



Annual Retreat Agenda

12 p.m. to 8:00 p.m. | Thursday, January 11, 2024

- **12 p.m. to 12:30 p.m.** Lunch & Mingling

- **12:30 p.m. to 1 p.m.** Welcome & Swearing In

- **2 p.m. to 4:45 p.m.** Key Discussion Topics
 - Community Engagement
 - Strategic Partnerships
 - Economic & Commercial Development
 - Parks, Open Space, Trails
 - Transportation

- **4:45 p.m. to 5:30 p.m.** Wrap-Up

- **5:30 p.m. to 6:00 p.m.** Social Hour

- **6:00 p.m. to 8:00 p.m.** Dinner

Town of Hideout – General Fund FY24 Actuals/Forecast vs. Budget

| Town of Hideout - General Fund FY24 Actual plus Forecast versus FY24 Budget | | | | | |
|--|--------------------|-----------------------------------|------------------------|-----------------------------------|----------------------------------|
| Operating Income | FY23 | FY24 Actual + Forecast | FY24 Budget | Act/Fcst vs. Budget \$ | Act.Fcst vs. Budget % |
| Taxes | \$571,687 | \$630,457 | \$638,705 | (\$8,248) | -1.3% |
| License and Permits | \$745,704 | \$922,758 | \$1,036,866 | (\$114,108) | -11.0% |
| Miscellaneous Revenues | \$41,409 | \$107,307 | \$94,833 | \$12,474 | 13.2% |
| Contributions & Transfers | \$0 | \$189,843 | \$189,843 | \$0 | 0.0% |
| Operating Income | \$1,358,800 | \$1,850,366 | \$1,960,247 | (\$109,882) | -5.6% |
| Operating Expense | | | | | |
| Salary/Wages/Benefits | \$494,018 | \$573,901 | \$615,850 | \$41,949 | 6.8% |
| Administration | \$69,153 | \$88,472 | \$86,889 | (\$1,583) | -1.8% |
| Professional Services | \$749,671 | \$710,531 | \$973,901 | \$263,370 | 27.0% |
| Public Safety | \$89,498 | \$97,628 | \$102,111 | \$4,483 | 4.4% |
| Streets | \$214,171 | \$529,048 | \$511,542 | (\$17,506) | -3.4% |
| Parks and Community Development | \$10,794 | \$48,226 | \$28,000 | (\$20,226) | -72.2% |
| Debt Service | \$44,378 | \$39,345 | \$31,629 | (\$7,716) | -24.4% |
| Operating Expense | \$1,671,685 | \$2,087,151 | \$2,349,922 | \$262,771 | 11.2% |
| Surplus/(Deficit) | (\$312,884) | (\$236,786) | (\$389,675) | \$152,889 | 39.2% |

Current Actuals as of 12/31/2023 versus FY24 Budget

1. \$153k favorability to Budget is primarily due to lower salary/benefits and professional services (legal, accounting and engineering) partially offset by lower subdivision inspection and building permits fees.
2. Potential opportunities include the use of MIDA municipal funds and reduced parks/community expense
3. Potential risks include fewer subdivision inspection fees and lower cash receipt of property taxes.

