

	Falls Creek Ranch Assn Proposed FY19 Budget	FY18 Annual Budget	FY18 Projected Actual	FY19 Proposed Budget	Notes
1	Ordinary Income/Expense				
2	Income				
3	4000 - Assessments				
4	4010 - Improved Lots	276,000.00	276,000.00	282,000.00	\$3,000/lot, 94 lots; No change in rate
5	4020 - Unimproved Lots	23,200.00	23,200.00	17,700.00	\$2,950/lot, 6 lots; No change in rate
6	Total 4000 - Assessments	299,200.00	299,200.00	299,700.00	FY18: 1 half yr outstanding assessment
6	Less: HOA Dues for Capital Reserve	(60,000.00)	(60,000.00)	(40,000.00)	Portion of HOA dues allocated to Capital Reserve
7	4100 - Road Easements	100.00	100.00	100.00	
8	4225 - Water Billing Service Fee	30,300.00	30,300.00	30,300.00	\$25/mo/lot + corral
9	4500 - Stable Lease	1.00	1.00	1.00	
10	4300 - Misc. Income		400.00		
11	4335 - Designated Grants Earned	0.00	0.00	0.00	FY18: See Firewise grant in Committee budget below
12	4320 - Interest Income	0.00	36.00	36.00	
13	4800 - High Meadow Fees	2,021.00	2,021.00	2,021.00	
14	4805 - Watson Property Fees	320.00	320.00	320.00	
15	Total Income	271,942.00	272,378.00	292,478.00	
16	Expense				
17	6100 - Caretaker & Help				
18	6110 - Wages	59,677.00	59,677.00	61,467.31	3% increase
19	6120 - Payroll Taxes	5,371.00	5,371.00	5,532.13	
20	6140 - Workman's Compensation	4,177.00	4,177.00	4,302.31	
21	6150 - Travel Allowance	300.00	300.00	300.00	
22	6160 - Retirement expense	4,177.00	4,177.00	4,302.31	
23	6561 - Payroll Outsourcing Expenses	1,000.00	1,000.00	1,030.00	
24	6570 - Hired Help Wages	500.00	0.00	500.00	
25	Total 6100 - Caretaker & Help	75,202.00	74,702.00	77,434.06	
26	6200 - Ranch House				
27	6230-40 - Maintenance & Improvements	2,500.00	1,500.00	1,500.00	
28	Total 6200 - Ranch House	2,500.00	1,500.00	1,500.00	
29	6300 - Equipment Shed				
30	6320 - Electricity	1,200.00	1,000.00	1,200.00	
31	6330 - Telephone	1,458.00	1,200.00	1,200.00	
32	6340 - Maintenance	500.00	1,900.00	500.00	
33	6360 - Small Tools & Equipment	600.00	500.00	600.00	
34	6370 - Supplies - expendable	200.00	400.00	200.00	
35	Total 6300 - Equipment Shed	3,958.00	5,000.00	3,700.00	
36	6500 - Beautification Committee				
37	6510 - Plants and tools	300.00	300.00	300.00	
38	Total 6500 - Beautification Committee	300.00	300.00	300.00	
39	6600 - Lakeside Committee				
40	6690 - Misc. Lake Expense	1,900.00	4,470.00	3,800.00	Boat storage, furniture, sand
41	Total 6600 - Lakeside Committee	1,900.00	4,470.00	3,800.00	
42	6700 - Roads Committee				
43	6710 - FCR- Gravel	13,000.00	2,000.00	13,000.00	
44	6730 - FCR- Mag Chlor	5,365.00	7,500.00	12,000.00	
45	6750 - Culverts	5,000.00	2,000.00	3,000.00	
46	6760 - Equipment Rentals	4,500.00	8,000.00	2,000.00	
47	67xx - Road Contracting	1,000.00	9,365.00	11,000.00	More frequent use of contractors
48	Total 6700 - Roads Committee	28,865.00	28,865.00	41,000.00	
49	6800 - Firewise Program				
50	Income - Firewise Grant		500.00		FY18: Received \$500 grant to offset expense
51	6820 - Administrative Costs	650.00	1,150.00	650.00	
52	Total 6800 - Firewise Program	650.00	650.00	650.00	Net expense
53	6900 - Utilities Committee				
54	6910 - Electricity - pumps	3,000.00	1,900.00	1,900.00	
55	6915 - Scada phone	1,400.00	1,527.00	1,600.00	
56	6920 - Water Tests	7,600.00	7,600.00	7,600.00	
57	6921 - Propane for Backup Generators	500.00	240.00	250.00	
58	6925 - Chemicals	100.00	152.00	100.00	
59	6930 - Genset Operations	675.00	406.00	500.00	
60	6940 - System Repairs	6,500.00	3,000.00	6,500.00	
61	6950 - System Improvements	1,000.00	0.00	0.00	
62	6960 - Consultants	0.00	0.00	0.00	
63	6970 - Memberships & Fees	3,000.00	5,000.00	4,500.00	
64	6980 - Training	600.00	400.00	500.00	
65	6990 - Utilities Misc.	100.00	0.00	0.00	
66	Total 6900 - Utilities Committee	24,475.00	20,225.00	23,450.00	
67	7000 - Common Property				
68	7051 - Wages	5,000.00	5,000.00	5,000.00	
69	7052 - Payroll Taxes	350.00	350.00	350.00	
70	7053 - Payroll Expenses	300.00	300.00	300.00	

Falls Creek Ranch Assn Proposed FY19 Budget				FY18 Annual Budget	FY18 Projected Actual	FY19 Proposed Budget	Notes
