

BLUE SKY RANCH< INC FINANCIAL REPORT

4305
3871

434

	Budget 2003	2003 Actual	Budget 2004	2004 Actual	Budget 2005
Receipts					
Dues	25200.00	26300.00	25200.00	25200.00	25200.00
Interest	100.00	110.00	110.00	95.61	100.00
Other	150.00			173.01	5021.6
Total	25450.00	26410.00	25310.00	25468.61	30321.6

	Budget 2003	2003 Actual	Budget 2004	2004 Actual	Budget 2005
Liabilities					
Main Road Fees	1400.00	1330.00	1330.00	0.00	3000.00
Water System	7500.00	3703.96	7500.00	11504.79	7000.00
Landscaping	9000.00	5593.10	8000.00	7485.06	6000.00
Snow Plowing	750.00	120.00	1000.00	510.00	800.00
Insurance	1250.00	1172.00	1250.00	925.00	1000.00
Taxes	300.00	0.00	200.00	3.00	3.00
Admin. Costs	550.00	177.98	200.00	142.21	200.00
Attorney Fees	500.00	0.00	500.00	0.00	500.00
Road Maint.	2000.00	5460.00	5000.00	700.00	17117.00
Utilities- Electric	1700.00	1381.82	1700.00	1251.86	1500.00
Total	24950.00	18938.86	26680.00	22521.92	37120.00

\$13,500

Bank Balances :	as of 12-31-02	as of 12-31-03	as of 05-16-04	as of 12-31-04	as of 06-12-05
Regular Checking	745.95	762.15	5609.02	1698.83	2780.00
Money Market	20357.89	20724.86	25058.11	23515.56	25281.00
Total	21103.84	21487.01	30667.13	25214.39	28061.00

9220.77 less than mark Road 6846...

Reserves 7471.14 <1370.00> 2946.69 <7160.00>

Other Income:
 Water Refund \$21.60
 Reimbursement of Attorney's Fees and HOA fine by the Dworkins \$5,000.00
 Total Additional Income: \$5,021.60

Impending Future Expenses: Water System Upgrades: \$3250.00
 Road Maintenance: \$17117.00 total (40% paid on 06/08/05=\$6846.80/ \$10271.00 due at completion)
 Current Bank Balances: ~~\$28,061.00~~ less \$7160.00 overage = \$20901.00 equals After July dues a balance of \$33501.00

Reflected in Revised Budget

plus 12.6 dues = after dues 40661. 12779.02 spent to date less liabilities = 3541. + 6846.00 fees paid + = 10887. 16320.02

BLUE SKY RANCH< INC FINANCIAL REPORT

Budget 2003 2003 Actual Budget 2004 Budget 20

<u>Receipts</u>			
Dues	25200.00	26300.00	25200.00
Interest	100.00	110.00	110.00
Other	150.00		
Total	25450.00	26410.00	25310.00

<u>Liabilities</u>			
Main Road Fees	1400.00	1330.00	1330.00
Water System	7500.00	3703.96	7500.00
Landscaping	9000.00	5593.10	8000.00
Snow Plowing	750.00	120.00	1000.00
Insurance	1250.00	1172.00	1250.00
Taxes	300.00	0.00	200.00
Admin. Costs	550.00	177.98	200.00
Attorney Fees	500.00	0.00	500.00
Road Maint.	2000.00	5460.00	5000.00
Utilities- Electric	1700.00	1381.82	1700.00
Total	24950.00	18938.86	26680.00

<u>Bank Balances :</u>	as of 12-31-02	as of 12-31-03	as of 05-16-04	as of 12-31
Regular Checking	745.95	762.15		5709.02
Money Market	20357.89	20724.86		25058.11
Total	21103.84	21487.01		30767.13

Reserves 7471.14 <1370.00>

Planned Future Expenditures

BLUE SKY RANCH, INC FINANCIAL REPORT

	Budget 2002	2002 Actual	Budget 2003
<u>Receipts</u>			
Dues	21,000.00	20,260.00	25,200.00
Interest	1,000.00	84.42	100.00
Other	-	135.71	150.00
Total	22,000.00	20,480.13	25,450.00

