

Falls Creek Ranch Association					
Proposed Budget FY2020		FY 2019 Budget	FY 2019 Forecast	FY 2020 Budget	FY2020 Budget notes
1	Ordinary Income/Expense				
2	Income				
3	4000 - Assessments				Assessments: FY20 No change
4	4010 - Improved Lots	282,000.00	282,000.00	282,000.00	\$3,000 improved lot
5	4020 - Unimproved Lots	17,400.00	17,400.00	17,400.00	\$2,900 unimproved lot
6	Total 4000 - Assessments	299,400.00	299,400.00	299,400.00	
7	Less HOA dues allocated to Capital Reserve	(40,000.00)	(40,000.00)	(40,000.00)	Allocate \$40k of HOA dues to capital
	Net HOA dues for Operating Budget	259,400.00	259,400.00	259,400.00	
8	4225 - Water Billing Service Fee	30,300.00	30,300.00	60,600.00	FY20 \$50/mo/lot, an increase of \$25/mo
9	4250 - Water Usage Charge	22,000.00	30,000.00	30,000.00	
10	Less Water fees Allocated to Capital Reserve	(22,000.00)	(30,000.00)	(60,300.00)	Usage fees and \$25/mo/lot base fee
	Net water charges for Operating Budget	30,300.00	30,300.00	30,300.00	
11	4100 - Road Easements	100.00	100.00	100.00	
12	4500 - Stable Lease	1.00	1.00	1.00	
13	4300 - Misc. Income	0.00	100.00	0.00	
14	4320 - Interest Income	36.00	36.00	36.00	
15	4355 - Voluntary Homeowner Contribution	0.00	21,700.00	0.00	FY19 fire mitigation contributions
16	4400 - Late Fees	0.00	150.00	0.00	
17	4800 - High Meadow Fees	2,021.00	2,386.00	3,000.00	FY20 Estimate
18	4805 - Watson Property Fees	320.00	354.00	500.00	FY20 Estimate
19	Total Operating Income	292,178.00	314,527.00	293,337.00	
20	Expense				
21	6100 - Caretaker & Help				
22	6110 - Wages	61,467.31	61,467.31	63,311.33	3% - US median increase 2019
23	6120 - Payroll Taxes	5,532.13	5,532.13	5,698.09	
24	6140 - Workman's Compensation	4,302.31	4,302.31	4,431.38	
25	6150 - Travel Allowance	300.00	300.00	300.00	
26	6160 - Retirement expense	4,302.31	4,302.31	4,431.38	
27	6561 - Payroll Outsourcing Expenses	1,030.00	1,030.00	1,060.90	
28	6570 - Hired Help Wages	500.00	500.00	500.00	
29	Total 6100 - Caretaker & Help	77,434.06	77,434.06	79,733.08	
30	6200 - Ranch House				
31	6230-40 - Maintenance & Improvements	1,500.00	2,100.00	1,500.00	
32	Total 6200 - Ranch House	1,500.00	2,100.00	1,500.00	
33	6300 - Equipment Shed				
34	6320 - Electricity	1,200.00	731.00	850.00	
35	6330 - Telephone	1,200.00	1,920.00	2,160.00	
36	6340 - Maintenance	500.00	652.00	500.00	
37	6360 - Small Tools & Equipment	600.00	672.01	700.00	
38	6370 - Supplies - expendable	200.00	188.03	200.00	
39	Total 6300 - Equipment Shed	3,700.00	4,163.04	4,410.00	
40	6500 - Beautification Committee				
41	6510 - Plants and tools	300.00	300.00	300.00	
42	Total 6500 - Beautification Committee	300.00	300.00	300.00	
43	6600 - Lakeside Committee				
44	6620 - Furniture	0.00	2,262.69	2,300.00	
45	6640 - Signs & Misc.	0.00	137.78	625.00	
46	6690 - Projects	3,800.00	1,399.53	2,910.00	Paddle board rack, sand, shade
47	Total 6600 - Lakeside Committee	3,800.00	3,800.00	5,835.00	
48	6700 - Roads Committee				
49	6710 - FCR- Gravel	13,000.00	13,000.00	25,000.00	
50	6730 - FCR- Mag Chlor	12,000.00	12,000.00	12,000.00	
51	6750 - Culverts	3,000.00	0.00	3,000.00	
52	6760 - Equipment Rentals	2,000.00	11,130.00	5,000.00	
53	6740 - Road Contracting	11,000.00	9,150.00	15,000.00	
54	6790 - Road Sand	0.00	211.00	0.00	
