	ACTUAL	PLAN	ESTIMATE	DRAFT	PLAN	DRAFT	PLAN
4015	EQC BOARDING REVENUE	476	488	505	546	687	658	754	754
4016	EQC ARENA/BEDDING/HAY FEES	25	27	29	31	33	33	162	162
4018	EQC RIDING SCHOOL REV	63	82	69	87	93	93	95	95
4020	EQC HORSE LEASE	31	33	32	34	38	38	38	38
4022	EQC CAMP TUITION	14	17	15	19	20	20	25	25
	TOTAL EQUESTRIAN REVENUE	609	647	650	717	871	842	1074	1074

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Equestrian Operations Expenses		2020	2021	2022	2022	2023	2023	2024	2024
		ACTUAL	ACTUAL	PLAN	ESTIMATE	DRAFT	PLAN	DRAFT	PLAN
5700	FACILITY MAINTENANCE & MISC.	13	14	19	22	30	30	43	43
5701	EQUIP. MAINTENANCE	13	26	8	8	25	25	26	26
5702	FEED/GRAIN	153	167	150	195	192	192	0	0
5703	BEDDING	29	36	26	28	30	34	50	50
5704	SHAVINGS PICKUP	20	16	25	26	31	31	31	31
5705	SALARIES/WAGES	168	171	182	235	230	230	324	324
5706	PAYROLL TAXES	14	14	15	15	20	20	30	30
5707	EMPLOYEE BENEFITS	1	1	4	18	20	20	25	25
5708	RETIREMENT	6	6	6	6	8	8	16	16
5710	SPECIAL EVENTS	0	0	1	1	2	2	2	2
5712	INSURANCE	14	14	21	20	22	22	25	25
5714	EQC OFFICE SUPPLIES	0	0	0	0	2	0	1	1
5718	UTILITIES	21	23	20	20	23	23	26	26
5720	EQC FUEL							1	1
5722	PIPE PEN SAND	3	7	5	5	6	5	7	7
5724	FOOTING REPLACEMENT	30	30	30	30	32	32	29	29
5725	EQC HAY FEED							220	220
5726	EQC GRAIN FEED							40	40
7004	RESERVES CONTRIBUTION	15	15	15	15	17	17	20	20
	TOTAL EQUESTRIAN OPS EXPENSES	500	540	527	644	690	691	916	916

Replaces 5702
Replaces 5702

Equestrian Riding School Expenses		2020	2021	2022	2022	2023	2023	2024	2024
		ACTUAL	ACTUAL	PLAN	ESTIMATE	DRAFT	PLAN	DRAFT	PLAN
6102	SCHOOL HORSE FEED	28	26	30	30	29	32	36	36
6103	FACILITY MAINTENANCE	9	9	9	9	9	9	10	10
6105	WAGES/INSTRUCTORS	56	62	54	57	60	65	68	68
6106	PAYROLL TAXES	5	6	5	5	5	6	7	7
6112	INSURANCE	4	7	8	8	8	8	10	10
6113	HORSE PURCHASE	0	2	1	2	6	15	10	10
6114	MISCELLANEOUS SUPPLIES	2	1	3	2	2	2	2	2
6116	VET/SHOEING	6	9	13	12	11	14	15	15
	TOTAL RIDING SCHOOL EXPENSES	110	122	123	125	130	151	158	158

	TOTAL EQUESTRIAN EXPENSES	610	662	650	769	820	842	1074	1074
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Footnotes/Assumptions:

increase in NRF to \$68

4015 includes board turnout

4016 includes hay surcharge, trailer, NRF

EQUESTRIAN

increase all board at per horse levels

OPEN SPACE

OPEN SPACE

		2020	2021	2022	2022	2023	2023	2024	2024
		ACTUAL	ACTUAL	PLAN	ESTIMATE	DRAFT	PLAN	DRAFT@	PLAN
								\$68	
5901	PAYROLL TAXES	28	33	35	35	37	41	43	43
5902	EMPLOYEE BENEFITS	23	19	21	21	22	22	26	26
5903	RETIREMENT	9	28	22	22	23	23	24	24
5905	VEHICLE MAINTENANCE	10	11	12	12	12	12	12	12
5906	CONTRACT WEED CONTROL	29	27	28	28	28	28	28	28
5907	CONTRACT 2-TRACK TRAIL MAINT.	15	13	15	15	20	20	23	23
5910	CONTRACT TRAIL MAINTENANCE	19	19	25	25	25	25	25	25
5913	OPEN SPACE SUPPLIES	32	29	30	28	30	30	27	27
5914	UNIFORMS	4	4	4	4	4	4	4	4
5915	VOLUNTEER SUPPORT	1	1	2	2	3	3	4	4
5916	SIGNAGE	12	8	10	5	8	8	8	8
5918	FUEL	5	8	8	8	8	8	9	9
5920	FOREST MANAGEMENT	4	6	10	10	20	18	20	20
5922	TRAINING	0	2	4	5	5	5	6	6
5924	SURVEY WORK & EASEMENTS	16	0	10	3	5	5	5	5
5929	EQUIPMENT	17	15	16	16	16	16	12	12
5930	WAGES - PATROL/WILDLIFE/BOUNDARIES	125	126	168	152	178	183	190	190
5931	WAGES - MAINTENANCE & VEGETATION	134	140	139	160	160	190	198	198
5934	WAGES - TRAIL MAINTENANCE & CONSTR	7	14	17	12	18	18	19	19
5938	WAGES - GENERAL OPERATIONS	90	127	118	118	124	125	130	130
5943	HAZARD TREE REMOVAL	5	0	8	10	12	12	12	12
5980	POND MAINTENANCE							6	6
5981	VTC MATERIALS & EQUIPMENT							8	8
	TOTAL	585	630	702	691	758	796	831	825

ONE TIME PROJECTS

ONE-TIME PROJECTS 2024

2024 Potential One-Time Projects		
Conservation / Sensitive Resources	\$50,000	

2024 Potential One-Time Projects		
Bradford Pool Bathroom Renovations	\$100,000	
Dakota Lodge/EQC Entrance Road and Water Management	\$75,000	
Shade Structure between courts 4 and 5 at Ranch House	\$50,000	
Picnic Tables and Benches	\$30,000	
Security Updates at Equestrian Center	\$30,000	
Shade Structure at Dakota Lodge	\$30,000	
Security Cameras	\$15,000	

Future One-Time Projects		
Shade Structure between Tennis courts (Ranch House)	\$100,000	
Shade Structure at Bradford Park	\$75,000	Build into Reserves
Shade Structure at Settlement Park	\$75,000	
Corner of Chatfield and KC Avenue Renovation	TBD	Low Priority / Reserves?
KCR Sign at Corner of Chatfield and KC Avenue	\$50,000	Medium Priority / Reserves?
Concrete Trail in Saddlewood Park	TBD	Low Priority
Renovation of Old "Y" at entrance to Valley (where old sign was)	TBD	Medium Priority
Flooring Replacement on Recreation Side of Ranch House	\$45,000	Medium Priority
Disc Golf Course Renovation	TBD	
Ranch House South End Renovation for use/restrooms	TBD	
Ranch House North End Renovation for use/restrooms	TBD	
Pool Cabanas at Ranch House	TBD	
Pool Feature at Ranch House	TBD	
Rental Room Furniture Replacement at Ranch House	TBD	