

**SAN JUAN RANCH APPROVED 2022 BUDGET**

	A	B	C	D	E	F	G	H	I
		2021 Budget	Actual thru August	Estimated Actual Sept - Dec.	2021 Projected	2022 Budget	\$ Budget Variance	% Budget Variance	Comments
1									
2									
3	<b>OPERATING BUDGET</b>								
4	<b>Beginning Balance (Assets-Liabilities)</b>	-	-	-	-	-			
5	<b>INCOME</b>								
6	Assessments	14,327	14,326	-	14,326	10,146	(4,181)	-29%	2022 Assessment reduced by RE
7	Prior Year Excess Income from 2021 roads excess	3,440	3,061	-	3,061	-	(3,440)	0%	
8	DRB Application Fee Income	-	-	-	-	-	-	0%	
9	Finance Charges to Owners	-	-	-	-	-	-	0%	
10	Interest	20	6	4	10	-	(20)	0%	
11	Gate Opener Income	-	220	-	220	-	-	0%	
12	<b>TOTAL INCOME</b>	<b>17,787</b>	<b>17,613</b>	<b>4</b>	<b>17,617</b>	<b>10,146</b>	<b>(7,641)</b>	<b>-43%</b>	
13	<b>EXPENSES</b>								
14	Management	7,828	5,219	2,609	7,828	8,219	391	5%	
15	Supplemental Services	240	-	220	220	240	-	0%	
16	Fees, Supplies	-	-	-	-	-	-	0%	
17	Conference Calls	80	-	80	80	80	-	0%	
18	DRB Application Fee Expense	-	-	-	-	-	-	0%	
19	Tax Preparation and Accounting	700	675	-	675	700	-	0%	
20	Property Taxes	920	929	-	929	940	20	2%	
21	Legal - Water Rights	-	-	-	-	-	-	0%	
22	Legal - General	-	-	-	-	-	-	0%	
23	D&O Insurance	800	854	-	854	875	75	9%	Directors & Officers Coverage
24	Liability Insurance	1,660	1,670	-	1,670	1,690	30	2%	Property & Liability Coverage
25	Fidelity Insurance	625	625	-	625	625	-	0%	Crime & Fidelity Coverage
26	Fence Repair	5,000	-	-	-	5,000	-	0%	Taming the West (Patricia & Kim Lichliter) bill annually; \$3,750 in 2019. Approx \$1,000 to lay down and stand up+Repairs. Etchart Livestock (Ernie Etchart) last billed in 2012 for \$3,150.
27	Kestral Dr. Auto Gate Maintenance	200	-	-	-	200	-	0%	
28	Contingency/Contingency Funding	20	4	6	10	-	(20)	0%	
29	Gate Openers	-	-	-	-	-	-	0%	
30	Reimbursed Expenses	-	-	-	-	-	-	0%	
31	<b>Total Operating Expenses</b>	<b>18,073</b>	<b>9,976</b>	<b>2,915</b>	<b>12,891</b>	<b>18,569</b>	<b>496</b>	<b>3%</b>	
32	<b>OPERATING OVERAGE/SHORTFALL</b>	<b>(286)</b>	<b>7,637</b>	<b>(2,911)</b>	<b>4,726</b>	<b>(8,423)</b>			
33	<b>STARTING RETAINED EARNINGS</b>	<b>286</b>	<b>3,697</b>	<b>-</b>	<b>3,697</b>	<b>8,423</b>			
34	<b>CONTRIBUTE TO CONTINGENCY FUND</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>			
35	<b>ENDING RETAINED EARNINGS</b>	<b>-</b>			<b>8,423</b>	<b>-</b>			
36	<b>Ending Balance</b>	<b>-</b>			<b>8,423</b>	<b>-</b>			
37									
38	<b>SAN JUAN RANCH CONTINGENCY FUND</b>								
39	<b>Beginning Balance</b>	83,770	83,764	83,768	83,764	95,977			\$5,000 held with San Miguel County for the Road Permit Bond
40	<b>INCOME</b>								
41	Contingency Funding	-	-	-	-	-			
42	Excess 2021 Income Contribution from Roads Budget	-	-	12,204	12,204	-			
43	Interest	20	4	5	9	-			
44	<b>Total Income</b>	<b>20</b>	<b>4</b>	<b>12,209</b>	<b>12,213</b>	<b>-</b>			
45	<b>EXPENSES</b>								
46		-	-	-	-	-			
47	<b>Total Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>			
48	<b>OVERAGE/SHORTFALL</b>	<b>20</b>	<b>4</b>	<b>12,209</b>	<b>12,213</b>	<b>-</b>			
49	<b>Ending Balance</b>	<b>83,790</b>	<b>83,768</b>	<b>95,977</b>	<b>95,977</b>	<b>95,977</b>			funds available for excess snow removal or road maintenance
50									

