

**RAFTER J RANCH HOMEOWNER'S ASSOCIATION  
FISCAL YEAR ENDING 6/30/2013**

FY 2012-2013 Proposed

	FYE 6/30/2012	ANNUAL BUDGET FYE 6/30/2012	ANNUAL BUDGET FYE 6/30/2013
<b>Income</b>			
Homeowners Fees	260,482	255,005	262,655
Storage Fees	23,601	25,622	26,391
ISD Support	91,875	91,875	91,875
Interest and Other Income	7,062	9,877	9,877
<b>Total Income</b>	<b>383,019</b>	<b>382,379</b>	<b>390,798</b>
<b>Operating Expenses</b>			
Bad Debts	158	-	-
Bank Service Charges	90	200	200
Employee Benefits	31,931	39,107	33,000
Ground Maintenance and Shop	22,150	20,000	20,000
Income Tax	410	323	323
Liability Insurance	11,194	11,116	11,200
Miscellaneous	739	4,512	1,000
Office	8,152	10,269	10,269
Professional	7,705	15,000	15,000
Reconciliation Discrepancies	50	-	-
Salaries	97,855	112,424	100,000
Tax And Licenses	10,721	12,238	11,000
Telephone And Communications	2,895	3,105	3,105
Trash Removal	418	360	360
Utilities	1,485	1,740	1,740
Vehicle And Equipment	13,936	11,570	13,000
<b>Total Operating Expenses</b>	<b>209,886</b>	<b>241,964</b>	<b>220,197</b>
<b>Excess Cash From Operations</b>	<b>173,133</b>	<b>140,415</b>	<b>170,601</b>
<b>Capital Expenditures</b>			
Lawn Mower	12,720		
Garage Door Opener	1,731	-	-
ISD Grant cost-share (pending)	-	0	-
Pond Permits	4,420	5,000	-
Replacement of Rafter J signs	3,409	-	-
Shade Trees For Playground	4,172	4,000	-
Storage Layout & Screening Design	-	5,000	5,000
Other	8,157	-	-
Sitting benches at creek/ponds	-		10,000
Concrete aprons at Big Trail Dr. park	16,750		-
Reconnect Adams Ditch to west pond & shrub plantings	-		50,000
Trail Improvements	-		20,000
<b>Total Capital Expenditures</b>	<b>51,359</b>	<b>14,000</b>	<b>85,000</b>
<b>Net Cash Flow</b>	<b>121,774</b>	<b>126,415</b>	<b>85,601</b>
<b>Beginning Cash</b>	<b>618,216</b>	<b>618,216</b>	<b>724,742</b>
<b>Change In Accruals</b>	<b>(15,248)</b>	<b>-</b>	<b>-</b>
<b>Storage Improvement Reserve</b>	<b>-</b>	<b>(25,622)</b>	<b>(25,622)</b>
<b>ISD Grant Cost-Share</b>	<b>-</b>	<b>(200,000)</b>	<b>(200,000)</b>
<b>Ending Operating Cash</b>	<b>724,742</b>	<b>519,009</b>	<b>584,721</b>

See Note

NOTE: Ending budgeted operating cash for FYE 6/30/2013 has been reduced by funds set aside for Storage Improvement Reserve and ISD Grant Cost Share.

