

SAN JUAN RANCH APPROVED 2008 BUDGET

	2007 Budget	Actual thru 8/31/07	Estimated Actual thru 12/31/07	Total Estimated 2007 Actual	2008 Budget	% Budget Variance	Comments
OPERATING FUND							
Beginning Balance (Assets-Liabilities)	15,593	11,524	33,568	11,524	(0)	-100%	
Repay Loan to Reserves	-	5,000	-	5,000	-		
INCOME							
Assessments	68,195	68,195	-	68,195	22,767	-67%	
Refund of Excess Operating Overage	-	-	(26,979)	(26,979)	-	n/a	
Collect Prior Year's Excess Operating Overage Refund					26,979	n/a	
DRB Application Fees	1,000	2,500	-	2,500	1,000	0%	
DRB Application Deposits	200		-	-	200	0%	
Finance and Collection Charges	-	-	-	-	-	n/a	
Interest	-	1	120	121	500	n/a	Operating received a high proportion vis-à-vis roads of the CD interest in 2006, reconciled by lowering operating proportion in 2007
TOTAL INCOME	69,395	70,696	(26,859)	43,837	51,446	-26%	
EXPENSES							
Management	(8,800)	(5,867)	(2,921)	(8,788)	(7,966)	-9%	\$834 less annually in 2008
Supplemental Services	(400)	(104)	(200)	(304)	(400)	n/a	
Bank Service Charges	(20)	(16)	(5)	(21)	(30)		
Fees, Supplies, Postage	(150)	-	(83)	(83)	(150)	0%	
Conference Calls	(300)	-	(300)	(300)	(300)	0%	
DRB Administration	(1,000)	(2,500)	-	(2,500)	(1,000)	0%	
Tax Preparation and Accounting	(450)	(495)	-	(495)	(550)	22%	
Taxes	(700)	-	-	-	-	-100%	
Legal - Water Rights	(5,000)	(368)	-	(368)	(1,000)	-80%	
Legal - General	(4,000)	-	-	-	(1,000)	-75%	
D&O Insurance	(2,000)	(990)	-	(990)	(1,000)	n/a	
Liability Insurance	(1,600)	(2,232)	-	(2,232)	(1,600)	n/a	\$5 million umbrella
Fence Repair	(44,318)	(38,056)	(3,200)	(41,256)	(20,000)	-55%	2007 includes \$5,244 for 2006 work
Signs	-	-	-	-	-	n/a	
Weed Control	(3,300)	(3,025)	-	(3,025)	(3,500)	6%	
Contingency	-	-	-	-	(12,950)	n/a	
Total Operating Expenses	(72,038)	(53,652)	(6,709)	(60,361)	(51,446)	-29%	
OPERATING OVERAGE/SHORTFALL	(2,643)	17,044	(33,569)	(16,525)	-	-100%	
Ending Balance	12,950	33,568	(0)	(0)	(0)	n/a	
ROAD OPERATIONS FUND							
Beginning Balance (Assets-Liabilities)	-	(4,925)	20,113	(4,925)	0		
Road Reserve Noncapital	-	5,000	-	5,000	-		
Subtotal	-	75		75			
INCOME							
Road Operations Assessments SJR	91,830	91,830	-	91,830	49,636	-46%	
Road Operations Assessment DBR					29,151		
Road Loan Special Assessments	89,179	89,179	-	89,179	-	-100%	
Transfer from Operating Fund	-	-	-	-	-	n/a	
Nonrefundable Road Impact Fees	-	5,000	-	5,000	-	n/a	
Refund Excess Overage	-	-	(6,408)	(6,408)	-		
Collect Prior Year's Excess Overage Refund	-	-	-	-	6,408		
High Point Reimbursement Assessment	-	-	-	-	-	n/a	
Total Income	181,009	186,009	(6,408)	179,601	85,195	-53%	
EXPENSES							
Bank Service Charges - Road Op Account	(85)	(16)	(5)	(21)	(85)	n/a	
Snow Removal Nov 15 - April 15	(60,000)	(60,000)	-	(60,000)	(60,000)	0%	\$50k minimum
Spring Maintenance	(20,000)	(5,820)	(10,000)	(15,820)	(20,000)	0%	
Snow Fencing	(2,500)	-	-	-	-	-100%	
Gates	-	-	-	-	-	n/a	
Management	(6,420)	(4,020)	(2,140)	(6,160)	(4,110)	-36%	
Interest Expense WestStar Loan	(1,754)	(1,740)	(1,312)	(3,052)	-	n/a	
Electric Service Charges	(825)	(375)	(248)	(623)	(1,000)	n/a	\$8.16/mo no activity, avge
Electrical Outlet Installation	(2,000)	-	-	-	-	n/a	\$80/mo inuse
Funding Capital Road Reserve	-	(10,000)	-	(10,000)	-	n/a	
Total Expenses	(93,584)	(81,971)	(13,705)	(95,676)	(85,195)	-9%	
OVERAGE/SHORTFALL	87,425	104,038	(20,113)	83,925	-	-100%	
Subtotal	87,425	104,113	0	84,000	0	-100%	
WestStar Principal Payments	(79,000)	(79,000)	-	(79,000)	-	-100%	
Ending Balance	8,425	25,113	0	5,000	0	n/a	
Loan From Operating	(8,425)	(5,000)	-	(5,000)	-	n/a	
Ending Balance	0	20,113	0	0	0	600%	
STARTING RETAINED EARNINGS							
TOTAL OPERATING OVERAGE/SHORTFALL	(66,832)			(67,401)	0	-100%	
ENDING RETAINED EARNINGS	84,782			67,400	-	-100%	
ENDING RETAINED EARNINGS	17,950			0	0	-100%	
TOTAL OF BANK ACCOUNTS	17,950			(0)	(0)		

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CAPITAL ROAD RESERVE FUND (major repairs and improvements)							
Beginning Balance	-	-	-	-	10,254	n/a	
INCOME							
Transfer of Retained Earnings to Reserves	5,000	5,000		5,000			
Nonrefundable Road Impact Fees	2,500	5,000	-	5,000	2,500	0%	
Interest	-	1	253	254	410		
Total Income	7,500	10,001	253	10,254	2,910	-61%	
EXPENSES							
Reserve Fund Expenditures	-	-	-	-	-		
Total Expenses	-	-	-	-	-		
OVERAGE/SHORTFALL	7,500	10,001	253	10,254	2,910	-61%	
Ending Balance	7,500	10,001	253	10,254	13,164	76%	