

A	B	C	F	G	K	Q	R	S	T	U
1	FALLS CREEK RANCH ASSN.									
2	FY 2017-18 BUDGET									
3	5/26/17									
4										
11	NOTE: 2016-17 ENDING (AND BEGINNING 2017-18) CASH MAY CHANGE DUE TO BUDGET VS. ACTUAL COST VARIANCES IN LAST 4 MONTHS OF BUDGET									
12										
19										
20										
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23	OPERATING FUND	2016-17	2016-17	2017-18						
24		Budget	4 mos. Budget	Budget	Notes					
25	Income									
26	4000 - Regular Assessment									
27	4010 - Improved Lots (92 Lots) (Monthly accrual)	218,400	218,400	221,400	92 improved lots vs. 91 last year					
28	4020 - Unimproved Lots (8 Lots) (Monthly accrual)	20,700	20,700	17,800	8 unimproved lots vs. 9 last year					
29	Sub-Total (100 Lots)	239,100	239,100	239,200	Prior budget had 9 unimproved lots vs. 8 this budget					
30										
31	4100 - Road Easements (Thompson mine access fee)	100	100	100						
32	4225 - Water Billing Service Fee (\$25/mo. X 101 users)	30,300	30,300	30,300						
33	4500 - Stable Lease	1	1	1						
34	4300 - Misc. Income - Other	0	1,142	0	Mostly late fees - difficult to forecast					
35	4320 - Interest Income	0	0	0						
36	4400 - Late Fees	0	0	0						
37	4800 - High Meadow Fees (see spreadsheet page 2)	1,976	0	2,021	Payment received in prior fiscal year					
38	4805 - Watson Property Fees (see spreadsheet page 2)	411	0	320	Payment received in prior fiscal year					
39										
40	Total Income	271,888	270,643	271,942						
41										
42	Expenses									
43										
44	6100 - Caretaker & Help									
45	6110 - Wages	58,051	58,051	59,677	Average COLA for CO is 2.8%					
46	6120 - Payroll Taxes (9%)	5,225	5,225	5,371						
47	6130 - Health Insurance (now included in wages)	0	0	0	Moved to "Wages" due to ACA changes					
48	6140 - FUI, SUI and Worker's Comp (7%)	4,064	4,064	4,177						
49	6150 - Travel Allowance (required training)	300	300	300						
50	6160 - Retirement expense (7% of wages)	4,063	4,063	4,177						
51	6561 - Payroll Outsourcing Expense	1,000	1,000	1,000						
52	6570 - Hired Help Wages (For Ray)	500	500	500						
53	Sub-Total	73,203	73,203	75,202						
54										
55	6200 - Ranch House									
56	6230 - Annual Maintenance	1,500	1,500	1,500						
57	6240 - Improvements	1,000	1,000	1,000	Redo carpeting					
58	Sub-Total	2,500	2,500	2,500						
59										
60	6300 - Equip. Shed / Mailboxes									
61	6320 - Electricity	1,200	1,200	1,200						
62	6330 - Telephone (Caretaker and emergency phones)	1,458	1,458	1,458	\$121.54 per month Contract renewal to 10-19-17					
63	6340 - Maintenance	2,500	2,500	500	Prior budget included shed roof repair (structural and skylight)					
64	6360 - Small Tools & Equipment	600	600	600						
65	6370 - Supplies - expendable	200	200	200						
66	Sub-Total	5,958	5,958	3,958						
67										
68	6500 - Beautification Committee									
69	6510 - Plants and tools	300	300	300						
70	Sub-Total	300	300	300						
71										
72	6600 - Lake Committee									
73	6620 Furniture	1,800	1,800	400	Prior budget included additional chairs, tables, umbrellas					
74	6630 Boat storage Materials	0	0	0						
75	6640 Signs	0	0	0						
76	6690 Misc. Lake Expense	2,200	2,200	1,500						
77	Sub-Total	4,000	4,000	1,900						
78										
79	6700 - Roads Committee									
80	6710 - FCR- Gravel	13,000	13,000	13,000						
81	6730 - FCR- Mag Chlor	2,600	5,365	5,365	25 mph FCR roads only. Prior budget under-estimated cost					
82	6750 - Culverts	5,000	5,000	5,000	Continued culvert replacements					
83	6760 - Equipment Rentals (snow, water truck, etc.)	4,500	4,500	4,500						
84	6770 - Signs	0	0	0						
85	6785 - Security Gate	0	0	0						
86	6790 - Road Sand	1,000	1,000	1,000						
87	Sub-Total	26,100	28,865	28,865						
88										
89	6800 - Firewise									