3:51 PM  
 08/17/12  
 Accrual Basis

**Rafter J Ranch Homeowner's Association**  
**Balance Sheet**  
 As of June 30, 2012

	Jun 30, 12
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Checking	502,537.43
Money Market	18,816.09
Money Market (BJH)	202,569.36
Petty Cash	818.83
<b>Total Checking/Savings</b>	724,741.71
Accounts Receivable	
Accounts Receivable	3,877.42
<b>Total Accounts Receivable</b>	3,877.42
Other Current Assets	
Undeposited Funds	36,442.24
<b>Total Other Current Assets</b>	36,442.24
<b>Total Current Assets</b>	765,061.37
<b>Fixed Assets</b>	
Buildings & Sheds	128,013.58
Improvements-Common Area	177,624.59
Land-Office	46,800.00
Land-Storage Area	170,000.00
Less Accumulated Depreci	-357,307.13
Machinery, Equipment, Tr	80,242.32
Office Building & Drive	25,071.97
Office Equipment & Furni	20,272.81
Transportation Vehicles	70,965.55
<b>Total Fixed Assets</b>	361,683.69
<b>TOTAL ASSETS</b>	<b>1,126,745.06</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Vendors A/P	2,585.37
<b>Total Accounts Payable</b>	2,585.37
Other Current Liabilities	
Payroll Liabilities	
Accrued Fed. Income Tax	-30.00
FICA Payable	0.02
<b>Total Payroll Liabilities</b>	-29.98
Prepaid Dues	37,786.56
<b>Total Other Current Liabilities</b>	37,756.58
<b>Total Current Liabilities</b>	40,341.95
<b>Total Liabilities</b>	40,341.95
<b>Equity</b>	
Retained Earnings	964,629.48
Net Income	121,773.63
<b>Total Equity</b>	1,086,403.11
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,126,745.06</b>

3:56 PM

08/17/12

Accrual Basis

**Rafter J Ranch Homeowner's Association**  
**Balance Sheet Prev Year Comparison**  
As of June 30, 2012

	Jun 30, 12	Jun 30, 11	\$ Change	% Change
<b>ASSETS</b>				
Current Assets				
Checking/Savings				
Checking	502,537.43	396,382.35	106,155.08	26.8%
Money Market	18,816.09	18,792.16	23.93	0.1%
Money Market (BJH)	202,569.36	201,949.66	619.70	0.3%
Petty Cash	818.83	1,091.50	-272.67	-25.0%
Total Checking/Savings	724,741.71	618,215.67	106,526.04	17.2%
Accounts Receivable				
Accounts Receivable	3,877.42	-372.93	4,250.35	1,139.7%
Total Accounts Receivable	3,877.42	-372.93	4,250.35	1,139.7%
Other Current Assets				
Undeposited Funds	36,442.24	0.00	36,442.24	100.0%
Total Other Current Assets	36,442.24	0.00	36,442.24	100.0%
Total Current Assets	765,061.37	617,842.74	147,218.63	23.8%
Fixed Assets				
Buildings & Sheds	128,013.58	128,013.58	0.00	0.0%
Improvements-Common Area	177,624.59	177,624.59	0.00	0.0%
Land-Office	46,800.00	46,800.00	0.00	0.0%
Land-Storage Area	170,000.00	170,000.00	0.00	0.0%
Less Accumulated Depreci	-357,307.13	-357,307.13	0.00	0.0%
Machinery, Equipment, Tr	80,242.32	80,242.32	0.00	0.0%
Office Building & Drive	25,071.97	25,071.97	0.00	0.0%
Office Equipment & Furni	20,272.81	20,272.81	0.00	0.0%
Transportation Vehicles	70,965.55	70,965.55	0.00	0.0%
Total Fixed Assets	361,683.69	361,683.69	0.00	0.0%
<b>TOTAL ASSETS</b>	<b>1,126,745.06</b>	<b>979,526.43</b>	<b>147,218.63</b>	<b>15.0%</b>
<b>LIABILITIES &amp; EQUITY</b>				
Liabilities				
Current Liabilities				
Accounts Payable				
Vendors A/P	2,585.37	2,877.33	-291.96	-10.2%
Total Accounts Payable	2,585.37	2,877.33	-291.96	-10.2%
Other Current Liabilities				
Payroll Liabilities				
Accrued Fed. Income Tax	-30.00	-30.00	0.00	0.0%
FICA Payable	0.02	0.00	0.02	100.0%
Total Payroll Liabilities	-29.98	-30.00	0.02	0.1%

