

FALLS CREEK RANCH ASSOC., INC.

Balance Sheet

As of October 31, 2022

	Oct 31, 22	Oct 31, 21	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
1350 · BSJ Op Acct	255,022.95	200,471.22	54,551.73	27.21%
1355 · Bank of SJ - Grant Reserve	30,000.30	30,000.27	0.03	0.0%
1360 · Bank of SJ - Capital Reserve	232,799.83	264,877.74	(32,077.91)	(12.11%)
Total Checking/Savings	517,823.08	495,349.23	22,473.85	4.54%
Accounts Receivable				
1200 · Accounts Receivable	85,019.99	102,500.00	(17,480.01)	(17.05%)
Total Accounts Receivable	85,019.99	102,500.00	(17,480.01)	(17.05%)
Other Current Assets				
1212 · Water payment receivables	(938.62)	0.00	(938.62)	(100.0%)
Total Other Current Assets	(938.62)	0.00	(938.62)	(100.0%)
Total Current Assets	601,904.45	597,849.23	4,055.22	0.68%
Fixed Assets				
1500 · Fixed Assets				
1510 · Buildings & Bldg Improvements	190,106.80	190,106.80	0.00	0.0%
1530 · Roads & Road Improvements	226,887.51	226,887.51	0.00	0.0%
1550 · Vehicles & Equipment	388,402.08	383,402.08	5,000.00	1.3%
1600 · Lake, Utilities & Improvements	846,755.40	815,178.72	31,576.68	3.87%
Total 1500 · Fixed Assets	1,652,151.79	1,615,575.11	36,576.68	2.26%
1700 · Accumulated Depreciation	(973,018.46)	(917,273.21)	(55,745.25)	(6.08%)
Total Fixed Assets	679,133.33	698,301.90	(19,168.57)	(2.75%)
Other Assets				
1750 · CIP-Construction in progress				
1750.30 · CIP-Log Entrance	225.00	0.00	225.00	100.0%
1750.20 · CIP-Culverts	8,612.18	0.00	8,612.18	100.0%
1750.10 · CIP-Water Well	65,988.04	0.00	65,988.04	100.0%
Total 1750 · CIP-Construction in progress	74,825.22	0.00	74,825.22	100.0%
Total Other Assets	74,825.22	0.00	74,825.22	100.0%
TOTAL ASSETS	1,355,863.00	1,296,151.13	59,711.87	4.61%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
2000 · Accounts Payable	41,213.84	26,234.58	14,979.26	57.1%
Total Accounts Payable	41,213.84	26,234.58	14,979.26	57.1%
Credit Cards				
1305.3 · Vectra CC #4676	0.00	419.40	(419.40)	(100.0%)
Total Credit Cards	0.00	419.40	(419.40)	(100.0%)
Other Current Liabilities				
5555.5 · PAYROLL CLEARING	13,392.33	9,032.22	4,360.11	48.27%
Prepaid Assessments	2,550.00	0.00	2,550.00	100.0%
Unearned Assessments	250,968.00	0.00	250,968.00	100.0%
Total Other Current Liabilities	266,910.33	9,032.22	257,878.11	2,855.09%
Total Current Liabilities	308,124.17	35,686.20	272,437.97	763.43%
Total Liabilities	308,124.17	35,686.20	272,437.97	763.43%
Equity				
3050 · Unrestricted Fund Balance	101,897.66	41,496.78	60,400.88	145.56%
3051 · Restricted Fund Bal - Capital	967,259.25	967,259.25	0.00	0.0%
3052 · Restricted Fund Bal - Grants	26,475.40	26,475.40	0.00	0.0%
Net Income	(47,893.48)	225,233.50	(273,126.98)	(121.26%)
Total Equity	1,047,738.83	1,260,464.93	(212,726.10)	(16.88%)
TOTAL LIABILITIES & EQUITY	1,355,863.00	1,296,151.13	59,711.87	4.61%

No assurance is provided on these financial statements. The financial statements do not include a statement of cash flows. All disclosures required by accounting principles generally accepted in the United States are not included.