71			6520 · Cleanup Day	300.00	300.00	300.00	
72			7030 · Weed & Pest Control	10,500.00	5,000.00	7,000.00	
73			7040 · Forest Management	4,000.00	4,000.00	7,000.00	
74			7041 · Chipper Rental	2,500.00	1,226.00	2,500.00	FY18: Received \$1,274 rebate from Firewise
75			7070 · Signs	200.00	200.00	200.00	
76			Total 7000 · Common Property	23,150.00	16,376.00	22,650.00	
77			7100 · Equipment Operations				
78			7110 · Fuels, Lubricants & Filters	5,000.00	3,750.00	2,500.00	
79			7120 · Licenses and Permits	350.00	1,000.00	350.00	
80			7130 · Grader Repairs & Maintenance	4,500.00	1,200.00	2,000.00	
81			7140 · Dump Truck Repairs/Maintenance	1,000.00	500.00	1,000.00	
82			7160 · Backhoe Repairs & Maintenance	2,000.00	4,700.00	2,000.00	
83			7170 · Pickup Repairs & Maintenance	500.00	2,200.00	500.00	
84			7175 · Tractor Repairs & Maintenance	500.00	500.00	500.00	
85			7180 · Air Curtain Burner Maintenance	200.00	200.00	200.00	
86			7100 · Equipment Operations - Other				
87			Total 7100 · Equipment Operations	14,050.00	14,050.00	9,050.00	
88			7200 · Services				
89			7210 · Insurance	19,000.00	20,276.00	20,750.00	
90			7220 · Bookkeeping & Financial Reports	12,250.00	14,725.00	14,725.00	Add'l fee for annual report by Accounting firm
91			7230 · Dumpsters	10,524.00	11,693.00	12,500.00	Increase in trash & recycling fees
92			Total 7200 · Services	41,774.00	46,694.00	47,975.00	
93			7300 · Activities				
94			7310 · Annual Meeting	1,000.00	1,200.00	1,250.00	
95			7330 · Special Events	100.00	100.00	100.00	
96			Total 7300 · Activities	1,100.00	1,300.00	1,350.00	
97			7400 · Board Operations				
98			7410 · Professional Services	4,000.00	3,500.00	3,000.00	
99			7420 · Administrative	1,000.00	1,000.00	1,000.00	
100			7430 · Discretionary Payments-Bonus	1,500.00	1,500.00	1,500.00	
101			7445 · AED Renewal Fees	1,120.00	600.00	1,000.00	
102			Total 7400 · Board Operations	7,620.00	6,600.00	6,500.00	
103			7900 · Dam Committee				
104			7915 · Dam Maintenance	1,200.00	1,000.00	2,700.00	FY19: Will need to purchase fish
105			Total 7900 · Dam Committee	1,200.00	1,000.00	2,700.00	
106			Total Operating Expense	226,744.00	221,732.00	242,059.06	Budget increase of \$15.4k
107			Operating Net Income	45,198.00	50,646.00	50,418.94	
108							
109			Operating Fund - Financing				
110			Income				
111			New Notes for Easement Purchase	0.00	50,000.00	0.00	
112			Total Financing Cash In	0.00	50,000.00	0.00	
113			Expenditures				
114			Easement Purchases	0.00	56,121.00	0.00	FY18: Membership voted to incur up to \$100k
115			Spillway Note Repayments	25,000.00	25,000.00	30,000.00	
116			Easement Note Repayments	0.00	0.00	10,000.00	
117			Interest Payments	4,000.00	2,350.00	3,600.00	
118			Total Financing Cash Out	29,000.00	83,471.00	43,600.00	
119			Net Cash Flow - Financing	(29,000.00)	(33,471.00)	(43,600.00)	
120							
121			Total Net Cash Flow - Operating Fund	16,198.00	17,175.00	6,818.94	
122							
123			Capital Reserve				
124			Income				
125			4000 · Assessments	60,000.00	60,000.00	40,000.00	\$40,000 of HOA dues
126			4250 · Water Usage Charge	19,000.00	27,275.00	22,000.00	100% of water usage charges
127			Total Capital Reserve Cash In	79,000.00	87,275.00	62,000.00	
128			Capital Expenditures				
129			Engineering Study	30,000.00	30,000.00	40,000.00	FY18: Distribution system; FY19: Pipeline specs
130			Truck	0.00	21,000.00	0.00	
131			Meter Reader replacement	0.00	6,883.00	500.00	
132			Total Capital Reserve Cash Out	30,000.00	57,883.00	40,500.00	
133			Net Cash Flow - Capital Reserve Budget	49,000.00	29,392.00	21,500.00	
134							
135			Cash - Bank of the San Juans	Beginning of FY18	End of Yr	End of Yr	End of Yr
136			Operating Fund	95,000.00	43,020.00	112,175.00	118,993.94
137			Capital Reserve Fund	166,000.00	217,992.00	195,392.00	216,892.00
138			Grant Fund	32,000.00	30,000.00	32,000.00	32,000.00
139			Total Cash Balances	293,000.00	291,012.00	339,567.00	367,885.94