

RAFTER J IMPROVEMENT AND SERVICE DISTRICT BUDGET

7/1/2013 - 6/30/2014

	ACTUAL 7/1/11 - 6/30/12	ACTUAL 7/1/12 - 6/30/13	APPROVED Annual Budget FY 2012-2013	Annual Budget FY 2013-2014
Income:				
1st Special Assessment - Operations	\$ 13,777	\$ 13,665	\$ 13,000	\$ 13,000
2nd Special Assessment - Operations	\$ 12,017	\$ 11,945	\$ 12,000	\$ 12,000
Adams Canyon & SPSC Water Billing	\$ 15,695	\$ 16,722	\$ 16,724	\$ 16,000
Annual Assessment	\$ 150,949	\$ 147,527	\$ 147,766	\$ 147,766
Metered Water Fees	\$ 10,162	\$ 17,127	\$ 17,602	\$ 17,300
Late Charges for Utility Billing	\$ 930	\$ 2,223	\$ 2,880	\$ 1,700
Water Usage Fees	\$ 60,450	\$ 86,498	\$ 99,518	\$ 88,400
RJHOA Funding	\$ -	\$ 80,000	\$ 200,000	\$ -
Interest on Special Assessment Funds	\$ 5,695	\$ 2,541	\$ 10,000	\$ 1,000
Other Interest/Dividend Income	\$ 11,630	\$ 8,764	\$ 16,000	\$ 4,000
Water Meter Resale	\$ 2,156	\$ -	\$ 1,150	\$ 500
Water Tap Fees (Connection Fees)	\$ 1,000	\$ -	\$ 1,000	\$ 1,000
Wy Water Development Comm Grant	\$ 171,194	\$ 1,500		
Miscellaneous Income	\$ (156)	\$ -	\$ -	\$ -
Govt Bond Valuation Change		\$ (762)	\$ -	
Total Operating Income	\$ 455,500	\$ 387,751	\$ 537,640	\$ 302,666
Expenses:				
Claim Form Reimbursement		\$ 3,212	\$ 3,000	\$ 17,000
Gain & Loss on Sale		\$ 9,632	\$ -	\$ -
GENERAL ADMINISTRATIVE EXP:				
Advertising	\$ 214	\$ 67	\$ 500	\$ 250
Bank Charges	\$ -	\$ 40	\$ -	\$ 20
Bonds	\$ 420	\$ 420	\$ 500	\$ 500
Computer Repairs & Maintenance		\$ 174	\$ -	\$ 250
Insurance - Liability, D&O, Property	\$ 8,603	\$ -	\$ 10,000	\$ 10,000
Meals & Entertainment	\$ 154	\$ 115	\$ -	\$ 250
Miscellaneous			\$ 34,700	\$ 500
Office and Salary-Related Support from HOA	\$ 85,838	\$ 85,050	\$ 89,303	\$ 85,050
Office Supplies	\$ 368	\$ 997	\$ 250	\$ 500
Payroll Taxes	\$ 82	\$ 64	\$ 200	\$ 200
Postage	\$ 171	\$ 1,220	\$ -	\$ 1,500
Salaries & Wages	\$ 925	\$ 725	\$ 1,000	\$ 1,000
Travel, General		\$ 75	\$ -	\$ 100
Vehicle Usage provided by HOA	\$ 6,825	\$ 6,825	\$ 7,166	\$ 6,825
Website		\$ 2,125	\$ -	\$ -
Total General Administrative Exp	\$ 103,599	\$ 97,897	\$ 143,619	\$ 106,945
Interest - Clean Water Loan	\$ 19,648	\$ 28,596	\$ 17,165	\$ -
Interest - Other	\$ 23,727	\$ (23,727)		
Interest - Drinking Water Loan	\$ 19,940	\$ 22,107	\$ 16,153	\$ -
Interest - WDC Tank Loan		\$ 10,054	\$ -	\$ 2,785
Total Interest Expense	\$ 63,315	\$ 37,030	\$ 33,318	\$ 2,785
PROFESSIONAL SERVICES:				
Legal	\$ 6,420	\$ 12,769	\$ 5,000	\$ 12,000
Accounting	\$ 11,255	\$ 10,534	\$ 8,600	\$ 11,500
Engineering	\$ 4,501	\$ 61,908	\$ 20,000	\$ 30,000
Other		\$ -	\$ 1,000	\$ 500
Total Professional Services	\$ 22,176	\$ 85,211	\$ 34,600	\$ 54,000
ROAD & PATHWAY MAINTENANCE:				
Electric - Entrances	\$ 389	\$ 389	\$ 500	\$ 425
Pathways Maintenance - Sealing, Coating, Sweeping		\$ 25,980	\$ 35,600	\$ 600
Plowing			\$ 4,000	\$ 8,000
Road Maintenance, Repair, Patching & Sweeping	\$ 576		\$ 33,000	\$ 5,000
Sanding	\$ 3,177	\$ 2,098	\$ 6,000	\$ 3,000
Signs			\$ 2,200	\$ 500
Total Road Maintenance	\$ 4,141	\$ 28,467	\$ 81,300	\$ 17,525

