

A	B	C	F	G	K	L	M	N	O	P
1	FALLS CREEK RANCH ASSN.									
2	FY 2016-17 BUDGET									
3	6/1/16									
4										
5	Summary of Annual Dues	-----Per Lot-----		-----Operating-----		-----Reserve-----		-----Total-----		%
6		Last FY	This FY	Last FY	This FY	Last FY	This FY	Last FY	This FY	Change
7										
8	Improved Lots (91)	3,000	3,000	218,400	218,400	54,600	54,600	273,000	273,000	
9	Unimproved Lots (9)	2,900	2,900	20,700	20,700	5,400	5,400	26,100	26,100	
10				239,100	239,100	60,000	60,000	299,100	299,100	0%
11										
12										
13										
14										
15										
16	OPERATING FUND	2015-16	2015-16	2016-17						
17		Budget	9 mos. Actual/ 3 mos. Budget	Budget	Notes					
18	Income									
19	4000 - Regular Assessment									
20	4010 - Improved Lots (91 Lots) (Monthly accrual)	218,400	218,400	218,400						
21	4020 - Unimproved Lots (9 Lots) (Monthly accrual)	20,700	20,700	20,700						
22	Sub-Total (100 Lots)	239,100	239,100	239,100						
23										
24	4100 - Road Easements (Thompson mine access fee)	100	100	100						
25	4225 - Water Billing Service Fee (\$25/mo. X 101 users)	30,300	30,300	30,300						
26	4500 - Stable Lease	1	1	1						
27	4300 - Misc. Income - Other	0	905	0						
28	4320 - Interest Income	0	14	0						
29	4400 - Late Fees	0	277	0						
30	4800 - High Meadow Fees (see spreadsheet page 2)	2,079	2,079	1,976						
31	4805 - Watson Property Fees (see spreadsheet page 2)	432	432	411						
32										
33	Total Income	272,012	273,208	271,888						
34										
35	Expenses									
36										
37	6100 - Caretaker & Help									
38	6110 - Wages	44,395	44,395	58,051						
39	6120 - Payroll Taxes (9%)	3,900	3,900	5,225						
40	6130 - Health Insurance (now included in wages)	6,900	6,900	0	Moved to "Wages" due to ACA changes					
41	6140 - FUI, SUI and Worker's Comp (7%)	4,290	4,290	4,064						
42	6150 - Travel Allowance (required training)	300	300	300						
43	6160 - Retirement expense (7% of wages)	3,108	3,108	4,064						
44	6561 - Payroll Outsourcing Expense	1,100	1,100	1,000						
45	6570 - Hired Help Wages	0	154	500						
46	Sub-Total	63,993	64,147	73,203						
47										
48	6200 - Ranch House									
49	6230 - Annual Maintenance	1,500	1,500	1,500						
50	6240 - Improvements	0	213	1,000	Basement insulation work					
51	Sub-Total	1,500	1,713	2,500						
52										
53	6300 - Equip. Shed / Mailboxes									
54	6320 - Electricity	1,200	1,200	1,200						
55	6330 - Telephone (Caretaker and emergency phones)	1,000	1,458	1,458	\$121.54 per month Contract renewal to 10-19-17					
56	6340 - Maintenance	200	6,422	2,500	Additional shed roof repair (structural and skylight)					
57	6360 - Small Tools & Equipment	600	600	600						
58	6370 - Supplies - expendable	500	500	200						
59	Sub-Total	3,500	10,181	5,958						
60										
61	6500 - Beautification Committee									
62	6510 - Plants and tools	300	300	300						
63	Sub-Total	300	300	300						
64										
65	6600 - Lake Committee									
66	6620 Furniture	400	400	1,800	Chairs, picnic tables, umbrellas					
67	6630 Boat storage Materials	0	0	0						
68	6640 Signs	100	100	0						
69	6690 Misc. Lake Expense	1,500	1,500	2,200	Sand and base material, grass seed, repair signs, raft repairs					
70	Sub-Total	2,000	2,000	4,000						
71										
72	6700 - Roads Committee									
73	6710 - FCR- Gravel	13,000	13,000	13,000						
74	6730 - FCR- Mag Chlor	13,000	11,159	2,600	Application on 25 mph FCR roads only					
75	6750 - Culverts	2,000	5,070	5,000	Continued culvert replacements					
76	6760 - Equipment Rentals (snow, water truck, etc.)	9,000	9,000	4,500	Prior budget based on heavy snowfall event in 2009					
77	6770 - Signs	500	500	0						
78	6785 - Security Gate	0	695	0						
79	6790 - Road Sand	1,000	1,000	1,000						
80	Sub-Total	38,500	40,424	26,100						
81										
82	6800 - Firewise									
83	6820 Admin supplies, meetings, Christma tree harvest income	200	650	650						
84	Sub-Total	200	650	650						
85										

A	B	C	F	G	K	L	M	N	O	P
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15										
16	OPERATING FUND									
86	6900 - Utilities Committee									
87	5072 - Lower PWT Building backup generator			1,238	0					Stragglng costs related to capital project
88	5074 - Upper PWT Building backup generator			200	0					
89	6910 - Electricity - pumps	2,000	2,000	3,000						Increase based on average usage prior budget year
90	6915 - Scada phone and internet	1,500	1,500	1,400						\$112 / mo. (rounded)
91	6920 - Water Tests	7,600	7,600	7,600						Mainly annual organic tests set by the state
92	6921 - Propane for backup generators			1,006	500					
93	6925 - Chemicals	100	100	100						
94	6930 - Genset Operations			675						Annual monitoring service fee
95	6940 - System Repairs	10,000	10,000	6,500						Best guess. Depends on leaks
96	6950 - System Improvements	1,000	(4,818)	1,000						
97	6960 - Consultants (AWC feasibility and prelim cost engineering study)	20,000	0	20,000						Deferred from prior budget year
98	6970 - Memberships, annual software maintenance, etc.	3,000	3,000	3,000						Software maintenance contracts, data backup, anti-virus, etc.