Town of Hideout – General Fund

10 Year Plan: As-Is and Growth/Development

| Town of Hideout - General Fund 10 Year Plan: As-Is and Growth/Development | | | | | | | | | | |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operating Income | FY24 | FY25 | FY26 | FY27 | FY28 | FY29 | FY30 | FY31 | FY32 | FY33 |
| Taxes | \$630,457 | \$700,280 | \$770,103 | \$839,928 | \$909,753 | \$979,579 | \$1,049,405 | \$1,119,233 | \$1,189,062 | \$1,258,891 |
| License and Permits | \$922,758 | \$955,348 | \$989,242 | \$1,024,492 | \$953,152 | \$991,278 | \$1,030,929 | \$1,072,166 | \$1,115,053 | \$1,159,655 |
| Miscellaneous Revenues | \$107,307 | \$84,469 | \$84,558 | \$84,650 | \$84,746 | \$84,846 | \$84,949 | \$85,057 | \$85,170 | \$85,286 |
| Contributions & Transfers | \$189,843 | \$70,000 | \$70,000 | \$70,000 | \$70,000 | \$70,000 | \$70,000 | \$70,000 | \$70,000 | \$70,000 |
| Operating Income | \$1,850,366 | \$1,810,098 | \$1,913,904 | \$2,019,070 | \$2,017,651 | \$2,125,703 | \$2,235,284 | \$2,346,457 | \$2,459,284 | \$2,573,833 |
| Operating Expense | | | | | | | | | | |
| Salary/Wages/Benefits | \$573,901 | \$645,157 | \$670,963 | \$697,802 | \$725,714 | \$754,742 | \$784,932 | \$816,329 | \$848,982 | \$882,942 |
| Administration | \$88,472 | \$92,011 | \$95,691 | \$99,519 | \$103,500 | \$107,640 | \$111,945 | \$116,423 | \$121,080 | \$125,923 |
| Professional Services | \$710,531 | \$691,596 | \$702,460 | \$719,358 | \$747,332 | \$776,426 | \$806,683 | \$838,150 | \$870,876 | \$904,911 |
| Public Safety | \$97,628 | \$101,533 | \$105,595 | \$109,819 | \$114,211 | \$118,780 | \$123,531 | \$128,472 | \$133,611 | \$138,956 |
| Streets | \$529,048 | \$276,650 | \$282,596 | \$288,780 | \$295,211 | \$301,900 | \$308,856 | \$316,090 | \$323,614 | \$331,438 |
| Parks and Community Development | \$48,226 | \$29,120 | \$30,285 | \$31,496 | \$32,756 | \$34,066 | \$35,429 | \$36,846 | \$38,320 | \$39,853 |
| Debt Service | \$39,345 | \$39,689 | \$39,689 | \$39,689 | \$39,689 | \$39,689 | \$39,689 | \$39,689 | \$39,689 | \$39,689 |
| Operating Expense | \$2,087,151 | \$1,875,756 | \$1,927,279 | \$1,986,462 | \$2,058,413 | \$2,133,242 | \$2,211,064 | \$2,291,999 | \$2,376,172 | \$2,463,711 |
| As-is Surplus/Deficit | (\$236,786) | (\$65,658) | (\$13,375) | \$32,608 | (\$40,762) | (\$7,540) | \$24,220 | \$54,458 | \$83,113 | \$110,122 |
| Surplus/(Deficit) | | | | | | | | | | |
| As-is + MIDA Funds | (\$188,786) | \$1,005 | \$69,954 | \$136,768 | \$89,438 | \$135,681 | \$181,763 | \$227,755 | \$273,740 | \$319,811 |
| As-is + MIDA Funds + Bloom (60 acres) | (\$188,786) | \$1,005 | \$449,207 | \$544,622 | \$511,780 | \$577,765 | \$667,961 | \$723,015 | \$777,373 | \$832,537 |
| As-is + MIDA Funds + Bloom + Benloch (2.6k a | (\$188,786) | \$1,005 | \$489,677 | \$1,215,635 | \$1,318,219 | \$1,453,321 | \$1,610,789 | \$1,739,347 | \$1,910,155 | \$2,012,228 |

* Growth/Development opportunities include Bloom (115 acres) and Benlock (2,400 acres)
 Note: Other growth opportunities - Ross Creek Commercial (10+ acres), Cove Point Townhomes/Commercial (120 acres), Restaurant/Pub (15 acres), Frisbee (2 acres)

The Town expects to be in a “break-even/slightly positive” position if the Town continues to operate as they have in the current and prior years. Important items to note:

1. MIDA Municipal Funds may be used to support daily operations (funds associated with property & municipal energy).
2. Quantified development include Bloom and Benloch – potential residential growth with commercial opportunities.
3. Non-quantified growth opportunities are being pursued to enhance development with a focus on both commercial and residential growth.
4. As infrastructure ages, the Town will incur higher repair/maintenance costs. No reserves exist for major repairs.

