

SAN JUAN RANCH APPROVED 2011 BUDGET

	A	B	C	D	E	F	G	H
		2010 Budget	Actual thru 7/31/10	Estimated Actual 8/1/10 - 12/31/10	Total Estimated Actual 2010	2011 Budget	% Budget Variance	Comments
1								
2								
3	OPERATING FUND							
4	Beginning Balance (Assets-Liabilities)	10,710	16,629	-	16,629	18,377		
5	Repay Loan to Reserves	-	-	-	-	-		
6	INCOME							
7	Assessments	27,680	27,680	-	27,680	12,333	-55%	
8	DRB Application Fee Income	1,000	-	-	-	-	-100%	
9	DRB Application Deposits	200	-	-	-	-	-100%	
10	Finance Charges to Owners	-	139	-	139	-	n/a	
11	Interest (Contingency Fund CD)	-	211	150	361	190	n/a	
12	TOTAL INCOME	28,880	28,030	150	28,180	12,523	-57%	
13	EXPENSES							
14	Management	7,600	4,433	3,167	7,600	7,600	0%	
15	Supplemental Services	500	220	280	500	500	0%	
16	Bank Service Charges	40	-	40	40	40	0%	
17	Fees, Supplies, Postage	25	8	17	25	25	0%	
18	Conference Calls	60	56	25	81	60	0%	
19	DRB Application Fee Expense	1,000	-	-	-	-	-100%	
20	DRB Costs (Paid from Application Deposit)	200	-	-	-	-	-100%	
21	Tax Preparation and Accounting	625	605	-	605	625	0%	
22	Legal - Water Rights	-	-	-	-	1,000	n/a	Expect water rights filings expense in 2012
23	Legal - General	1,000	-	1,000	1,000	1,000	0%	
24	D&O Insurance	1,040	1,040	-	1,040	1,040	0%	2011 Estimate per State Farm
25	Liability Insurance	1,300	-	1,319	1,319	1,320	2%	2011 Estimate per State Farm
26	Fence Repair	18,000	141	5,500	5,641	9,000	-50%	
27	Signs	-	51	-	51	-	n/a	
28	Weed Control	8,200	-	8,170	8,170	8,500	4%	
29	Contingency/Contingency Funding	-	-	361	361	190	n/a	
30	Common Area Pond Repair	-	-	-	-	-	n/a	
31	Reimbursed Expenses	-	-	-	-	-	n/a	
32	Total Operating Expenses	39,590	6,554	19,878	26,432	30,900	-22%	
33	OPERATING OVERAGE/SHORTFALL	(10,710)	21,475	(19,728)	1,747	(18,377)		
34	STARTING RETAINED EARNINGS	10,710			16,629	18,377		
35	ENDING RETAINED EARNINGS	-			18,377	-		
36	TOTAL OF BANK ACCOUNT	-			18,377	-		
37	Ending Balance	-			18,377	-		
38								
39								
40	OPERATING CONTINGENCY FUND							
41	Beginning Balance	12,176	12,295	12,295	12,295	12,656		
42	INCOME							
43	Transfer to Fund from Operations	-	-	-	-	(190)	0%	
44	Interest	150	-	361	361	190	27%	
45	Total Income	150	-	361	361	(0)	-100%	
46	EXPENSES							
47	Contingency Fund Expenditures	-	-	-	-	-	0%	
48	Total Expenses	-	-	-	-	-	0%	
49	OVERAGE/SHORTFALL	150	-	361	361	(0)	-100%	
50	Ending Balance	12,326	12,295	12,656	12,656	12,656	3%	