<u>Liabilities</u>			
Main Road Fees	1,400.00	1,330.00	1,400.00
Water System	7,500.00	4,143.93	7,500.00
Landscaping	8,750.00	7,786.90	9,000.00
Snow Plowing	500.00	330.00	750.00
Insurance	1,100.00	1,172.00	1,250.00
Taxes	300.00	188.17	300.00
Admin. Costs	600.00	257.28	550.00
Attorney Fees	500.00	245.00	500.00
Road Maint.	1,500.00	250.00	2,000.00
Utilities-electric	-	1,586.41	1,700.00
Total	22,150.00	17,289.69	24,950.00

<u>Bank Balances as of 4-30-03</u>	
Regular Checking	745.95
Money Market	20,357.89
Total	21,103.84

Accured Road Surfacing 2002	1,250.00
Overlay Estimate from 2002	5,000.00

Total Reserves	14,853.84
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THE ASSOCIATION OF HOMEOWNERS, BLUE SKY RANCH, INC. □ 2002 Budget Report

	1999 Actual	2000 Budget	2000 Actual	2001 Budget	2001 Actual	2002 Budget	
Receipts							
Dues	24,877.50	16,800.00	18,129.00	16,800.00	16,760.00	21,000.00	increase \$100- 2nd half dues
Other	811.05	1,000.00	1,300.00	1,000.00	3695.94	1,000.00	
Total	\$25,688.55	\$17,800.00	\$19,429.00	17,800.00	\$20,455.94	\$22,000.00	
Liabilities							
Main Road Fees	1,295.00	1,400.00	1,330.00	1,400.00	4942.51	1,400.00	
<u>Water System</u>	3,667.07	5,000.00	<u>11,760.33</u>	5,000.00	<u>7,519.33</u>	7,500.00	
Landscaping	9,268.03	10,000.00	14,195.77	10,000.00	8,836.70	8,750.00	
Snow Plowing	150.00	1,500.00	575.00	1,500.00	975.00	500.00	
Insurance	1,074.00	1,200.00	1,006.00	1,200.00	1,034.00	1,100.00	
Taxes	255.00	300.00	266.86	300.00	300.00	300.00	
Admin Costs	538.06	700.00	410.30	700.00	565.41	600.00	
Attorney Fees	1,035.00	2,500.00	0.00	2,500.00	0.00	500.00	
Accountant Fees	0.00	500.00	0.00	500.00	0.00	0.00	
Road Surfacing	0.00	8,000.00	3140.78	8,000.00	5,650.00	1,500.00	accrue yearly
Total	\$17,282.16	\$31,100.00	\$32,685.04	\$31,100.00	\$29,822.95	\$22,150.00	
Excess to/from Reserve Fund	+ \$8,406.39	(\$13,300.00)	(\$13,256.04)	(\$13,300.00)	(\$9,367.01)	(\$150.00)	
Reserve Fund Balance							
Total	\$31,023.78		\$16,655.95		\$7,288.95		

Bank Balances as of 4/30/02

Regular Checking	\$3,355.80
Money Market	\$6,844.47
TOTAL	\$10,200.27

THE ASSOCIATION OF HOMEOWNERS, BLUE SKY RANCH, INC. 2001 BUDGET

	1999 Actual	2000 Budget	2000 Actual	2001 Budget	2001 Actual Jan1-Mar31
Receipts					
Dues	24,877.50	16,800.00	18,129.00	16,800.00	8,700.00
Other	811.05	1,000.00	1,300.00	1,000.00	5300.14
Total	\$25,688.55	\$17,800.00	\$19,429.00	17,800.00	\$14,019.14
Liabilities					
Main Road Fees	1,295.00	1,400.00	1,330.00	1,400.00	
Water System	3,667.07	5,000.00	11,760.33	5,000.00	2,510.59
Landscaping	9,268.03	10,000.00	14,195.77	10,000.00	
Snow Plowing	150.00	1,500.00	575.00	1,500.00	975.00
Insurance	1,074.00	1,200.00	1,006.00	1,200.00	1,034.00
Taxes	255.00	300.00	266.86	300.00	
Admin Costs	538.06	700.00	410.30	700.00	58.40
Attorney Fees	1,035.00	2,500.00	0.00	2,500.00	
Accountant Fees	0.00	500.00	0.00	500.00	
Road Surfacing	0.00	8,000.00	3140.78	8,000.00	2,329.32
Total	\$17,282.16	\$31,100.00	\$32,685.04	\$31,100.00	\$6,907.31
Excess to/from Reserve Fund	\$8,406.39	(\$13,300.00)	(\$13,256.04)	(\$13,300.00)	\$7,111.83
Reserve Fund Balance					
6 Month CD (matures 8-4-01)					5,153.53
6 Month CD (matures 8-4-01)					5,153.53
Checking Accounts					8,832.71
Total	\$31,023.78		\$16,655.95		\$19,139.77

