

Falls Creek Ranch Association						FINAL		
Approved Budget FY2022-23			FY 2022	FY 2022 Budget Notes		FY 2022 Projected	FY 2023 Budget	FY 2023 Budget Notes
1	Ordinary Income/Expense							
2	Income							
3	4000 · Assessments							
4	4010 · Improved Lots		285,000.00	\$3,000 on 95 improved lots (1 paid last year)		285,000.00	320,100.00	\$3300 on 97 improved lots
5	4020 · Unimproved Lots		14,500.00	\$2,900 on 5 unimproved lots		14,500.00	9,600.00	\$3200 on 3 unimproved lots
6	Total 4000 · Assessments		299,500.00			299,500.00	329,700.00	
7	HOA dues allocated to Capital Reserve Tennis/Pickleball court funds		(40,000.00)	HOA dues allocated to capital		(40,000.00)	(40,000.00)	Dues allocated to capital Dues \$15/lot allocated to capital-tennis ct.
8	4225 · Water Billing Service Fee		60,600.00	\$50/mo water base fee		60,600.00	60,600.00	
9	4250 · Water Usage Charge		30,000.00	Water usage fee estimated at \$25/mo		20,500.00	30,000.00	
10	Water fees Allocated to Capital Reserve		(60,300.00)	Water fees allocated to capital		(60,600.00)	(60,600.00)	Water base fees allocated to capital
11	4100 · Road Easements		100.00			0	0.00	
12	4500 · Stable Lease		1.00			1	1.00	
13	4300 · Misc. Income		0.00	Lot transfer fees		4686	0.00	
14	4320 · Interest Income		36.00			35	0.00	
15	4355 · Voluntary HomeownerContributions			Remove line			0.00	
16	Healthy Forest			Remove line			0.00	
17	Lakeside			Remove line			0.00	
18	General			Remove line			0.00	
19	Garden			Remove line			0.00	
20	4357 · Visionary		1,680.00	Credit for 6 internet lines			0.00	remove line
21	4400 · Late Fees		0.00				0.00	
22	4800 · High Meadow Fees		4,418.00	Calculation based on 8 of 109 lots		4418	4,341.00	
23	4805 · Watson Property Fees		552.00	Updated to 1 of 109 lots		552	543.00	
24	Total Income		296,587.00			288,192.00	323,085.00	
25	Expense							
26	6100 · Caretaker & Help			\$100 monthly toward Zetor (15 months)				
27	6110 · Wages		66,775.04	increase 2.4%		66,775.00	70,714.77	5.9% increase
28	6120 · Payroll Taxes		5,834.84	increase 2.4%		5,834.84	6,179.10	5.9% increase
29	6140 · Workman's Compensation		4,537.73	increase 2.4%		4,537.73	4,805.46	5.9% increase
30	6150 · Travel Allowance		300.00			300.00	300.00	
31	6160 · Retirement expense		4,537.73	increase 2.4%		4,537.73	4,805.46	5.9% increase
32	6561 · Payroll Outsourcing Expenses		1,086.36	increase 2.4%		1,086.36	1,150.46	5.9% increase
33	6570 · Hired Help Wages		500.00			500.00	500.00	
34	Total 6100 · Caretaker & Help		83,571.71			83,571.66	88,455.24	
35	6200 · Ranch House							
36	6230-40 · Maintenance & Improvements		1,500.00			2,000.00	1,000.00	attic cleaning to be done spring 2022
37	Total 6200 · Ranch House		1,500.00			2,000.00	1,000.00	
38	6300 · Equipment Shed							
39	6320 · Electricity		850.00			150.00	1,000.00	
40	6330 · Telephone		660.00			450.00	550.00	R. Smith and FCR Emerg cell phones
41	6340 · Maintenance		500.00			730.00	500.00	
42	6360 · Small Tools & Equipment		700.00			5,057.00	3,500.00	
43	6370 · Supplies - expendable		200.00			1,300.00	1,000.00	
44	Total 6300 · Equipment Shed		2,910.00			7,687.00	6,550.00	
45	6500 · Beautification Committee							
46	6510 · Plants and tools		300.00			1448.00	1,500.00	increase due to landscaping assistance
47	Total 6500 · Beautification Committee		300.00			1448.00	1,500.00	
48	6600 · Lakeside Committee							
49	6610-Lakeside Payroll							
50	6611-Wages						500.00	
51	6612-Payroll Taxes						45.00	
52	6613-Payroll Expenses						35.00	
53	6620 · Furniture		4,500.00	Shade & furniture		4,500.00	3,000.00	picnic table
	Fish		4,000.00			4,000.00	4,000.00	
54	6640 · Signs & Misc.		500.00			500.00	500.00	
55	6690 · Projects		6,200.00	Aeration, sand, bathroom cleaning		6,200.00	7,000.00	sand, aeration/herbicides, bathroom clng
56	Total 6600 · Lakeside Committee		15,200.00			15,200.00	15,080.00	
57	6700 · Roads Committee							

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58		6703-Roads Payroll							
59		6704-Wages		500.00				3,000.00	assistance for road work (Kern Rucker)
60		6705-Payroll Taxes		45.00	9%			270.00	payroll tax
61		6706-Payroll Expenses		35.00	7%			210.00	payroll expense