3:56 PM

08/17/12

Accrual Basis

**Rafter J Ranch Homeowner's Association**  
**Balance Sheet Prev Year Comparison**  
As of June 30, 2012

	<u>Jun 30, 12</u>	<u>Jun 30, 11</u>	<u>\$ Change</u>	<u>% Change</u>
Prepaid Dues	37,786.56	12,049.62	25,736.94	213.6%
Total Other Current Liabilities	37,756.58	12,019.62	25,736.96	214.1%
Total Current Liabilities	40,341.95	14,896.95	25,445.00	170.8%
Total Liabilities	40,341.95	14,896.95	25,445.00	170.8%
Equity				
Retained Earnings	964,629.48	856,209.48	108,420.00	12.7%
Net Income	121,773.63	108,420.00	13,353.63	12.3%
Total Equity	1,086,403.11	964,629.48	121,773.63	12.6%
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>1,126,745.06</u></b>	<b><u>979,526.43</u></b>	<b><u>147,218.63</u></b>	<b><u>15.0%</u></b>

**Rafter J Ranch Homeowner's Association**  
**Profit & Loss**  
 July 2011 through June 2012

	Jul '11 - Jun 12
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
Homeowners' Fees	260,481.84
Interest and Other Income	
Administrative Fees	3,552.00
Building Fees	1,035.00
Discounts	13.54
Interest/Dividend Income	1,234.78
Miscellaneous Income	1.40
Postal Box Fees	300.00
Statement of Indebtedness	900.00
Interest and Other Income - Other	25.00
<b>Total Interest and Other Income</b>	<b>7,061.72</b>
<b>ISD Support</b>	
Office Support	85,050.00
Vehicle Usage	6,825.00
ISD Support - Other	0.00
<b>Total ISD Support</b>	<b>91,875.00</b>
<b>Storage Fees</b>	<b>23,600.90</b>
<b>Total Income</b>	<b>383,019.46</b>
<b>Gross Profit</b>	<b>383,019.46</b>
<b>Expense</b>	
Bad Debts	157.78
Bank Service Charges	90.00
Employee Benefits	
Health Insurance	
HRA	370.00
Health Insurance - Other	26,691.80
<b>Total Health Insurance</b>	<b>27,061.80</b>
Maintenance Staff-SEP	2,707.14
OFFICE STAFF-SEP	2,161.59
<b>Total Employee Benefits</b>	<b>31,930.53</b>
<b>Grounds Maintenance and Shop</b>	
Pathways	816.00
Postal Box & Key Maintenance	3.69
Signs	118.00
Weed Control	16,049.93
Grounds Maintenance and Shop - Other	5,162.50
<b>Total Grounds Maintenance and Shop</b>	<b>22,150.12</b>
Income Tax	410.00
Liability Insurance	11,194.00
Miscellaneous	738.79
Office	
Computer, E-mail	499.13
Copier	2,750.03
Postal Charges	405.27
Supplies	1,121.50
Website	160.00
Office - Other	3,216.23
<b>Total Office</b>	<b>8,152.16</b>
<b>Professional</b>	
Attorney	
BCC Appeal re River Crossing	111.00
Attorney - Other	3,838.75
<b>Total Attorney</b>	<b>3,949.75</b>

3:52 PM  
 08/17/12  
 Accrual Basis

**Rafter J Ranch Homeowner's Association**  
**Profit & Loss**  
 July 2011 through June 2012

	Jul '11 - Jun 12
Tax Prep and Quarterly Reports	1,465.75
Professional - Other	2,289.00
<b>Total Professional</b>	<b>7,704.50</b>
Reconciliation Discrepancies	50.00
Salaries	
Salaries-Maintenance Staff	54,142.90
Salaries-Office Staff	43,231.60
Salaries-Parttime Help	480.00
<b>Total Salaries</b>	<b>97,854.50</b>
Taxes and Licenses	
Fees	25.00
License Registration	353.64
Payroll Taxes	8,719.55
Property Tax	1,615.31
Taxes and Licenses - Other	7.38
<b>Total Taxes and Licenses</b>	<b>10,720.88</b>
Telephone and Communication	2,894.69
Trash Removal	417.51
Utilities	
Electrical	1,346.82
Sewer	137.81
<b>Total Utilities</b>	<b>1,484.63</b>
Vehicles and Equipment	
Chevy Truck	1,866.97
Ford Plow	1,115.65
Ford Truck	4,176.35
John Deere Tractor	213.01
Loader	60.04
Sander	308.56
Weed Eater	63.48
Vehicles and Equipment - Other	6,132.30
<b>Total Vehicles and Equipment</b>	<b>13,936.36</b>
<b>Total Expense</b>	<b>209,886.45</b>
Net Ordinary Income	173,133.01
Other Income/Expense	
Other Expense	
Major Repairs and Replacements	
Computer	0.00
Lawn Mower	12,720.00
Pond Permits	4,420.15
Replacement of Rafter J signs	3,408.70
Shade Trees For Playground	4,172.16
Major Repairs and Replacements - Other	26,638.37
<b>Total Major Repairs and Replacements</b>	<b>51,359.38</b>
<b>Total Other Expense</b>	<b>51,359.38</b>
Net Other Income	-51,359.38
<b>Net Income</b>	<b>121,773.63</b>