THE ASSOCIATION OF HOMEOWNERS, BLUE SKY RANCH, INC.

1999 Financial Statement

2000 Budget

	1998 Actual	1999 Budget	1999 Actual	2000 Budget	2000 Actual Jan 1 - April 30
Receipts					
Dues	11,885.00	25,350.00	24,877.50	16,800.00	9,629.00
Other	865.44	800.00	811.05	1,000.00	256.55
Total	\$12,750.44	\$26,150.00	\$25,688.55	\$17,800.00	\$9,885.55
Liabilities					
Main Road Fees	1,225.00	1,300.00	1,295.00	1,400.00	1,330.00
Water System	2,945.12	5,000.00	3,667.07	5,000.00	1,038.55
Landscaping	7,030.22	10,000.00	9,268.03	10,000.00	834.74
Snow Plowing	250.00	1,500.00	150.00	1,500.00	575.00
Insurance	1,074.00	1,200.00	1,074.00	1,200.00	1,006.00
Taxes	243.01	250.00	255.00	300.00	243.00
Admin Costs	350.81	250.00	538.06	700.00	199.55
Attorney Fees	0.00	2,500.00	1,035.00	2,500.00	0.00
Accountant Fees	0.00	500.00	0.00	500.00	0.00
Road Surfacing	0.00	8,000.00	0.00	8,000.00	0.00
Total	\$13,118.16	\$30,500.00	\$17,282.16	\$31,100.00	\$5,226.84
Excess to/from Reserve Fund	— (\$367.72)	(\$4,350.00)	\$8,406.39	(\$13,300.00)	\$4,658.71
Reserve Fund Balance	1/14/99 \$22,880.48		12/31/99 \$31,023.78	1 YR CD (matures 3/14/01) 1 YR CD (matures 3/14/01) Checking Accounts	4/30/00 20,000.00 5,000.00 10,951.78 \$35,951.78

THE ASSOCIATION OF HOMEOWNERS, BLUE SKY RANCH, INC.
1999 Budget

Receipts	
Dues	24,600.00
Other	750.00
Interest	800.00
Total	\$26,150.00
Liabilities	
Main Road Fees	1,300.00
Water System	5,000.00
Landscaping	10,000.00
Snow Plowing	1,500.00
Insurance	1,200.00
Taxes	250.00
Admin Costs	250.00
Attorney Fees	2,500.00
Accountant Fees	500.00
Road Surfacing	8,000.00
Total	\$30,500.00
Excess to Reserve Fund	(\$4,350.00)

THE ASSOCIATION OF HOMEOWNERS, BLUE SKY RANCH, INC.

1997 Financial Statement

	1996 Actual	1997 Budget	1997 Actual	1998 Budget
Receipts				
Dues	16,850.00	16,800.00	14,750.00	18,600.00
Other	4,565.57	500.00	16,902.76	800.00
Total	\$21,415.57	\$17,300.00	\$31,652.76	\$19,400.00
Liabilities				
Main Road Fees	0.00	1,225.00	4,192.50	1,225.00
Water System	3,777.30	5,000.00	8,467.86	5,000.00
Landscaping	2,649.00	10,000.00	7,721.13	10,000.00
Snow Plowing	595.00	1,500.00	1,231.50	1,500.00
Insurance	1,161.00	1,200.00	990.00	1,200.00
Taxes	50.00	150.00	115.00	250.00
Admin Costs	219.15	250.00	210.70	250.00
Attorney Fees	1,101.30	500.00	702.86	500.00
Accountant Fees	0.00	500.00	0.00	500.00
Road Surfacing	5,600.00	0.00	0.00	0.00
Total	\$15,152.75	\$20,325.00	\$23,631.55	\$20,425.00
Excess to Reserve Fund	\$6,262.82	(\$3,025.00)	\$8,021.21	(\$1,025.00)
Reserve Fund Balance	12/31/96 \$14,989.81		12/31/97 \$23,011.02	