FALLS CREEK RANCH ASSOC., INC.
Profit & Loss by Class
August through October 2022

	Operating Fund	Capital Reserve Fund	Designated Grant Funds	TOTAL
Ordinary Income/Expense				
Income				
4000 · Assessments				
4040 · Tennis Court Reserve	(1,500.00)	1,500.00	0.00	0.00
4010 · Improved Lots	80,025.00	0.00	0.00	80,025.00
4020 · Unimproved Lots	2,400.00	0.00	0.00	2,400.00
4000 · Assessments - Other	(9,999.99)	9,999.99	0.00	0.00
Total 4000 · Assessments	70,925.01	11,499.99	0.00	82,425.00
4225 · Water Billing Service Fee	0.00	15,260.50	0.00	15,260.50
4250 · Water Usage Charge	12,626.67	0.00	0.00	12,626.67
4300 · Misc. Income	729.73	0.00	0.00	729.73
4320 · Interest Income	4.32	6.01	0.85	11.18
4355 · Voluntary Homeowner Contribution	1,950.00	0.00	0.00	1,950.00
4800 · High Meadow Fees	1,094.25	0.00	0.00	1,094.25
4805 · Watson Property Fees	136.74	0.00	0.00	136.74
Total Income	87,466.72	26,766.50	0.85	114,234.07
Expense				
6100 · Caretaker & Help				
6110 · Wages - Caretaker	14,838.15	0.00	0.00	14,838.15
6120 · Payroll Taxes - Caretaker	1,600.83	0.00	0.00	1,600.83
6130 · Health Insurance	2,409.90	0.00	0.00	2,409.90
6140 · Workman's Compensation	2,978.00	0.00	0.00	2,978.00
6160 · Retirement expense	1,207.35	0.00	0.00	1,207.35
6561 · Payroll Outsourcing Expenses	555.54	0.00	0.00	555.54
Total 6100 · Caretaker & Help	23,589.77	0.00	0.00	23,589.77
6200 · Ranch House				
6230 · Maintenance	620.24	0.00	0.00	620.24
Total 6200 · Ranch House	620.24	0.00	0.00	620.24
6300 · Equipment Shed				
6320 · Electricity	239.18	0.00	0.00	239.18
6330 · Telephone	110.55	0.00	0.00	110.55
6340 · Maintenance	121.63	14,728.33	0.00	14,849.96
6360 · Small Tools & Equipment	196.58	0.00	0.00	196.58
6370 · Supplies - expendable	199.99	0.00	0.00	199.99
Total 6300 · Equipment Shed	867.93	14,728.33	0.00	15,596.26
6600 · Lakeside Committee				
6620 · Furniture	1,870.58	0.00	0.00	1,870.58
6640 · Signs & Misc.	26.31	0.00	0.00	26.31
6690 · Misc. Lake Expense	662.84	0.00	0.00	662.84
Total 6600 · Lakeside Committee	2,559.73	0.00	0.00	2,559.73
6700 · Roads Committee				
6740 · Road Contracting	2,065.63	0.00	0.00	2,065.63
Total 6700 · Roads Committee	2,065.63	0.00	0.00	2,065.63
6800 · Firewise Program				
6810 · Mitigation Projects	200.00	0.00	1,291.51	1,491.51
6820 · Administrative Costs	0.00	0.00	92.20	92.20
Total 6800 · Firewise Program	200.00	0.00	1,383.71	1,583.71
6900 · Utilities Committee				
6905 · Internet Infrastructure	2,143.60	0.00	0.00	2,143.60
6910 · Electricity - pumps	868.04	0.00	0.00	868.04
6915 · Scada phone	603.71	0.00	0.00	603.71
6920 · Water Tests	410.00	0.00	0.00	410.00
6925 · Chemicals	23.93	0.00	0.00	23.93
6940 · System Repairs	139.17	0.00	0.00	139.17
6950 · System Improvements	387.14	0.00	0.00	387.14
6970 · Memberships & Fees	756.49	0.00	0.00	756.49
6990 · Utilities/Misc./Admin	19.49	0.00	0.00	19.49
Total 6900 · Utilities Committee	5,351.57	0.00	0.00	5,351.57
7000 · Common Property				
7046 · Common Property-Fuel	441.65	0.00	0.00	441.65
7050 · Common Property - Payroll				
7054 · Contract labor-1099	0.00	0.00	0.00	0.00
7051 · Wages - Common Property	35,842.01	0.00	0.00	35,842.01
7052 · Payroll Taxes - Common Property	2,438.99	0.00	0.00	2,438.99
Total 7050 · Common Property - Payroll	38,281.00	0.00	0.00	38,281.00
7040 · Forest Management	311.28	0.00	6,224.88	6,536.16
Total 7000 · Common Property	39,033.93	0.00	6,224.88	45,258.81
7100 · Equipment Operations				
7160 · Backhoe Maintenance	4,391.70	0.00	0.00	4,391.70
7110 · Fuels, Lubricants & Filters	1,944.76	0.00	0.00	1,944.76
7130 · Grader Maintenance	492.72	0.00	0.00	492.72
7140 · Dump Truck Maintenance	501.43	0.00	0.00	501.43
7170 · PickUp Maintenance	935.43	0.00	2,597.23	3,532.66
7175 · Tractor/Chipper Maintenance	406.75	0.00	0.00	406.75
Total 7100 · Equipment Operations	8,672.79	0.00	2,597.23	11,270.02
7200 · Services				
7210 · Insurance	4,046.40	0.00	0.00	4,046.40
7220 · Bookkeeping & Financial Reports	3,624.00	0.00	0.00	3,624.00
7230 · Dumpsters	3,219.56	0.00	0.00	3,219.56
Total 7200 · Services	10,889.96	0.00	0.00	10,889.96
7300 · Activities				