3:55 PM

08/17/12

Accrual Basis

## Rafter J Ranch Homeowner's Association Profit & Loss Prev Year Comparison July 2011 through June 2012

	Jul '11 - Jun 12	Jul '10 - Jun 11
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Homeowners' Fees	260,481.84	259,961.80
<b>Interest and Other Income</b>		
Administrative Fees	3,552.00	3,590.00
Building Fees	1,035.00	905.00
Discounts	13.54	8.44
Interest/Dividend Income	1,234.78	3,175.47
Miscellaneous Income	1.40	439.74
Postal Box Fees	300.00	430.00
Statement of Indebtedness	900.00	550.00
Interest and Other Income - Other	25.00	0.00
<b>Total Interest and Other Income</b>	7,061.72	9,098.65
<b>ISD Support</b>		
Office Support	85,050.00	85,050.00
Vehicle Usage	6,825.00	6,825.00
ISD Support - Other	0.00	0.00
<b>Total ISD Support</b>	91,875.00	91,875.00
<b>Storage Fees</b>	23,600.90	25,006.10
<b>Total Income</b>	383,019.46	385,941.55
<b>Gross Profit</b>	383,019.46	385,941.55
<b>Expense</b>		
Bad Debts	157.78	63.96
Bank Service Charges	90.00	111.50
<b>Employee Benefits</b>		
Health Insurance		
HRA	370.00	262.00
Health Insurance - Other	26,691.80	23,760.00
<b>Total Health Insurance</b>	27,061.80	24,022.00
Maintenance Staff-SEP	2,707.14	2,681.73
OFFICE STAFF-SEP	2,161.59	2,069.60
<b>Total Employee Benefits</b>	31,930.53	28,773.33
<b>Grounds Maintenance and Shop</b>		
Pathways	816.00	0.00
Postal Box & Key Maintenance	3.69	0.00
Signs	118.00	382.81
Weed Control	16,049.93	12,638.70
Grounds Maintenance and Shop - Other	5,162.50	6,328.10
<b>Total Grounds Maintenance and Shop</b>	22,150.12	19,349.61
Income Tax	410.00	410.00
Liability Insurance	11,194.00	11,324.00
Miscellaneous	738.79	585.14
<b>Office</b>		
Computer, E-mail	499.13	791.17
Copier	2,750.03	2,477.59
Postal Charges	405.27	73.30
Supplies	1,121.50	581.55
Website	160.00	0.00
Office - Other	3,216.23	2,264.10
<b>Total Office</b>	8,152.16	6,187.71
<b>Professional</b>		
Attorney		
BCC Appeal re River Crossing	111.00	12,303.50
Attorney - Other	3,838.75	4,791.50
<b>Total Attorney</b>	3,949.75	17,095.00