Town of Hideout – Enterprise Fund FY24 Actuals/Forecast vs. Budget

| Town of Hideout - Enterprise Fund FY24 Actual plus Forecast versus FY24 Budget | | | | | |
|---|-----------------------------|-----------------------------------|------------------------|-----------------------------------|----------------------------------|
| Operating Income | FY23 Actual/Fcst | FY24 Actual + Forecast | FY24 Budget | Act/Fcst vs. Budget \$ | Act.Fcst vs. Budget % |
| Water Service Revenue | \$1,454,707 | \$1,453,234 | \$1,393,160 | \$60,074 | 4.3% |
| Water Meter Connection Fees | \$80,033 | \$124,385 | \$123,916 | \$469 | 0.4% |
| Miscellaneous Revenue | \$13,408 | \$95,782 | \$44,013 | \$51,769 | 117.6% |
| Operating Income | \$1,548,149 | \$1,673,401 | \$1,561,089 | \$112,312 | 7.2% |
| Operating Expense | | | | | |
| Salaries and Benefits | \$466,623 | \$524,790 | \$649,709 | \$124,919 | 19.2% |
| Public Works Department | \$77,081 | \$218,237 | \$406,779 | \$188,542 | 46.4% |
| General Water Service Expense | \$435,533 | \$419,627 | \$448,752 | \$29,125 | 6.5% |
| Administrative Expense | \$77,997 | \$77,886 | \$77,785 | (\$101) | -0.1% |
| Professional | \$64,719 | \$109,951 | \$68,279 | (\$41,672) | -61.0% |
| Bad Debt and Depreciation Expense | \$220,632 | \$226,986 | \$214,781 | (\$12,205) | -5.7% |
| Operating Expense | \$1,342,584 | \$1,577,477 | \$1,866,085 | \$288,608 | 15.5% |
| Surplus/(Deficit) | \$205,565 | \$95,924 | (\$304,996) | \$400,920 | 131.5% |

Current Actuals/Forecast as of 12/31/2023 versus FY24 Budget

1. \$401k favorability to Budget is primarily due to higher water service revenue associated with an increase in CO's, increased interest/late fees, lower salary/benefits and fewer maintenance/repairs partially offset by higher legal/consulting costs due to water related studies.
2. Potential opportunities include increased water service revenue due to CO's earlier in the year and fewer storm/water/sewer repairs.
3. Potential risks include additional legal and consulting costs due to water related studies.