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FALLS CREEK RANCH ASSOC., INC.
Profit & Loss by Class
August through October 2022

	Operating Fund	Capital Reserve Fund	Designated Grant Funds	TOTAL
7330 · Special Events	481.75	0.00	0.00	481.75
Total 7300 · Activities	481.75	0.00	0.00	481.75
7400 · Board Operations				
7420 · Administrative	264.16	0.00	0.00	264.16
Total 7400 · Board Operations	264.16	0.00	0.00	264.16
7900 · Dam Committee				
7915 · Dam Maintenance	810.06	0.00	0.00	810.06
Total 7900 · Dam Committee	810.06	0.00	0.00	810.06
Total Expense	95,407.52	14,728.33	10,205.82	120,341.67
Net Ordinary Income	(7,940.80)	12,038.17	(10,204.97)	(6,107.60)
Other Income/Expense				
Other Income				
8300 · Operating Transfers				
8315 · Operating Transfers/Water	(15,260.50)	0.00	0.00	(15,260.50)
8310 · Operating Transfers/Tennis	(1,500.00)	0.00	0.00	(1,500.00)
8305 · Operating Transfer/Assessments	(9,999.99)	0.00	0.00	(9,999.99)
Total 8300 · Operating Transfers	(26,760.49)	0.00	0.00	(26,760.49)
8200 · Capital Reserve Transfer				
8215 · Capital Transfer/Water	0.00	15,260.50	0.00	15,260.50
8210 · Capital Transfer/Tennis Court	0.00	1,500.00	0.00	1,500.00
8205 · Capital Transfer/Assments	0.00	9,999.99	0.00	9,999.99
Total 8200 · Capital Reserve Transfer	0.00	26,760.49	0.00	26,760.49
Total Other Income	(26,760.49)	26,760.49	0.00	0.00
Other Expense				
8000 · Capital Expenditures				
8012 · SCADA PC System	0.00	13,429.07	0.00	13,429.07
8011 · SCADA upgrade 2 water tanks	0.00	11,411.81	0.00	11,411.81
8010 · R House furnace & water heater	0.00	4,289.50	0.00	4,289.50
Total 8000 · Capital Expenditures	0.00	29,130.38	0.00	29,130.38
8100 · Depreciation Expense	0.00	12,655.50	0.00	12,655.50
Total Other Expense	0.00	41,785.88	0.00	41,785.88
Net Other Income	(26,760.49)	(15,025.39)	0.00	(41,785.88)
Net Income	(34,701.29)	(2,987.22)	(10,204.97)	(47,893.48)

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FALLS CREEK RANCH ASSOC., INC.
Profit & Loss Budget vs. Actual
August through October 2022