99	6980 - Training (water license renewal)	600	600	600						
100	6990 - Utilities Misc.	100	100	100						
101	Sub-Total	45,900	23,200	44,475						
102										
103	7000 - Common Property									
104	6520 - Cleanup Day (supplies and food)	300	300	300						
105	7010 - Beetle Control - Sevin	500	500	3,500						Increase Beetle Control efforts
106	7030 - Weed & Pest Control	10,000	10,000	7,000						Non-Beetle spraying and hiring vendors to apply chemicals
107	7040 - Forest Management	4,000	4,000	4,000						
108	7070 - Signs	200	200	200						
109	Sub-Total	15,000	15,000	15,000						
110										
111	7100 - Equipment Operations									
112	7110 - Fuels, Lubricants & Filters	5,000	5,000	5,000						
113	7120 - Licenses and Permits	350	350	350						
114	7130 - Grader Repairs & Maintenance	4,500	4,500	7,000						Replace 6 tires at \$600 ea.
115	7140 - Dump Truck Repairs & Maintenance	1,000	1,000	1,000						
116	7160 - Backhoe Repairs & Maintenance	1,000	3,003	2,000						
117	7170 - Pickup Repairs & Maintenance	500	500	1,000						Replace tires
118	7175 - Tractor Repairs & Maintenance	200	237	500						
119	- Air Curtain Burner Maintenance	0	0	200						
120	Sub-Total	12,550	14,590	17,050						
121										
122	7200 - Services									
123	7210 - Insurance	19,600	18,825	19,000						
124	7220 - Bookkeeping and Financial Reporting (outsourced)	5,750	11,400	12,250						Higher outsoucing costs
127	7230 - Dumpsters (Waste Management)	8,810	10,524	10,524						Per Waste Management
128	Sub-Total	34,160	40,749	41,774						
129										
130	7300 - Activities									
131	7310 - Annual Meeting	1,000	1,000	1,000						
132	7330 - Special Events	100	100	100						
133	Sub-Total	1,100	1,100	1,100						
134										
135	7400 - Board Operations									
136	7410 - Professional services (mainly web hosting and legal)	8,280	2,544	4,280						Zink legal opinion
137	7420 - Administrative	500	1,893	1,000						
138	7430 - Discretionary Bonus for Ranch Manager (paid in July)	1,500	1,500	1,500						
139	7445 - AED Renewal Fee	380	475	680						Additional costs for training
140	Sub-Total	10,660	6,413	7,460						
141										
142	7700 - Note Interest Expense	3,975	3,975	2,625						Accrued interest being paid annually
143										
144	7900 - Dam Committee									
145	7915 - Maintenance	800	800	800						Mainly rodent control
146	7920 - Misc.	0	0	0						
147	7925 - Spillway Diversion	0	3,846	0						Prior year amounts were to complete seeding
148	7935 - Equipment rental	1,500	1,500	0						
149	Sub-Total	2,300	6,146	800						
150										
151	Total Expenses	235,638	230,587	242,995						
152										
153	Net Income	36,374	42,621	28,893						
154										
155	Operating Fund Capital Projects - not meeting criteria for use of reserve funds									
156										
157	- Utilities Committee Capital Projects									
158	Scada System Upgrades (deferred)	18,000	0	18,000						Deferred from prior budget year
159	Tank Mixer (deferred)	11,000	0	11,000						Deferred from prior budget year
160	Lower PWT Bldg. Backup Generator	9,500	9,298	0						
161	Upper PWT Bldg. Backup Generator	8,500	7,434	0						
162	Tank Level Sight Guage	2,000	2,195	0						
163	Upper tank power mixer - extend street power	0	0	10,000						LPEA permit, trenching and electric
164	Sub-Total	49,000	18,927	39,000						
165										
166	- Dam Committee Capital Projects									
167	Spillway Diversion Monitoring Equipment	20,613	0	0						Deferred to 2017-18 budget year
168	Sub-Total	20,613	0	0						
169										
170	- Equipment Capital Projects									
171	Air Curtain Burner	0	8,000	0						FCR cost amount. Balance of \$22,000 to be funded by grant
172	Air Curtain Burner Storage Carport	0		2,000						