62		6710 · FCR- Gravel		18,900.00	road base		18,900.00	25,000.00	inflation; additional gravel
63		6730 · FCR- Mag Chlor		17,000.00			17,000.00	25,000.00	inflation fuel costs
64		6750 · Culverts		3,000.00	For mud/muck committee culvert work		0.00	0.00	
65		6760 · Equipment Rentals		1,500.00			5,000.00	5,500.00	
66		6740 · Road Contracting		7,500.00			5,000.00	5,000.00	
67		6790 · Road Sand		500.00			1,009.00	800.00	
68		Total 6700 · Roads Committee		48,980.00			46,909.00	64,780.00	
69		6800 · Firewise Program							
		new Payroll - wages						2,000.00	
		new Payroll taxes						180.00	
		new Payroll expense						140.00	
70		6810-Mitigation Projects/Events		500.00	Rapid response, Misc. down from \$1,000		6,009.00	1,000.00	
71		6820-Administrative Costs		500.00	Meetings, potlucks, printing, porta-potty		777.00	1,000.00	mtgs, potlucks, printing, porta-john, admin
72		Total 6800 · Firewise Program		1,000.00			6,786.00	4,320.00	
73		6900 · Utilities Committee							
74		6910 · Electricity - pumps		3,120.00			3,120.00	3,120.00	
75		6915 · Scada phone		1,763.04			1,800.00	1,763.04	
76		6920 · Water Tests		7,500.00			6,500.00	7,500.00	
77		6921 · Propane for Backup Generators		150.00			150.00	250.00	
78		6925 · Chemicals		200.00			570.00	600.00	disinfection bleach
79		6930 · Genset Operations		700.00			700.00	700.00	generators annual maint, inspection, gas
80		6940 · System Repairs		6,500.00			4,140.00	5,000.00	
81		6950 · System Improvements		150.00			692.00	150.00	FY 2022 incl fire hydrant test device
82		6960 · Consultants		0.00			-	0.00	
83		6970 · Memberships & Fees		5,000.00			4,824.00	5,000.00	includes SCADA software fees
84		6980 · Training		500.00			400.00	500.00	
85		6990 · Utilities Admin/Misc		0.00			200.00	150.00	
86		Total 6900 · Utilities Committee		25,583.04			23,096.00	24,733.04	
87		7000 · Common Property							
88		7050 · Common Property - Payroll							
89		7051 · Wages		12,400.00				14,000.00	8% increase - grant matching funds
90		7052 · Payroll Taxes		1,116.00	9%			1,260.00	9%
91		7053 · Payroll Expenses		868.00	7%			980.00	7%
92		Total 7050 · Common Property - Payroll		14,384.00			20,249.00	16,240.00	
93		6520 · Cleanup Day		300.00			250.00	500.00	
94		7010 · Beetle Control - Sevin		100.00			200.00	1,500.00	beetle traps, lure, pheromones
95		7030 · Weed & Pest Control		1,000.00			1,000.00	1,500.00	weed spraying
96		7040 · Forest Management/Security		7,000.00	Mowing meadows and misc.		13,677.00	2,000.00	
97		7041 · Chipper Rental		0.00	remove item		-	-	remove line item
98		7070 · Signs		300.00			300.00	500.00	
99		Total 7000 · Common Property		23,084.00			35,676.00	22,240.00	
100		7100 · Equipment Operations							
101		7110 · Fuels, Lubricants & Filters		4,000.00			6,500.00	10,000.00	diesel cost increase
102		7120 · Licenses and Permits		350.00			350.00	350.00	
103		7130 · Grader Repairs & Maintenance		3,000.00			543.00	2,000.00	
104		7140 · Dump Truck Repairs & Maintenance		1,000.00			7,017.00	2,000.00	
105		7160 · Backhoe Repairs & Maintenance		2,000.00			3,475.00	2,000.00	
106		7170 · Pickup Repairs & Maintenance		1,000.00			2,740.00	2,500.00	
107		7175 · Tractor/Chipper Repairs & Maint		500.00	Needed for chipper repairs/maintenance		680.00	500.00	
108		7180 · Air Curtain Burner Maintenance		0.00			-	-	
109		Total 7100 · Equipment Operations		11,850.00			21,305.00	19,350.00	
110		7200 · Services							
111		7210 · Insurance		16,000.00	New Provider, State Farm		16,000.00	17,000.00	
112		7220 · Bookkeeping & Financial Reports		14,725.00			15,000.00	15,000.00	
113		7230 · Dumpsters		11,600.00	Decrease due to dumpster purchases		9,600.00	10,000.00	

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114		Total 7200 · Services	42,325.00			40,600.00	42,000.00	
115		7300 · Activities						
116		7310 · Annual Meeting	500.00			550.00	600.00	
117		7330 · Special Events	1,200.00	Socials, BBQ, Ranch Holiday events		700.00	1,500.00	Ranch socials, events
118		Total 7300 · Activities	1,700.00			1,250.00	2,100.00	
119		7400 · Board Operations						
120		7410 · Professional Services	2,500.00	Legal,		4,000.00	5,000.00	