Town of Hideout – Enterprise Fund 10 Year Plan: As-Is

| Town of Hideout - Enterprise Fund 10 Year Plan: As-Is | | | | | | | | | | |
|--|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Operating Income | FY24 | FY25 | FY26 | FY27 | FY28 | FY29 | FY30 | FY31 | FY32 | FY33 |
| Water Service Revenue | \$1,453,234 | \$1,599,286 | \$1,745,338 | \$1,891,390 | \$2,037,442 | \$2,183,494 | \$2,329,546 | \$2,475,598 | \$2,621,651 | \$2,767,703 |
| Water Meter Connection Fees | \$124,385 | \$129,360 | \$134,534 | \$139,916 | \$145,512 | \$151,333 | \$157,386 | \$163,682 | \$170,229 | \$177,038 |
| Miscellaneous Revenue | \$95,782 | \$77,843 | \$79,357 | \$80,932 | \$82,569 | \$84,272 | \$86,042 | \$87,884 | \$89,799 | \$91,791 |
| Operating Income | \$1,673,401 | \$1,806,489 | \$1,959,230 | \$2,112,237 | \$2,265,523 | \$2,419,099 | \$2,572,975 | \$2,727,164 | \$2,881,679 | \$3,036,532 |
| Operating Expense | | | | | | | | | | |
| Salaries and Benefits | \$524,790 | \$594,081 | \$617,845 | \$642,558 | \$668,261 | \$694,991 | \$722,791 | \$751,702 | \$781,770 | \$813,041 |
| Public Works Department | \$218,237 | \$224,484 | \$237,307 | \$250,385 | \$263,731 | \$277,353 | \$291,264 | \$305,475 | \$319,997 | \$334,844 |
| General Water Service Expense | \$419,627 | \$457,516 | \$495,458 | \$533,456 | \$571,511 | \$609,626 | \$647,804 | \$686,047 | \$724,357 | \$762,738 |
| Administrative Expense | \$77,886 | \$81,002 | \$84,242 | \$87,611 | \$91,116 | \$94,761 | \$98,551 | \$102,493 | \$106,593 | \$110,856 |
| Professional | \$109,951 | \$73,000 | \$75,920 | \$78,957 | \$82,115 | \$85,400 | \$88,816 | \$92,368 | \$96,063 | \$99,906 |
| Bad Debt and Depreciation Expense | \$226,986 | \$238,308 | \$238,308 | \$238,308 | \$238,308 | \$238,308 | \$238,308 | \$238,308 | \$238,308 | \$238,308 |
| Operating Expense | \$1,577,477 | \$1,668,390 | \$1,749,078 | \$1,831,275 | \$1,915,041 | \$2,000,439 | \$2,087,534 | \$2,176,394 | \$2,267,089 | \$2,359,693 |
| Surplus/(Deficit) | \$95,924 | \$138,099 | \$210,151 | \$280,962 | \$350,482 | \$418,660 | \$485,441 | \$550,771 | \$614,590 | \$676,839 |

The Town expects to be in a positive financial position if the Town continues to operate as it has in current and prior years. Important items to note:

1. There are no major expenditures/repairs included in the business as usual plan scenario.
2. As the infrastructure ages, the Town will incur higher repair and maintenance costs. No reserves exist for major expenditures.
3. Potential water issues are being studied, which could result in costs that would need to be covered by the operational surplus.

Town of Hideout – MIDA Funds * FY24 Actuals/Forecast vs. Budget

| Town of Hideout - MIDA FY24 Budget | | | | | |
|---------------------------------------|------------------|---------------------------|------------------|---------------------------|--------------------------|
| Operating Income | FY23 | FY24 Actual + Forecast | FY24 Budget | Act/Fcst vs. Budget \$ | Act.Fcst vs. Budget % |
| Property taxes - Current MIDA | \$120,951 | \$301,415 | \$301,415 | \$0 | 0.0% |
| Energy - Current MIDA | \$12,646 | \$15,525 | \$15,525 | \$0 | 0.0% |
| MIDA - Sales tax | \$24,851 | \$37,407 | \$37,407 | \$0 | 0.0% |
| Transient Room Tax | \$524 | \$650 | \$650 | \$0 | 0.0% |
| Total Revenues | \$158,973 | \$354,997 | \$354,997 | \$0 | 0.0% |
| Operating Expense | | | | | |
| Admin expense | \$3,802 | \$4,182 | \$4,182 | \$0 | 0.0% |
| Parks | \$0 | \$15,000 | \$15,000 | \$0 | NA |
| Total Expenses | \$3,802 | \$19,182 | \$19,182 | \$0 | 0.0% |
| Surplus/(Deficit) | \$155,170 | \$335,815 | \$335,815 | \$0 | 0.0% |

Current Actuals as of 12/31/2023 versus FY24 Budget and FY23 Actuals

1. Higher year-over-year operating income is primarily due to increased home building in the MIDA district.
2. Potential risk associated with cash receipts of some property taxes which may be deferred - resulting in lower revenue until taxes are received (will be recorded on balance sheet as “deferred”).