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		2010 Budget	Actual thru 7/31/10	Estimated Actual 8/1/10 - 12/31/10	Total Estimated Actual 2010	2011 Budget	% Budget Variance	Comments
1								
51								
52								
53	ROAD OPERATIONS FUND							
54	Beginning Balance (Assets-Liabilities)	54	267	-	267	1,181		
55	Road Reserve Noncapital	-	-	-	-	-		
56	Subtotal	-	-	-	-	-		
57	OPERATING INCOME							
58	Road Operations Assessments SJR	75,600	75,600	-	75,600	63,390	-16%	
59	SJR Refund to Owners as assessments in 2011	-	(17,161)	-	(17,161)	-	0%	
60	Road Op. Assessment Prior Year Refund	-	-	-	-	17,161		
61	Road Operations Assessment DBR	44,400	44,400	-	44,400	47,308	7%	DBR has 37% of the vote & assessment
62	DBR Refund	-	(10,078)	-	(10,078)	-	0%	
63	Nonrefundable Road Impact Fees	-	-	-	-	-	0%	
64	Finance Charges to Owners	-	378	-	378	-	0%	
65	Gate Meter Deposit Refund	-	365	-	365	-	0%	
66	Interest Income	-	35	204	239	-	0%	
67	High Point Reimbursement Assessment	-	-	-	-	-	0%	
68	Total Operating Income	120,000	93,539	204	93,743	127,859	7%	
69	RESERVE INCOME							
70	Reserve Assessments	-	-	-	-	-	0%	
71	Reserve Interest Income	-	62	40	102	-	0%	
72	Total Reserve Income	-	62	40	102	-	0%	
73	Total Income	120,000	93,601	244	93,845	127,859	7%	
74	OPERATING EXPENSES							
75	Bank Service Charges - Road Op Account	-	-	-	-	40	n/a	
76	Snow Removal Nov 15 - April 15	100,000	71,715	-	71,715	105,000	5%	\$70k minimum
77	Spring Maintenance	14,554	14,953	-	14,953	18,500	27%	
78	Snow Fencing	-	-	-	-	-	0%	
79	Gates	-	809	-	809	-	0%	
80	Management	4,400	2,567	1,833	4,400	4,400	0%	
81	Electric Service Charges	1,100	752	200	952	1,100	0%	
82	Total Operating Expenses	120,054	90,795	2,033	92,829	129,040	7%	
83	RESERVE EXPENSES							
84	Reserve Funding	-	-	-	-	-	0%	
85	Reserve Interest Funding	-	-	102	102	-	0%	
86	Total Reserve Expenses	-	-	102	102	-	0%	
87								
88	Total Expenses	120,054	90,795	2,135	92,930	129,040	7%	
89	OVERAGE/SHORTFALL	(54)	2,805	(1,891)	914	(1,181)		
90	STARTING RETAINED EARNINGS	54			267	1,181		
91	ENDING RETAINED EARNINGS	-			1,181	0		
92	TOTAL OF BANK ACCOUNT	-			1,181	0		
93								
94								
95	CAPITAL ROAD RESERVE FUND (changed FROM major repairs and improvements to general road fund that can be used for snow removal and maintenance)							
96	Beginning Balance	10,752	10,752	10,752	10,752	10,854		
97	INCOME							
98	Transfer of Retained Earnings to Reserves	-	-	-	-	-	0%	
99	Nonrefundable Road Impact Fees	2,500	-	-	-	-	0%	
100	Interest	175	-	102	102	-	-100%	
101	Total Income	2,675	-	102	102	-	-100%	
102	EXPENSES							
103	Reserve Fund Expenditures	-	-	-	-	-	0%	
104	Total Expenses	-	-	-	-	-	0%	
105	OVERAGE/SHORTFALL	2,675	-	102	102	-	-100%	
106	Ending Balance	13,427	10,752	10,854	10,854	10,854	-19%	

SAN JUAN RANCH 2011 BUDGET ALLOCATIONS

Assessment - Operating	\$ 12,333.37
Assessment - Road Operations (SJR)	\$ 63,390.17
Assessment - Road Operations (DBR)	\$ 47,307.83
Total Road Operations Assessment	\$ 110,698.00
Total Assessments	\$ 123,031.37