121		7420 · Administrative	800.00	Constant Contact, Zoom, printing		800.00	800.00	Constant Contact, Zoom, printing
122		7430 · Discretionary Payments-Bonus	1,000.00			1,000.00	1,000.00	
123		7445 · AED Renewal Fees	600.00			0.00	600.00	
124		Total 7400 · Board Operations	4,900.00			5,800.00	7,400.00	
125		7900 · Dam Committee						
		new Payroll wages					2,000.00	summer hire for dam vegetation clearing
		new Payroll taxes					180.00	
		new Payroll expense					140.00	
126		7915 · Dam Maintenance	4,800.00	Surveyor, maintenance, exterminator, misc.		3,500.00	6,000.00	monument survey, weir & HOBLO logger, gopher v
127		Total 7900 · Dam Committee	4,800.00			3,500.00	7,200.00	
128		7090-Fire Recovery						
129		7094-Wages						
130		7096-Mud, Muck & Mire	0.00			0	0	covered by SGM and grants
131		Total 7090-Fire Recovery	0.00	Culvert estimate in Roads		0	0	
132		7500-Water Task Force		Funds in Capital Budget				
133		7285- Tennis/Pickle Ball Court	1,500.00	\$15 / lot to capital for future repairs		0	0	Move to income - cap res transfer
134		Total Expense	283,587.75			294,828.66	306,708.28	
135		Total Net Ordinary Income	12,999.25			(6,636.66)	16,376.72	
136								
137		Operating Fund - Financing						
138		Income - Notes or other sources	0.00					
139		Total Financing Cash In	0.00			0.00	0.00	
140		Financing Expenditures						
141		Spillway Note Repayments						
142		Easement Note Repayments	20,000.00	Oct 2021 \$20,000 final notes due		20,000.00		
143		Interest Payments	800.00	Final interest due		800.00		
144		Total Financing Cash Out	20,800.00			20,800.00	0.00	
145		Net Cash Flow - Financing	(20,800.00)			(20,800.00)	0.00	
146								
147		Total Net Cash Flow - Operating Fund	(7,800.75)			(27,436.66)	16,376.72	
148								
149		Capital Reserve						
150		Income						
151		4000 · Assessments	40,000.00	\$40,000 of HOA dues		40,000.00	40,000.00	HOA dues transfer in
152		4250 · Water Fees	60,300.00	100% of usage & half of base fee		60,600.00	60,600.00	Water base fee transfer in
153		Tennis Court reserve	1,500.00	Transfer from operating for rebuilt 10 yrs.		1,500.00	1,500.00	HOA dues transfer in for tennis court
154		Total Capital Reserve Cash In	101,800.00			102,100.00	102,100.00	
155		Capital Expenditures						
156		8001-Pipeline Engineering Study	0.00	remove line item		0	0	
157		8002-Water Task Force - well drilling	138,000.00	Testing and connecting new well		100,000.00	32,000.00	legal, water testing, monitoring well
158		8003-Water - tank exterior paint	32,000.00	Deferred from 2021 per Eb		0	32,000.00	paint water tanks
159		AED Replacements	0.00			0		
160		8005-Fire Hydrant replacement	6,000.00	Needed this fiscal year		0	6,000.00	
161		8006-Culverts	0.00					
		new Ranch house furnace, water heater					3,500.00	water htr \$1500, furnace \$2000
		new Upgrade 2 water tanks SCADA system					30,000.00	
		new Upgrade SCADA PC System					15,000.00	
		new Log entrance replacement					10,000.00	
162		Total Capital Reserve Cash Out	176,000.00			100,000.00	128,500.00	
163		Net Cash Flow - Capital Reserve Budget	(74,200.00)			2,100.00	(26,400.00)	

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164							
165	Grant Account						
166	Grant Income	53,691.00	3 grants cash to FCR for 3 years	53,691.00	80,000.00		
	Grant Expenses -Fire Mitigation						
	new Contractors	20,000.00	Amount spent before reimbursement	20,000.00	60,000.00		loggers, mowing meadows
	new Wages			20,000.00	14,500.00		hourly firewise workers
	new Fringes				1,500.00		
	new Equipment				1,500.00		
167	new Supplies				2,500.00		
	Total Grant Expenses	20,000.00		40,000.00	80,000.00		
168							
169	Net Cash Flow - Grant Budget	33,691.00		13,691.00	0.00		
170							
171	Cash - Bank of the San Juans: Beginning Balance plus receipts and less expenses equals	Budget At End of FY2022		Projected Cash Budget At End of FY2022	Projected Cash Budget At End of FY2023		
172	Operating Fund	18,796.25		12,270.00	28,647.00		
173	Capital Reserve Fund	245,260.00		284,965.00	258,565.00		
174	Grant Fund	30,000.00	Funds over \$30,000 going to Operating	30,000.00	30,000.00		Funds over \$30,000 go to Operating
175	Total Cash Balances	294,056.25		327,235.00	317,212.00		