* Municipal Fund and Development Fund

Town of Hideout – Class C Road Fund FY24 Actuals/Forecast vs. Budget

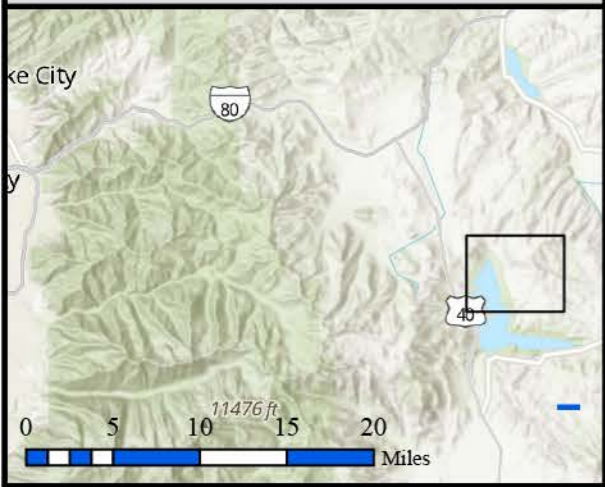
| Town of Hideout - Class C Road Funds | | | | | |
|--------------------------------------|----------|---------------------------|----------------|---------------------------|--------------------------|
| FY24 Budget | | | | | |
| Operating Income/Expense | FY23 | FY24 Actual + Forecast | FY24 Budget | Act/Fcst vs. Budget \$ | Act.Fcst vs. Budget % |
| Total Revenues | \$62,860 | \$73,497 | \$69,146 | \$4,351 | 6.3% |
| Total Expenses | \$62,860 | \$189,843 | \$189,843 | \$0 | 0.0% |
| Surplus/(Deficit) | \$0 | (\$116,346) | (\$120,697) | \$4,351 | NA |

The State of Utah provides the Town of Hideout a yearly allowance for road repairs based on the total miles of road in the Town compared to the total miles of road in the State of Utah.

Current Actuals as of 12/31/2023 versus FY24 Budget

1. Current year results are on target with Budget.
2. Lower year-over-year operating income is primarily due to funds from FY23 and prior years being utilized in FY24 to help with road repairs/street maintenance in the General Fund.

Hideout Town Boundaries and Streets



Disclaimer:
 1. The boundaries displayed in this map are approximate, and are not survey grade.