Reserve Fund Balance 5/28/98

\$21,675.78

Blue Sky Ranch Association of Owners, Inc.
 Proposed 1995 Budget Worksheet
 Prepared January 5, 1995

3SD / 400
~~\$100,558~~

	38 Units@	Annual Budget @ \$400/Unit	Annual Budget @ \$350/Unit
Cash Receipts:			
Dues		\$15,297.00	\$13,300.00
Other Income		650.00	650.00
Interest Income		75.00	75.00
Total Receipts		\$16,022.00	\$14,025.00
Cash Disbursements:			
Main Road Fee	35 units @ \$35.00	1,225.00	1,225.00
Snow Plowing		750.00	750.00
Electricity		600.00	600.00
Insurance		960.00	960.00
Water/Weed and Seed		3,425.00	3,425.00
Mowing		1,960.00	1,960.00
Water Main Fee		0.00	
Misc. Operating Costs			
Attorney)	150.00	150.00
Accountant)		
Administrative)		
Water system operating costs			
Total Disbursements		750.00	750.00
		\$9,820.00	\$9,820.00
Cash in Bank		\$6,202.00	\$4,205.00
Reserve Funds:			
Roads		\$2,382.00	\$1,615.01
Well/Pump		2,083.00	1,412.29
Waterlines		812.00	550.54
Landscaping		925.00	627.16
Total		\$6,202.00	\$4,205.00

*SM Conedown road
 no longer grading road
 it's now paved*

Notes: We need to agree on how many units pay dues
 We collect dues from 38 units presently (2 lots have not paid)
 There are 2 units that are nonmembers-not included above
 There are 4 lots that might have more than 1 unit per lot.
 Covenants prohibit more than a 5% increase, except for
 6 items which may be increased without limitation

Tues
2nd week March

Blue Sky Ranch Association of Owners, Inc.
Cash Report No. 7
Period of January 1, 1994 through December 31, 1994

	Actual	Annual Budget	Under or (Over) Budget
Cash Receipts:			
Dues	\$11,100.00	\$14,100.00	(\$3,000.00)
Other Income	637.52		\$637.52
Interest Income	79.20	0.00	\$79.20
Total Receipts	\$11,816.72	\$14,100.00	(\$2,283.28)
Cash Disbursements:			
Main Road Fee	770.00	770.00	0.00
Snow Plowing	220.00	1,278.00	1,058.00
Electricity	634.57	500.00	(134.57)
Insurance	961.00	800.00	(161.00)
Water/Weed and Seed	- 3,425.00	500.00	(2,925.00)
Mowing	- 1,960.00	1,600.00	(360.00)
Trim(Incl in water, weed & feed)		- 600.00	600.00
Water Main Fee	180.00	350.00	170.00
Misc. Operating Costs			
Attorney		1,500.00	1,500.00
Accountant			0.00
Administrative	138.88		(138.88)
Water system operating costs	851.00 <i>Testing water</i>		(851.00)
Total Disbursements	\$9,140.45	\$7,898.00	(\$1,242.45)
Cash in Bank	\$2,676.27	\$6,202.00	(\$3,525.73)
Reserve Funds:			
Roads		\$2,382.00	
Well/Pump		2,083.00	
Waterlines		812.00	
Landscaping		925.00	
Total	\$2,676.27	\$6,202.00	(\$3,525.73)
Checking Account Balance	\$500.00		
Money Market Account Balance	2,176.27		
Total	\$2,676.27		

Bud Fitz

\$1300 x 4 times year testing water

150
35
750
450
5250

Agenda
berm
adapt

60
300

- 184 satellites on smaller
- review budget, explain reserves are important