3:55 PM

08/17/12

Accrual Basis

**Rafter J Ranch Homeowner's Association**  
**Profit & Loss Prev Year Comparison**  
 July 2011 through June 2012

	Jul '11 - Jun 12	Jul '10 - Jun 11
Engineering	0.00	296.00
Tax Prep and Quarterly Reports	1,465.75	261.25
Professional - Other	2,289.00	13.75
<b>Total Professional</b>	<b>7,704.50</b>	<b>17,666.00</b>
Reconciliation Discrepancies	50.00	0.00
<b>Salaries</b>		
Salaries-Maintenance Staff	54,142.90	53,634.41
Salaries-Office Staff	43,231.60	41,392.21
Salaries-Parttime Help	480.00	0.00
<b>Total Salaries</b>	<b>97,854.50</b>	<b>95,026.62</b>
<b>Taxes and Licenses</b>		
Fees	25.00	27.00
License Registration	353.64	353.64
Payroll Taxes	8,719.55	8,814.31
Property Tax	1,615.31	1,634.42
Taxes and Licenses - Other	7.38	4.50
<b>Total Taxes and Licenses</b>	<b>10,720.88</b>	<b>10,833.87</b>
Telephone and Communication	2,894.69	2,625.23
Trash Removal	417.51	374.43
<b>Utilities</b>		
Electrical	1,346.82	1,988.25
Sewer	137.81	109.84
<b>Total Utilities</b>	<b>1,484.63</b>	<b>2,098.09</b>
<b>Vehicles and Equipment</b>		
Chevy Truck	1,866.97	2,606.24
Ford Plow	1,115.65	1,768.13
Ford Truck	4,176.35	112.49
John Deere Tractor	213.01	8.26
Loader	60.04	1,657.28
Sander	308.56	489.03
Weed Eater	63.48	0.00
Vehicles and Equipment - Other	6,132.30	5,907.51
<b>Total Vehicles and Equipment</b>	<b>13,936.36</b>	<b>12,548.94</b>
<b>VOID CHECKS</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Expense</b>	<b>209,886.45</b>	<b>207,978.43</b>
<b>Net Ordinary Income</b>	<b>173,133.01</b>	<b>177,963.12</b>
<b>Other Income/Expense</b>		
<b>Other Expense</b>		
Depreciation	0.00	19,987.00
<b>Major Repairs and Replacements</b>		
Computer	0.00	1,461.64
Fence	0.00	7,463.25
Garage Door Opener	0.00	985.15
Lawn Mower	12,720.00	0.00
Mitigation Pond	0.00	1,426.60
Playground Equipment	0.00	1.69
Pond Permits	4,420.15	3,415.10
Replacement of Rafter J signs	3,408.70	30,297.31
Shade Trees For Playground	4,172.16	0.00
Major Repairs and Replacements - Other	26,638.37	4,505.38
<b>Total Major Repairs and Replacements</b>	<b>51,359.38</b>	<b>49,556.12</b>
<b>Total Other Expense</b>	<b>51,359.38</b>	<b>69,543.12</b>
<b>Net Other Income</b>	<b>-51,359.38</b>	<b>-69,543.12</b>
<b>Net Income</b>	<b>121,773.63</b>	<b>108,420.00</b>



**Rafter J Ranch Homeowner's Association**  
**Profit & Loss Prev Year Comparison**  
 July 2011 through June 2012

	\$ Change	% Change
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
Homeowners' Fees	520.04	0.2%
<b>Interest and Other Income</b>		
Administrative Fees	-38.00	-1.1%
Building Fees	130.00	14.4%
Discounts	5.10	60.4%
Interest/Dividend Income	-1,940.69	-61.1%
Miscellaneous Income	-438.34	-99.7%
Postal Box Fees	-130.00	-30.2%
Statement of Indebtedness	350.00	63.6%
Interest and Other Income - Other	25.00	100.0%
<b>Total Interest and Other Income</b>	-2,036.93	-22.4%
<b>ISD Support</b>		
Office Support	0.00	0.0%
Vehicle Usage	0.00	0.0%
ISD Support - Other	0.00	0.0%
<b>Total ISD Support</b>	0.00	0.0%
<b>Storage Fees</b>	-1,405.20	-5.6%
<b>Total Income</b>	-2,922.09	-0.8%
<b>Gross Profit</b>	-2,922.09	-0.8%
<b>Expense</b>		
Bad Debts	93.82	146.7%
Bank Service Charges	-21.50	-19.3%
<b>Employee Benefits</b>		
Health Insurance		
HRA	108.00	41.2%
Health Insurance - Other	2,931.80	12.3%
<b>Total Health Insurance</b>	3,039.80	12.7%
Maintenance Staff-SEP	25.41	1.0%
OFFICE STAFF-SEP	91.99	4.4%
<b>Total Employee Benefits</b>	3,157.20	11.0%
<b>Grounds Maintenance and Shop</b>		
Pathways	816.00	100.0%
Postal Box & Key Maintenance	3.69	100.0%
Signs	-264.81	-69.2%
Weed Control	3,411.23	27.0%
Grounds Maintenance and Shop - Other	-1,165.60	-18.4%
<b>Total Grounds Maintenance and Shop</b>	2,800.51	14.5%
Income Tax	0.00	0.0%
Liability Insurance	-130.00	-1.2%
Miscellaneous	153.65	26.3%
<b>Office</b>		
Computer, E-mail	-292.04	-36.9%
Copier	272.44	11.0%
Postal Charges	331.97	452.9%
Supplies	539.95	92.9%
Website	160.00	100.0%
Office - Other	952.13	42.1%
<b>Total Office</b>	1,964.45	31.8%
<b>Professional</b>		
Attorney		
BCC Appeal re River Crossing	-12,192.50	-99.1%
Attorney - Other	-952.75	-19.9%
<b>Total Attorney</b>	-13,145.25	-76.9%