	Aug - Oct 22	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
4000 · Assessments				
4010 · Improved Lots	80,025.00	320,100.00	(240,075.00)	25.0%
4020 · Unimproved Lots	2,400.00	9,600.00	(7,200.00)	25.0%
Total 4000 · Assessments	82,425.00	329,700.00	(247,275.00)	25.0%
4225 · Water Billing Service Fee	15,260.50	60,600.00	(45,339.50)	25.18%
4250 · Water Usage Charge	12,626.67	30,000.00	(17,373.33)	42.09%
4500 · Stable Lease	0.00	1.00	(1.00)	0.0%
4300 · Misc. Income	729.73	0.00	729.73	100.0%
4335 · Designated Grants Earned	0.00	80,000.00	(80,000.00)	0.0%
4320 · Interest Income	11.18	0.00	11.18	100.0%
4355 · Voluntary Homeowner Contribution	1,950.00	0.00	1,950.00	100.0%
4800 · High Meadow Fees	1,094.25	4,341.00	(3,246.75)	25.21%
4805 · Watson Property Fees	136.74	543.00	(406.26)	25.18%
Total Income	114,234.07	505,185.00	(390,950.93)	22.61%
Expense				
6100 · Caretaker & Help				
6110 · Wages - Caretaker	14,838.15	70,714.77	(55,876.62)	20.98%
6120 · Payroll Taxes - Caretaker	1,600.83	6,179.10	(4,578.27)	25.91%
6130 · Health Insurance	2,409.90	0.00	2,409.90	100.0%
6140 · Workman's Compensation	2,978.00	4,805.46	(1,827.46)	61.97%
6150 · Travel Allowance	0.00	300.00	(300.00)	0.0%
6160 · Retirement expense	1,207.35	4,805.46	(3,598.11)	25.13%
6561 · Payroll Outsourcing Expenses	555.54	1,150.46	(594.92)	48.29%
6570 · Hired Help Wages	0.00	500.00	(500.00)	0.0%
Total 6100 · Caretaker & Help	23,589.77	88,455.25	(64,865.48)	26.67%
6200 · Ranch House				
6230 · Maintenance	620.24	500.00	120.24	124.05%
6240 · Improvements	0.00	500.00	(500.00)	0.0%
Total 6200 · Ranch House	620.24	1,000.00	(379.76)	62.02%
6300 · Equipment Shed				
6320 · Electricity	239.18	1,000.00	(760.82)	23.92%
6330 · Telephone	110.55	550.00	(439.45)	20.1%
6340 · Maintenance	14,849.96	500.00	14,349.96	2,969.99%
6360 · Small Tools & Equipment	196.58	3,500.00	(3,303.42)	5.62%
6370 · Supplies - expendable	199.99	1,000.00	(800.01)	20.0%
Total 6300 · Equipment Shed	15,596.26	6,550.00	9,046.26	238.11%
6500 · Beautification Committee				
6510 · Plants and tools	0.00	1,500.00	(1,500.00)	0.0%
Total 6500 · Beautification Committee	0.00	1,500.00	(1,500.00)	0.0%
6600 · Lakeside Committee				
6625 · Fish	0.00	4,000.00	(4,000.00)	0.0%
6613 · Payroll Expenses - Lakeside	0.00	45.00	(45.00)	0.0%
6612 · Payroll Taxes - Lakeside	0.00	35.00	(35.00)	0.0%
6611 · Wages - Lakeside	0.00	500.00	(500.00)	0.0%
6620 · Furniture	1,870.58	3,000.00	(1,129.42)	62.35%
6640 · Signs & Misc.	26.31	500.00	(473.69)	5.26%
6690 · Misc. Lake Expense	662.84	7,000.00	(6,337.16)	9.47%
Total 6600 · Lakeside Committee	2,559.73	15,080.00	(12,520.27)	16.97%
6700 · Roads Committee				
6705 · Payroll Taxes - Roads	0.00	270.00	(270.00)	0.0%
6706 · Payroll Expenses - Roads	0.00	210.00	(210.00)	0.0%
6704 · Wages - Roads	0.00	3,000.00	(3,000.00)	0.0%
6710 · FCR- Gravel	0.00	25,000.00	(25,000.00)	0.0%
6730 · FCR- Mag Chlor	0.00	25,000.00	(25,000.00)	0.0%
6760 · Equipment Rentals	0.00	5,500.00	(5,500.00)	0.0%
6740 · Road Contracting	2,065.63	5,000.00	(2,934.37)	41.31%
6790 · Road Sand	0.00	800.00	(800.00)	0.0%
Total 6700 · Roads Committee	2,065.63	64,780.00	(62,714.37)	3.19%
6800 · Firewise Program				
6835 · Fire Mitigation-Wages	0.00	14,500.00	(14,500.00)	0.0%
6890 · Fire Mitigation-Supplies	0.00	2,500.00	(2,500.00)	0.0%
6885 · Fire Mitigation-Equipment	0.00	1,500.00	(1,500.00)	0.0%
6880 · Fire Mitigation-Fringes	0.00	1,500.00	(1,500.00)	0.0%
6860 · Fire Mitigation-Contractor	0.00	60,000.00	(60,000.00)	0.0%
6850 · Firewise payroll expense	0.00	140.00	(140.00)	0.0%
6840 · Firewise payroll-taxes	0.00	180.00	(180.00)	0.0%
6830 · Firewise payroll-wages	0.00	2,000.00	(2,000.00)	0.0%
6810 · Mitigation Projects	1,491.51	1,000.00	491.51	149.15%
6820 · Administrative Costs	92.20	1,000.00	(907.80)	9.22%