90	6820 Admin	650	650	650						
91	Sub-Total	650	650	650						

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23	OPERATING FUND	2016-17 Budget	2016-17 Projected end of year 8 mos. Actual/ Budget	2017-18 Budget	Notes					
92										
93	6900 - Utilities Committee									
94	6910 - Electricity - pumps	3,000	3,000	3,000						
95	6915 - Scada phone and internet	1,400	1,400	1,400	\$112 / mo. (rounded)					
96	6920 - Water Tests	7,600	7,600	7,600	Mainly annual organic tests set by the state					
97	6921 - Propane for backup generators	500	500	500						
98	6925 - Chemicals	100	100	100						
99	6930 - Genset Operations	675	675	675	Annual monitoring service fee					
100	6940 - System Repairs	6,500	6,500	6,500	Best guess. Depends on leaks					
101	6950 - System Improvements	1,000	1,000	1,000						
102	6960 - Consultants AWC engineering study	20,000	26,682	0	Phase II AWC engineering study deferred					
103	AWC Tap Fee			0	\$100,000 estimate. Deferred					
104	AWC Project Easement			0	Deferred. Still discussing cost with landowners					
105	6970 - Memberships, annual software maintenance, etc.	3,000	3,000	3,000	Software maintenance contracts, data backup, anti-virus, etc.					
106	6980 - Training (water license renewal)	600	600	600						
107	6990 - Utilities Misc.	100	100	100						
108	Sub-Total	44,475	51,157	24,475						
109										
110	7000 - Common Property									
111	7051 - Part-time summer employees (fire mitigation and air curtain burner)	0	7,509	5,000	New budget item					
112	7052 - Payroll Taxes (approx. 6%)	0	384	350						
113	7053 - Payroll Expenditures (approx. 5%)	0	367	300						
114	7050 - Paroll - Grant Reimbursements	0	(8,130)	0						
115	7050 - Total Common Property Payroll	0	130	5,650						
116	6520 - Cleanup Day (supplies and food)	300	300	300						
117	7010 - Beetle Control - Sevin	3,500	3,500	3,500						
118	7030 - Weed & Pest Control (may include some PT labor rather than outsourcing)	7,000	7,000	7,000	Non-Beetle spraying and hiring vendors to apply chemicals					
119	7040 - Forest Management	4,000	4,000	4,000						
120	Chipper rental			2,500	New budget item					
121	7070 - Signs	200	200	200						
122	Sub-Total	15,000	15,130	23,150						
123										
124	7100 - Equipment Operations									
125	7110 - Fuels, Lubricants & Filters	5,000	5,000	5,000						
126	7120 - Licenses and Permits	350	350	350						
127	7130 - Grader Repairs & Maintenance	7,000	7,000	4,500	Replaced 6 tires last year at \$600 ea.					
128	7140 - Dump Truck Repairs & Maintenance	1,000	1,000	1,000						
129	7160 - Backhoe Repairs & Maintenance	2,000	2,000	2,000						
130	7170 - Pickup Repairs & Maintenance	1,000	1,000	500	Replaced tires last year					
131	7175 - Tractor Repairs & Maintenance	500	500	500						
132	7180 - Air Curtain Burner Maintenance	200	200	200						
133	Sub-Total	17,050	17,050	14,050						
134										
135	7200 - Services									
136	7210 - Insurance	19,000	19,000	19,000						
137	7220 - Bookkeeping and Financial Reporting (outsourced)	12,250	12,250	12,250						
140	7230 - Dumpsters (Waste Management)	10,524	10,524	10,524						
141	Sub-Total	41,774	41,774	41,774						
142										
143	7300 - Activities									
144	7310 - Annual Meeting	1,000	1,000	1,000						
145	7330 - Special Events	100	100	100						
146	Sub-Total	1,100	1,100	1,100						
147										
148	7400 - Board Operations									
149	7410 - Professional services (mainly web hosting and legal)	4,280	6,780	4,000	Prior budget included unbudgeted Metro legal fees					
150	7420 - Administrative	1,000	1,000	1,000						
151	7430 - Discretionary Bonus for Ranch Manager (paid in July)	1,500	1,500	1,500						
152	7400 - Board Operations Other		171	0						
153	7445 - AED	680	680	1,120	Need to replace 6 AED "electrode" Quik Paks at \$120 ea.					