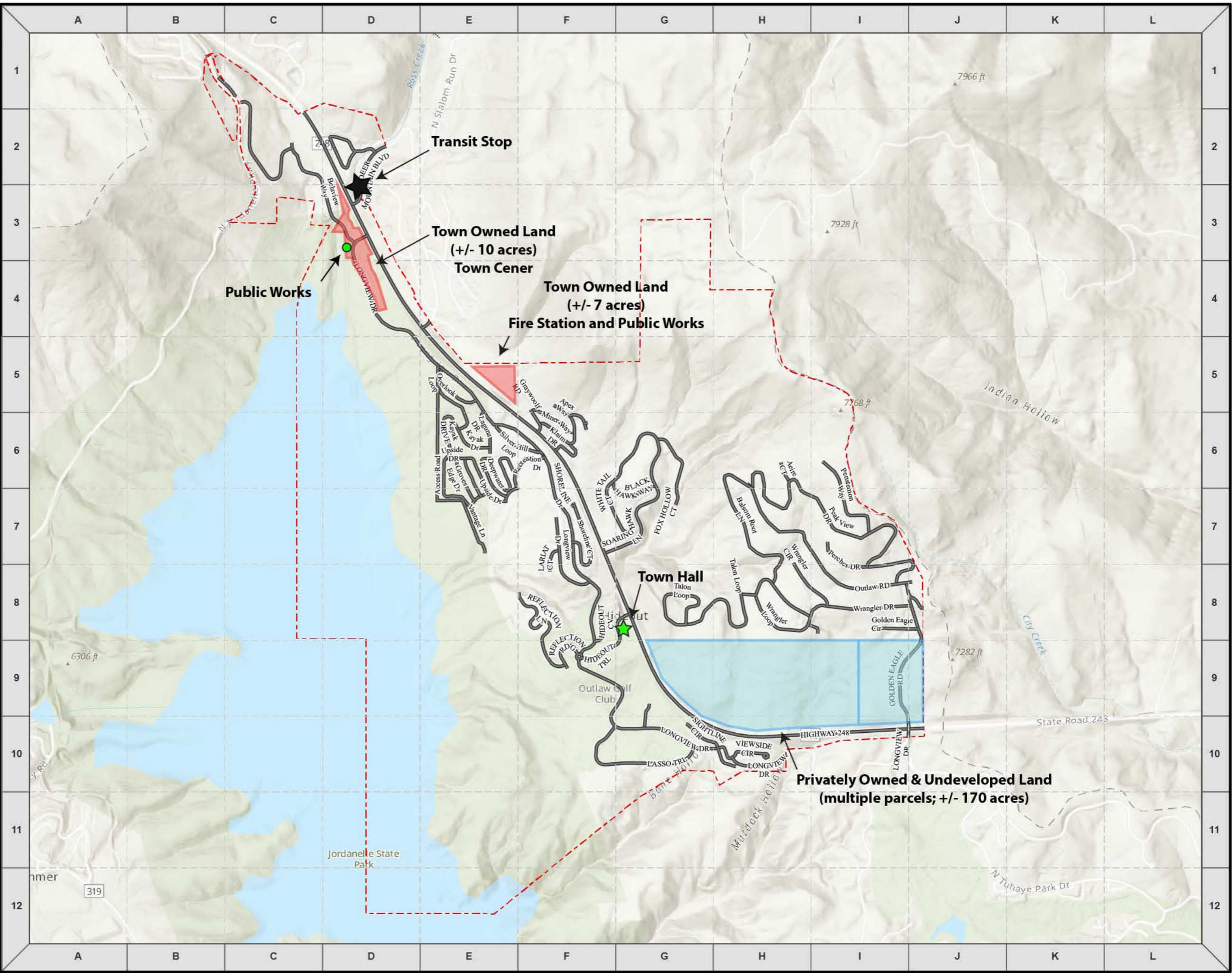
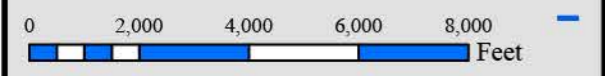


The locations and acreages are approximate and for general reference only

- Town Owned Land
- Undeveloped Land
- ★ Town Hall
- Public Works Building

- Roads
- Hideout City Limits

Date Printed: March 16, 2022





Legend

-  Hard Surface Trails
-  Soft Surface Trails
-  State Park Trails
-  Open Space
-  Park
-  Private Golf Course

Deer Springs
31 Lots + 150' Future
(2018)

Deer Mountain
Apartments
(17 Buildings)

Deer
Waters
Resort
712 Lots (2017)

Lake View Estates
70 Lots (2020)

Shoreline Phase 2
103 Lots (2017)

Shoreline Phase 1
50 Lots (2017)

Sandover
Ridge 4 Lots (2016)

Hideout Canyon
Phase 3
25 Lots (2008)

Hideout Canyon Phase B
9 Lots (2015)

Reflection Ridge
15 Lots (2009)

Hideout Canyon
Commercial
79F (2015)

Evermore Estates
62 Lots (2005 and 2013)

Hideout Canyon
(Phase 2 & 4)
18 Lots (2008)

CLAIM
(88 Lots)

Soaring Hawk Phase 4 -
13 Lots (2015)

Soaring Hawk Phase 2
60 Lots (2015)

Soaring Hawk Phase 3
31 Lots (2015)

Soaring Hawk Phase 1
47 Lots (2014)

Golden Eagle Ph 3
126 Lots (2019)

Golden Eagle Ph 2
81 Lots (2019)

Golden Eagle Ph 3
106 Lots (2018)

Hideout Canyon - Phase 1
30 Lots + 18 TH (2006)

Rustler Plat B Amended
21 Lots (2013)

Rustler Plat C Amended
28 Lots (2015)

Rustler Plat D
21 Lots (2015)

Rustler Plat A Amended
20 Lots (2012)

Golf
Course