FALLS CREEK RANCH ASSOC., INC.
Profit & Loss Budget vs. Actual
August through October 2022

	Aug - Oct 22	Budget	\$ Over Budget	% of Budget
Total 6800 · Firewise Program	1,583.71	84,320.00	(82,736.29)	1.88%
6900 · Utilities Committee				
6905 · Internet Infrastructure	2,143.60			
6910 · Electricity - pumps	868.04	3,120.00	(2,251.96)	27.82%
6915 · Scada phone	603.71	1,763.04	(1,159.33)	34.24%
6920 · Water Tests	410.00	7,500.00	(7,090.00)	5.47%
6921 · Propane for Backup Generators	0.00	250.00	(250.00)	0.0%
6925 · Chemicals	23.93	600.00	(576.07)	3.99%
6930 · Genset Operations	0.00	700.00	(700.00)	0.0%
6940 · System Repairs	139.17	5,000.00	(4,860.83)	2.78%
6950 · System Improvements	387.14	150.00	237.14	258.09%
6970 · Memberships & Fees	756.49	5,000.00	(4,243.51)	15.13%
6980 · Training	0.00	500.00	(500.00)	0.0%
6990 · Utilities/Misc./Admin	19.49	150.00	(130.51)	12.99%
Total 6900 · Utilities Committee	5,351.57	24,733.04	(19,381.47)	21.64%
7000 · Common Property				
7046 · Common Property-Fuel	441.65			
7050 · Common Property - Payroll				
7051 · Wages - Common Property	35,842.01	14,000.00	21,842.01	256.01%
7052 · Payroll Taxes - Common Property	2,438.99	1,260.00	1,178.99	193.57%
7053 · Payroll Expenses	0.00	980.00	(980.00)	0.0%
Total 7050 · Common Property - Payroll	38,281.00	16,240.00	22,041.00	235.72%
6520 · Cleanup Day	0.00	500.00	(500.00)	0.0%
7010 · Beetle Control - Sevin	0.00	1,500.00	(1,500.00)	0.0%
7030 · Weed & Pest Control	0.00	1,500.00	(1,500.00)	0.0%
7040 · Forest Management	6,536.16	2,000.00	4,536.16	326.81%
7070 · Signs	0.00	500.00	(500.00)	0.0%
Total 7000 · Common Property	45,258.81	22,240.00	23,018.81	203.5%
7100 · Equipment Operations				
7160 · Backhoe Maintenance	4,391.70	2,000.00	2,391.70	219.59%
7110 · Fuels, Lubricants & Filters	1,944.76	10,000.00	(8,055.24)	19.45%
7120 · Licenses and Permits	0.00	350.00	(350.00)	0.0%
7130 · Grader Maintenance	492.72	2,000.00	(1,507.28)	24.64%
7140 · Dump Truck Maintenanc	501.43	2,000.00	(1,498.57)	25.07%
7170 · PickUp Maintenance	3,532.66	2,500.00	1,032.66	141.31%
7175 · Tractor/Chipper Maintenance	406.75	500.00	(93.25)	81.35%
Total 7100 · Equipment Operations	11,270.02	19,350.00	(8,079.98)	58.24%
7200 · Services				
7210 · Insurance	4,046.40	17,000.00	(12,953.60)	23.8%
7220 · Bookkeeping & Financial Reports	3,624.00	15,000.00	(11,376.00)	24.16%
7230 · Dumpsters	3,219.56	10,000.00	(6,780.44)	32.2%
Total 7200 · Services	10,889.96	42,000.00	(31,110.04)	25.93%
7300 · Activities				
7310 · Annual Meeting	0.00	600.00	(600.00)	0.0%
7330 · Special Events	481.75	1,500.00	(1,018.25)	32.12%
Total 7300 · Activities	481.75	2,100.00	(1,618.25)	22.94%
7400 · Board Operations				
7410 · Professional Services	0.00	5,000.00	(5,000.00)	0.0%
7420 · Administrative	264.16	800.00	(535.84)	33.02%
7430 · Discretionary Payments-Bonus	0.00	1,000.00	(1,000.00)	0.0%
7445 · AED Renewal Fees	0.00	600.00	(600.00)	0.0%
Total 7400 · Board Operations	264.16	7,400.00	(7,135.84)	3.57%
7900 · Dam Committee				
7970 · Dam payroll expense	0.00	140.00	(140.00)	0.0%
7965 · Dam payroll-taxes	0.00	180.00	(180.00)	0.0%
7960 · Dam payroll-wages	0.00	2,000.00	(2,000.00)	0.0%
7915 · Dam Maintenance	810.06	6,000.00	(5,189.94)	13.5%
Total 7900 · Dam Committee	810.06	8,320.00	(7,509.94)	9.74%
Total Expense	120,341.67	387,828.29	(267,486.62)	31.03%
Net Ordinary Income	(6,107.60)	117,356.71	(123,464.31)	(5.2%)
Other Income/Expense				
Other Income				
8300 · Operating Transfers				
8315 · Operating Transfers/Water	(15,260.50)	(60,600.00)	45,339.50	25.18%
8310 · Operating Transfers/Tennis	(1,500.00)	(1,500.00)	0.00	100.0%
8305 · Operating Transfer/Assessments	(9,999.99)	(40,000.00)	30,000.01	25.0%
Total 8300 · Operating Transfers	(26,760.49)	(102,100.00)	75,339.51	26.21%
8200 · Capital Reserve Transfer				
8215 · Capital Transfer/Water	15,260.50	60,600.00	(45,339.50)	25.18%
8210 · Capital Transfer/Tennis Court	1,500.00	1,500.00	0.00	100.0%
8205 · Capital Transfer/Assments	9,999.99	40,000.00	(30,000.01)	25.0%