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SEWER SYSTEM MAINTENANCE:				
Electric - Sewer Pumps	\$ 1,686	\$ 19,038	\$ 1,600	\$ 1,800
Lift Station Cleaning	\$ 1,528	\$ 3,039	\$ 1,500	\$ 3,000
Lift stations	\$ 883	\$ 2,290	\$ 1,500	\$ 5,000
Manholes		\$ 4,725	\$ 45,000	\$ 5,000
Pump Calibration			\$ 2,000	\$ 1,000
Pumps		\$ 13,009	\$ 10,000	\$ 10,000
Sewer System Maintenance - Other			\$ 1,000	\$ -
Telemetry and Controls			\$ 500	\$ 500
TV Inspection of Sewer Lines			\$ 10,000	\$ 15,000
Total Sewer System Maintenance	\$ 4,096	\$ 42,101	\$ 73,100	\$ 41,300
WATER SYSTEM MAINTENANCE:				
Billing Software Maintenance		\$ 2,619	\$ 3,000	\$ 3,000
Chlorine System Service Maintenance	\$ 2,568	\$ 7,195	\$ 4,000	\$ 4,000
Driveway Repairs		\$ 1,688	\$ 500	\$ 1,700
Electric - Pump House	\$ 15,260			\$ 19,000
Electric - Water Tank		\$ 645	\$ 15,000	\$ 1,000
Generator Service & Maintenance	\$ 3,867	\$ 1,252	\$ 2,000	\$ 2,000
Hydrants		\$ 698		
Membership Dues	\$ 400	\$ 405	\$ 400	\$ 400
Meter	\$ 6,074	\$ 3,738	\$ 5,000	\$ 5,000
Pipes & Valves	\$ 1,527	\$ 14,929	\$ 10,500	\$ 6,000
Pump House Building		\$ 4,187	\$ 700	\$ 500
Roadway Patching			\$ 1,000	\$ -
Sewer & Water Operator	\$ 4,080	\$ 10,087	\$ 5,000	\$ 10,000
Tanks	\$ 2,415	\$ (1,000)	\$ 1,200	\$ 1,200
Telemetry & Controls		\$ 66	\$ 500	\$ 500
Telephone	\$ 1,512	\$ 1,533	\$ 1,500	\$ 1,500
Training & Travel	\$ 1,355	\$ 559	\$ 1,000	\$ 1,000
Water System - Other		\$ -	\$ 5,000	
Water Testing & Samples	\$ 1,190	\$ 401	\$ 2,500	
Wells	\$ -	\$ 360	\$ -	\$ 500
Total Water System Maintenance	\$ 40,247	\$ 49,362	\$ 58,800	\$ 57,300
Total Operating Expenses	\$ 237,575	\$ 352,913	\$ 427,737	\$ 296,855
Total Operating Income w/out Depreciation	\$ 217,925	\$ 34,838	\$ 109,903	\$ 5,811

Beginning Cash On Hand	\$ 2,137,817	\$ 1,835,236	\$ 1,835,236	\$ 743,407
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Non Operating Assessment Income				
2nd Special Assessment - Sewer	\$ 79,105	\$ 78,872	\$ 75,000	\$ 75,000
2nd Special Assessment - Water	\$ 139,597	\$ 137,468	\$ 135,000	\$ 135,000
2nd Special Assessment - Roads	\$ 65,166	\$ 64,027	\$ 65,000	\$ 65,000
Total Non Operating Assessment Income	\$ 283,867	\$ 280,367	\$ 275,000	\$ 275,000
Loan Payments:				
Water Tank Loan	\$ (34,819)	\$ -		\$ 165,000
Clean Water Principal	\$ 77,300	\$ 696,148	\$ 79,783	
Drinking Water Principal	\$ 71,294	\$ 655,114	\$ 75,080	
Total Loan Payments	\$ (113,774)	\$ (1,351,262)	\$ (154,863)	\$ (165,000)
Capital Expenditures - Major Repairs and Replacement				
Staging Area		\$ 15,474	\$ 13,000	\$ -
Drinking Water Improvements	\$ 480,910	\$ -		
Sewer Improvements	\$ (183,294)	\$ 1,119	\$ 2,000	
Road Improvements	\$ 435,037	\$ -		
Other	\$ (18,327)	\$ -	\$ 10,000	\$ -
Office Equipment		\$ 2,279		\$ -

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Other Accruals, Prepaids, Inventory		\$ 11,749		
Total Capital Expenditures	\$ (714,326)	\$ (30,621)	\$ (25,000)	\$ -
Net Cash Generated (Used) From Other Activities	\$ (544,233)	\$ (1,101,515.96)	\$ 95,137	\$ 110,000
Projected Cash At End of Period	\$ 1,811,509	\$ 768,559	\$ 2,040,276	\$ 859,218

RAFTER J IMPROVEMENT AND SERVICE DISTRICT
2951 Big Trail Drive, Jackson, WY 83001
Phone: 307-733-5262
Email: Office@RafterJ.org website: www.RafterJ.org

July 15, 2013

To: The Residents/Home Owners of the Rafter J Community

Subject: Calendar Year Budget July 1, 2013 through June 1, 2014.

We are pleased to present this proposed budget for the calendar year July 1, 2013 through June 1, 2014. It has been the goal of your Rafter J Improvement and Service District Board to continue the well-planned efforts of your prior District Boards to maintain our vital infrastructure including roads, sewer, water supply, distribution and pathways.

The implementation of our water metering and billing program has been completed.

The budget has been prepared in a line item fashion so as to provide complete information and a database for planning and reserving funds for future projects to maintain the high level of quality and reliable performance of our infrastructure. This will also lead to a better base for operating with modest homeowner fees and assessments. This effort also included a careful analysis and planning of funds usage which led to retiring State loans in the previous Budget year, resulting in a significant savings in interest reducing actual project costs.

This letter is a little shorter than last years because the projects mentioned in last year's letter have been completed.

Sincerely,



For the District

John M. Shipman, Treasurer