154	Sub-Total	7,460	10,131	7,620						
155										
156	7700 - Note Interest Expense	2,625	2,625	4,000	Accrued interest being paid annually					
157										
158	7900 - Dam Committee									
159	7915 - Maintenance	800	800	1,200	Mainly rodent control					
160	7920 - Misc.	0	0	0						
161	7925 - Spillway Diversion	0	0	0						
162	7935 - Equipment rental	0	0	0						
163	Sub-Total	800	800	1,200						
164										
165	Total Expenses	242,995	255,243	230,745						
166										
167	Net Income	28,893	15,400	41,197						
168										
169	Operating Fund Capital Projects - not meeting criteria for use of reserve funds									
170										
171	Scada System Upgrades	18,000	2,000	0						
172	Tank Mixer (deferred)	11,000	0	0	Deferred					
173	Upper tank power mixer - extend street power	10,000	0	0	Deferred					
174	Snow Plow (Unbudgeted)	0	7,526	0						
175	Air Curtain Burner Storage Carport	2,000	2,500	0	Actual came in \$500 higher than estimated					
176	Total Capital Projects	41,000	12,026	0						

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23	OPERATING FUND	2016-17 Budget	2016-17 Projected end of year 8 mos. Actual/ 4 mos. Budget	2017-18 Budget	Notes					
177										
178	Other Operating Fund Cash Flow Activities									
179										
180	7801 - Spillway Note Payments	25,000	25,000	25,000						
181										
182	Net Cash Flow - Operating Budget	(37,107)	(21,626)	16,197						
183										
184	Projected ending cash balances - Operating Fund:									
185	Beginning Cash Balance 8/1	48,449	48,449	26,823	Estimated. Actual won't be known until after end of current fiscal year					
186	Estimated bills not yet paid related to work done in prior budget year, paid in next budget year.	0	0	0						
187	Net Operating Cash Flow this FY	(37,107)	(21,626)	16,197						
188	Ending Operating Fund Cash Balance 7/31	11,342	26,823	43,020						
189										
190	RESERVE FUND									
191										
192	Income									
193										
194	4036 - Annual Reserve Contribution (monthly accrual)	60,000	60,000	60,000						
195	4250 - Water Usage Fee (total billing less \$25 base fee)	19,000	19,000	19,000	Estimate					
196	4320 - Interest Income (Reserve Acct)	5	5	5						
197	Reserve Fund Income	79,005	79,005	79,005						
198										
199	Capital Expenditures - That meet criteria for use of reserve funds									
200										
201	Engineering analysis to develop replacement of water distribution system	0	0	30,000						
202										
203	Total Reserve Fund Expenditures	0	0	30,000						
204										
205	Net Cash Flow - Reserve Budget	79,005	79,005	49,005						
206										
207	Projected ending cash balances - Reserve Fund:									
208	Beginning Cash Balance 8/1	89,982	89,982	168,987						
209	Estimated bills not yet paid related to work done in FY 2015, paid in FY 2016.	0	0	0						
210	Net Cash Flow this FY	79,005	79,005	49,005						
211	Ending Reserve Fund Cash Balance 7/31	168,987	168,987	217,992						
212										
213										
214										
215	GRANT FUND (Self funded - does not affect HOA dues except for "hard \$\$ cash cost sharing" on some grants which are included in Operating Fund)									
216										
217	Income									
218										
219	Firewise									
220	4335 - Designated grants Earned	23,000	23,000	0						
221	4200 - Interest Income (Grant Acct.)	0	0	0						
222	Sub-Total	23,000	23,000	0						
223										
224	Expenditures									
225										
226	Firewise									
227	6810 - Mitigation Projects	23,000	23,000	0						
228	Sub-Total	23,000	23,000	0						
229										
230	Net Cash Flow	0	0	0						
231										
232	Projected ending cash balances - Grant Fund:									
233	Beginning Grant Acct. Bank Balance at 7/31	30,000	30,000	30,000						
234	Net Cash Flow this FY	0	0	0						
235	Projected Grant Acct. Bank Balance at 7/31	30,000	30,000	30,000						
236										