Unit	Owner	Platted Acreage	SJR Operating Allocation	2011 SJR Operating Dues	Calculation by Hand	Road % Allocation	2011 Road Operations Dues	Calculation by Hand	2011 Total Dues	Calculation by Hand
1A	Larry Lichliter	135.50	4.684%	\$ 577.70	\$ 577.70	2.951%	\$ 2,969.20	\$ 2,969.20	\$3,546.90	\$ 3,546.90
1B	Art & Karen Flatau	69.19	2.392%	\$ 294.99	\$ 295.02	1.507%	\$ 1,516.16	\$ 1,516.30	\$1,811.14	\$ 1,811.32
1C	Paul & Diane Koelliker	41.32	1.428%	\$ 176.17	\$ 176.12	0.900%	\$ 905.44	\$ 905.22	\$1,081.61	\$ 1,081.34
2A	Alex & Virginia Mott	73.69	2.547%	\$ 314.17	\$ 314.13	1.605%	\$ 1,614.76	\$ 1,614.55	\$1,928.94	\$ 1,928.68
2B	Jeff Dunaway	67.91	2.348%	\$ 289.53	\$ 289.59	1.479%	\$ 1,488.11	\$ 1,488.41	\$1,777.64	\$ 1,778.00
3	Stephanie & Anthony Stal	101.51	3.509%	\$ 432.78	\$ 432.78	2.211%	\$ 2,224.38	\$ 2,224.37	\$2,657.16	\$ 2,657.15
4	Ellis & Frank Bynum	164.44	5.684%	\$ 701.08	\$ 701.03	3.581%	\$ 3,603.36	\$ 3,603.10	\$4,304.44	\$ 4,304.13
5	Dr. Gayle & Mary Voth	102.88	3.556%	\$ 438.62	\$ 438.58	2.241%	\$ 2,254.40	\$ 2,254.16	\$2,693.02	\$ 2,692.74
6	Susan & John Curtis	81.11	2.804%	\$ 345.81	\$ 345.83	1.766%	\$ 1,777.36	\$ 1,777.46	\$2,123.17	\$ 2,123.29
7	Stauder Property LLC	148.77	5.143%	\$ 634.27	\$ 634.31	3.240%	\$ 3,259.99	\$ 3,260.16	\$3,894.26	\$ 3,894.47
8	Wynn Lucke	128.57	4.444%	\$ 548.15	\$ 548.10	2.800%	\$ 2,817.34	\$ 2,817.06	\$3,365.50	\$ 3,365.16
9	Bill Threlfall	58.46	2.021%	\$ 249.24	\$ 249.26	1.273%	\$ 1,281.03	\$ 1,281.12	\$1,530.27	\$ 1,530.38
10	Rita & Robert Menzies	81.52	2.818%	\$ 347.56	\$ 347.56	1.775%	\$ 1,786.34	\$ 1,786.34	\$2,133.90	\$ 2,133.90
11	Howard & Eileen Johnson	105.41	3.644%	\$ 449.41	\$ 449.43	2.296%	\$ 2,309.84	\$ 2,309.94	\$2,759.25	\$ 2,759.37
12	Thomas Hoeller	97.32	3.364%	\$ 414.92	\$ 414.90	2.119%	\$ 2,132.57	\$ 2,132.45	\$2,547.48	\$ 2,547.35
13	Anne & Jeffry Hein	105.03	3.631%	\$ 447.79	\$ 447.83	2.287%	\$ 2,301.51	\$ 2,301.70	\$2,749.30	\$ 2,749.53
14	Gail & Robert Phoebus	98.67	3.411%	\$ 420.67	\$ 420.70	2.149%	\$ 2,162.15	\$ 2,162.24	\$2,582.82	\$ 2,582.94
15	Paul Zabel	110.51	3.820%	\$ 471.15	\$ 471.14	2.407%	\$ 2,421.60	\$ 2,421.51	\$2,892.75	\$ 2,892.65
16	John & Bunny Freidus	79.67	2.754%	\$ 339.67	\$ 339.67	1.735%	\$ 1,745.80	\$ 1,745.77	\$2,085.47	\$ 2,085.44
17	John & Marianne Merz	81.60	2.821%	\$ 347.90	\$ 347.93	1.777%	\$ 1,788.09	\$ 1,788.24	\$2,135.99	\$ 2,136.17
18	Thomas Hoeller	239.88	8.292%	\$ 1,022.71	\$ 1,022.69	5.224%	\$ 5,256.47	\$ 5,256.32	\$6,279.19	\$ 6,279.01
19	Dan & Kerry Ecklebe	144.43	4.993%	\$ 615.77	\$ 615.81	3.145%	\$ 3,164.88	\$ 3,165.08	\$3,780.65	\$ 3,780.89
HPR	Eldred Colorado Family	575.43	19.892%	\$ 2,453.32	\$ 2,453.36	12.532%	\$ 12,609.38	\$ 12,609.58	\$15,062.69	\$ 15,062.94
DBR	Ron Kurucz					37.000%	\$ 47,307.83	\$ 47,307.83	\$47,307.83	\$ 47,307.83
Totals		2,892.82	100.000%	\$ 12,333.37	\$ 12,333.47	100.00%	\$ 110,698.00	\$ 110,698.11	\$ 123,031.37	\$ 123,031.58