

2023
Keystone Ranch Homeowners Association Budget

Keystone Ranch	<u>Jan - Dec 23</u> Proposed Budget	
Ordinary Income/Expense		
Income		
Association Dues (includes Ranch Water Usage Of \$35,520.00 - \$40/homeowner/month)	404,040.00	\$455/mo
Dues - Ranch Water Usage	0.00	included in line above
Interest Income	0.00	not a guaranteed source of income
Dues to Reserves	-193,140.00	
Late Fee Income	0.00	not a guaranteed source of income
Miscellaneous Income	0.00	
Total Income	<u>210,900.00</u>	
Expense		
Association Dues - KOA	225.00	
Association Labor	10,500.00	
Board / Meeting Expense	855.00	(meeting minutes, place)
July All Ranch Picnic	1,243.00	(main meat and supplies)
Holiday Social	1,787.00	
Insurance Expense	2,576.00	15% increase not yet determined
Insurance Expense - Umbrella	2,300.00	
Landscaping and Groundskeeping		
Landscaping Maintenance	10,300.00	avg 4 yr
R & M - Tree Spraying	1,000.00	
R & M - Tree Removal	4,000.00	
Total Landscaping and Groundskeeping	<u>15,300.00</u>	
Operating Supplies	1,000.00	
Pool Assessment	20,186.00	
Postage and Delivery	250.00	
Professional Fees		
Accounting Expense	475.00	
Legal Expense	14,284.00	
Other Professional Expense	0.00	
Total Professional Fees	<u>14,759.00</u>	
Property Management Fees	31,997.00	per contract
Repairs and Maintenance		
Repairs and Maint - General	7,504.00	based on 4 yr avg
Snow Removal	35,125.00	3% increase
Sand & Sand Application	500.00	
Total Repairs and Maintenance	<u>43,129.00</u>	
Security	5,557.00	per contract
Tax Expense - Federal	1,000.00	

2023
Keystone Ranch Homeowners Association Budget

Keystone Ranch	<u>Jan - Dec 23</u> <u>Proposed</u> <u>Budget</u>
Tax Expense - State	
Utilities	
Internet Expenses	613.00 per Vail
Trash Removal	18,173.00 per Vail
Meter Reading - East Dillon Water	3,930.00 \$8.85/mo/homeowner July - Dec
Ranch Water Usage	<u>35,520.00</u>
Total Utilities	<u>58,236.00</u>
Total Expense	<u>210,900.00</u>
Net Operating Income	0.00
Other Reserve Income/Expense	
Other Reserve Income	
Association Dues - Reserves	0.00
Road Reserves (\$40/homeowner/month)	35,520.00
Pool Reserve Dues (\$6/homeowner/month)	5,328.00
Guard Shack Reserve Dues (1.50/homeowner/month)	1,332.00
Reserve Interest	0.00 not a guaranteed source of income
Water Metering Project (\$75/homeowner/month)	66,600.00
Water Repair Reserve dues (\$95/homeowner/month)	<u>84,360.00</u>
Total Reserve Contribution	193,140.00
Reserve Expense	
Road Repair & Maintenance	26,070.00 per Reserve Study - Seal Coat Roads
Sign Installation	0.00
Security Expense	0.00
Tennis Court Resurface	0.00
Landscape Maintenance	0.00
Bike Path Relocation	0.00
Pool Repair & Maintenance	0.00
Guard Shack Repair & Maintenance	0.00
Vail Well Repair & Maintenance	<u>0.00</u>
Total Reserve Expense	<u>26,070.00</u>
Net Reserve Income	<u>167,070.00</u>
Net Operating and Reserve Income	<u><u>167,070.00</u></u>

Note: Association Labor - includes hand snow removal at dumpster and mailboxes, minor painting, minor repairs
Landscape Maintenance - includes watering, guard shack flowers, mulch, slash pickups , rock ditch maintenance.
Repairs & Maintenance General - electrical work, carpentry, culvert, gravel cleanup, tennis courts.