173	Backhoe Thumb	0	4,000	0						
174	Sub-Total	0	12,000	2,000						
175	Total Capital Projects	69,613	30,927	41,000						

A	B	C	F	G	K	L	M	N	O	P
12			2015-16 Projected end of year							
13										
14										
15										
16	OPERATING FUND	2015-16 Budget	9 mos. Actual/ 3 mos. Budget	2016-17 Budget	Notes					
176										
177	Other Cash Flow Activities									
178										
179	7801 - Spillway Note Payments	25,000	25,000	25,000						
180										
181	Net Cash Flow - Operating Budget	(58,239)	(13,306)	(37,107)						
182										
183	Projected ending cash balances - Operating Fund:									
184	Beginning Cash Balance 8/1	77,082		38,300						
185	Estimated bills not yet paid related to work done in prior budget year, paid in next budget year.	(15,350)		0						
186	Net Operating Cash Flow this FY	(58,239)		(37,107)						
187	Ending Operating Fund Cash Balance 7/31	3,493		1,193						
188										
189	Actual Cash Balance 4/30/16		139,287							
190	Less remaining budgeted expenses May - July (income already in bank)		(88,987)							
191	Less remaining budgeted capital projects May - June		(12,000)							
192	Projected End of Year Cash Bal. (9 mos. Actual / 3 mos. Budget)		38,300							
193										
194										
195	RESERVE FUND									
196										
197	Income									
198										
199	4036 - Annual Reserve Contribution (monthly accrual)	60,000	60,000	60,000						
200	4250 - Water Usage Fee (total billing less \$25 base fee)	19,000	19,000	19,000	Estimate					
201	4320 - Interest Income (Reserve Acct)	0	6	5						
202	Reserve Fund Income	79,000	79,006	79,005						
203										
204	Capital Expenditures - That meet criteria for use of reserve funds									
205										
206	Lower Tank Renovation (capitalized)	15,000	15,000	0						
207	Upper Tank Renovation (capitalized)	15,000	15,000	0						
208	Well #4 Rehabilitation (project cancelled)	5,000	0	0						
209	New (Used) Backhoe (unbudgeted)	0	41,265	0						
210	Replace Fire Hydrant (capitalized)	5,000	5,000	0						
211	Reserve Fund Expenditures	40,000	76,265	0						
212										
213	Net Cash Flow - Reserve Budget	39,000	2,741	79,005						
214										
215	Projected ending cash balances - Reserve Fund:									
216	Beginning Cash Balance 8/1	87,081	87,081	89,822						
217	Estimated bills not yet paid related to work done in FY 2015, paid in FY 2016.	0	0	0						
218	Net Cash Flow this FY	39,000	2,741	79,005						
219	Ending Reserve Fund Cash Balance 7/31	126,081	89,822	168,827						
220										
221										
222										
223	GRANT FUND (Self funded - does not affect HOA dues except for "hard cash cost sharing")									
224										
225	Income									
226										
227	Firewise									
228	4335 - Watershed Grant	50,000	50,000	20,000						
229	4335 - Disposable Pine Needle Bags Grant		500							
230	4335 - Right of Way (Roadside clearing) Grant			3,000						
231	4200 - Interest Income (Grant Acct.)	0	1	0						
232	Sub-Total	50,000	50,501	23,000						
233										
234	Expenditures									
235										
236	Firewise									
237	6800 - BioBags and remaining \$500 grant exp		501							
238	6810 - Mitigation Projects (Watershed and Right of Way Grants)	50,000	50,000	23,000						
239	6810 - Other Misc. (Stephens Grant \$9,449 carryover)	0	9,449	9,449						
240	Sub-Total	50,000	59,449	32,449						
241										
242	Net Cash Flow	0	(8,948)	(9,449)						
243										
244	Projected ending cash balances - Grant Fund:									
245	Beginning Grant Acct. Bank Balance at 7/31/15 (per CPA)	9,449	9,449	9,450						
246	Net Cash Flow this FY	0	(8,948)	(9,449)						
247	Projected Grant Acct. Bank Balance at 7/31	9,449	501	1						
248										
249										