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51	<b>ROAD OPERATIONS FUND</b>									
52	<b>OPERATING INCOME</b>									
53	Road Operations Assessments <b>SJR</b>	76,269	76,270	-	76,270	80,450	4,181	5%	64.5%.	
	Current Year Refund to <b>SJR</b> Owners: 2022									
54	Roads Assessments Reduction	-	-	(9,017)	(9,017)	-	-	0%		
	Current Year Refund to <b>SJR</b> Owners: 2022									
55	Operating Assessments Reduction	-	-	-	-	-	-			
	Current Year Refund to <b>SJR</b> Owners:									
56	Contribution to Contingency Fund	-	-	(12,204)	(12,204)	-	-	0%		
57	Prior Year Refund to <b>SJR</b> Owners	12,729	12,729	-	12,729	9,017	(3,712)	n/a		
58	Road Operations Assessment <b>SM</b>	48,984	38,113	-	38,113	49,242	258	1%	SM has 35.5% of the vote & assessment	
59	Current Year <b>SM</b> Refund	-	-	(809)	(809)	-	-	0%		
60	<b>Total Operating Income</b>	<b>137,982</b>	<b>127,111</b>	<b>(22,030)</b>	<b>105,081</b>	<b>138,709</b>	<b>727</b>	<b>1%</b>		
61	<b>CONTINGENCY FUND INCOME</b>									
62	Nonrefundable Road Impact Fees	-	-	-	-	-	-	0%		
63	<b>Total Contingency Income</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>		
64	<b>Total Income</b>	<b>137,982</b>	<b>127,111</b>	<b>(22,030)</b>	<b>105,081</b>	<b>138,709</b>	<b>727</b>	<b>1%</b>		
65	<b>OPERATING EXPENSES</b>									
66	Snow Removal Nov 15 - April 15	110,000	80,000	-	80,000	110,000	-	0%	\$80k minimum; 5 years avg. \$110,725	
67	Spring Maintenance	16,000	11,220	1,610	12,830	16,000	-	0%	5 year avg. \$17,200	
68	Spring Maintenance Water Use RML	2,000	2,000	-	2,000	2,000	-	n/a		
69	Entrance Gate Maintenance	700	-	350	350	700	-	0%	5 years avg. \$950	
70	Weed Control	3,000	-	3,679	3,679	3,500	500	17%	3 years avg. \$3,120	
71	Management	4,532	3,021	1,511	4,532	4,759	227	5%		
72	Electric Service Charges	1,750	1,426	265	1,691	1,750	-	0%	last 3 years avg. \$1,570	
73	Snow Fence Maintenance	-	-	-	-	-	-	n/a		
74	Legal	-	-	-	-	-	-	n/a		
75	<b>Total Operating Expenses</b>	<b>137,982</b>	<b>97,667</b>	<b>7,415</b>	<b>105,082</b>	<b>138,709</b>	<b>727</b>	<b>1%</b>		
76	<b>OVERAGE/SHORTFALL</b>	<b>-</b>	<b>29,444</b>	<b>(29,444)</b>	<b>(0)</b>	<b>-</b>				
77	<b>STARTING RETAINED EARNINGS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>				
78	<b>ENDING RETAINED EARNINGS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(0)</b>	<b>-</b>				
79										
80	*** Please note that the comments are for internal planning purposes only and are not binding or intended to be relied upon by owners or purchasers of lots.									