FALLS CREEK RANCH ASSOC., INC.
Profit & Loss Budget vs. Actual
August through October 2022

	Aug - Oct 22	Budget	\$ Over Budget	% of Budget
Total 8200 · Capital Reserve Transfer	26,760.49	102,100.00	(75,339.51)	26.21%
Total Other Income	0.00	0.00	0.00	0.0%
Other Expense				
8000 · Capital Expenditures				
8013 · Log entrance replacement	0.00	10,000.00	(10,000.00)	0.0%
8012 · SCADA PC System	13,429.07	15,000.00	(1,570.93)	89.53%
8011 · SCADA upgrade 2 water tanks	11,411.81	30,000.00	(18,588.19)	38.04%
8010 · R House furnace & water heater	4,289.50	3,500.00	789.50	122.56%
8005 · Fire Hydrant replacement	0.00	6,000.00	(6,000.00)	0.0%
8003 · Water - tank exterior paint	0.00	32,000.00	(32,000.00)	0.0%
8002 · Water Task Force- well drilling	0.00	32,000.00	(32,000.00)	0.0%
Total 8000 · Capital Expenditures	29,130.38	128,500.00	(99,369.62)	22.67%
8100 · Depreciation Expense	12,655.50	0.00	12,655.50	100.0%
Total Other Expense	41,785.88	128,500.00	(86,714.12)	32.52%
Net Other Income	(41,785.88)	(128,500.00)	86,714.12	32.52%
Net Income	(47,893.48)	(11,143.29)	(36,750.19)	429.8%