**Rafter J Ranch Homeowner's Association**  
**Profit & Loss Prev Year Comparison**  
 July 2011 through June 2012

	\$ Change	% Change
Engineering	-296.00	-100.0%
Tax Prep and Quarterly Reports	1,204.50	461.1%
Professional - Other	2,275.25	16,547.3%
<b>Total Professional</b>	<b>-9,961.50</b>	<b>-56.4%</b>
Reconciliation Discrepancies	50.00	100.0%
Salaries		
Salaries-Maintenance Staff	508.49	1.0%
Salaries-Office Staff	1,839.39	4.4%
Salaries-Parttime Help	480.00	100.0%
<b>Total Salaries</b>	<b>2,827.88</b>	<b>3.0%</b>
Taxes and Licenses		
Fees	-2.00	-7.4%
License Registration	0.00	0.0%
Payroll Taxes	-94.76	-1.1%
Property Tax	-19.11	-1.2%
Taxes and Licenses - Other	2.88	64.0%
<b>Total Taxes and Licenses</b>	<b>-112.99</b>	<b>-1.0%</b>
Telephone and Communication	269.46	10.3%
Trash Removal	43.08	11.5%
Utilities		
Electrical	-641.43	-32.3%
Sewer	27.97	25.5%
<b>Total Utilities</b>	<b>-613.46</b>	<b>-29.2%</b>
Vehicles and Equipment		
Chevy Truck	-739.27	-28.4%
Ford Plow	-652.48	-36.9%
Ford Truck	4,063.86	3,612.6%
John Deere Tractor	204.75	2,478.8%
Loader	-1,597.24	-96.4%
Sander	-180.47	-36.9%
Weed Eater	63.48	100.0%
Vehicles and Equipment - Other	224.79	3.8%
<b>Total Vehicles and Equipment</b>	<b>1,387.42</b>	<b>11.1%</b>
VOID CHECKS	0.00	0.0%
<b>Total Expense</b>	<b>1,908.02</b>	<b>0.9%</b>
<b>Net Ordinary Income</b>	<b>-4,830.11</b>	<b>-2.7%</b>
Other Income/Expense		
Other Expense		
Depreciation	-19,987.00	-100.0%
Major Repairs and Replacements		
Computer	-1,461.64	-100.0%
Fence	-7,463.25	-100.0%
Garage Door Opener	-985.15	-100.0%
Lawn Mower	12,720.00	100.0%
Mitigation Pond	-1,426.60	-100.0%
Playground Equipment	-1.69	-100.0%
Pond Permits	1,005.05	29.4%
Replacement of Rafter J signs	-26,888.61	-88.8%
Shade Trees For Playground	4,172.16	100.0%
Major Repairs and Replacements - Other	22,132.99	491.3%
<b>Total Major Repairs and Replacements</b>	<b>1,803.26</b>	<b>3.6%</b>
<b>Total Other Expense</b>	<b>-18,183.74</b>	<b>-26.2%</b>
<b>Net Other Income</b>	<b>18,183.74</b>	<b>26.2%</b>
<b>Net Income</b>	<b>13,353.63</b>	<b>12.3%</b>