55	Total 6700 - Roads Committee	41,000.00	45,491.00	60,000.00	Increase is for upper main & side roads
56	6800 - Firewise Program				
57	6810-20 - Mitigation & Administrative	650.00	773.83	1,000.00	
58	Total 6800 - Firewise Program	650.00	773.83	1,000.00	
59	6900 - Utilities Committee				
60	6910 - Electricity - pumps	1,900.00	2,246.00	3,200.00	
61	6915 - Scada phone	1,600.00	1,500.00	1,500.00	
62	6920 - Water Tests	7,600.00	7,600.00	7,600.00	
63	6921 - Propane for Backup Generators	250.00	230.00	230.00	
64	6925 - Chemicals	100.00	100.00	100.00	
65	6930 - Genset Operations	500.00	1,200.00	600.00	
66	6940 - System Repairs	6,500.00	4,000.00	6,500.00	
67	6950 - System Improvements	0.00	150.00	150.00	
68	6960 - Consultants	0.00	0.00	0.00	
69	6970 - Memberships & Fees	4,500.00	4,500.00	4,500.00	
70	6980 - Training	500.00	500.00	500.00	
71	6990 - Utilities Misc	0.00	0.00	0.00	
72	Total 6900 - Utilities Committee	23,450.00	22,026.00	24,880.00	
73	7000 - Common Property				
74	7050 - Common Property - Payroll				
75	7051 - Wages	5,000.00	6,800.00	6,850.00	
76	7052 - Payroll Taxes	350.00	600.00	600.00	
77	7053 - Payroll Expenses	300.00	200.00	200.00	
78	Total 7050 - Common Property - Payroll	5,650.00	7,600.00	7,650.00	
79	6520 - Cleanup Day	300.00	300.00	300.00	

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80			7010 · Beetle Control - Sevin	0.00	0.00	0.00	
81			7030 · Weed & Pest Control	7,000.00	3,000.00	5,000.00	
82			7040 · Forest Management	7,000.00	5,000.00	7,000.00	
83			7041 · Chipper Rental	2,500.00	2,500.00	2,500.00	
84			7070 · Signs	200.00	200.00	200.00	
85			<b>Total 7000 · Common Property</b>	<b>22,650.00</b>	<b>18,600.00</b>	<b>22,650.00</b>	
86			<b>7100 · Equipment Operations</b>				
87			7110 · Fuels, Lubricants & Filters	2,500.00	3,450.00	3,500.00	
88			7120 · Licenses and Permits	350.00	537.06	350.00	
89			7130 · Grader Repairs & Maintenance	2,000.00	2,800.00	3,000.00	
90			7140 · Dump Truck Repairs & Maintenance	1,000.00	0.00	1,000.00	
91			7160 · Backhoe Repairs & Maintenance	2,000.00	1,500.00	2,000.00	
92			7170 · PickUp Repairs & Maintenance	500.00	2,100.00	1,000.00	
93			7175 · Tractor Repairs & Maintenance	500.00	250.00	500.00	
94			7180 · Air Curtain Burner Maintenance	200.00	0.00	0.00	
95			<b>Total 7100 · Equipment Operations</b>	<b>9,050.00</b>	<b>10,637.06</b>	<b>11,350.00</b>	
96			<b>7200 · Services</b>				
97			7210 · Insurance	20,750.00	23,215.00	24,000.00	Added flood insurance after 416 fire
98			7220 · Bookkeeping & Financial Reports	14,725.00	14,500.00	14,725.00	
99			7230 · Dumpsters	12,500.00	13,271.37	14,000.00	WM costs keep going up
100			<b>Total 7200 · Services</b>	<b>47,975.00</b>	<b>50,986.37</b>	<b>52,725.00</b>	
101			<b>7300 · Activities</b>				
102			7310 · Annual Meeting	1,250.00	1,250.00	1,250.00	
103			7330 · Special Events	100.00	100.00	400.00	For community events
104			<b>Total 7300 · Activities</b>	<b>1,350.00</b>	<b>1,350.00</b>	<b>1,650.00</b>	
105			<b>7400 · Board Operations</b>				
106			7410 · Professional Services	3,000.00	4,000.00	4,000.00	Legal including for water task force
107			7420 · Administrative	1,000.00	1,076.50	1,000.00	
108			7430 · Discretionary Payments-Bonus	1,500.00	750.00	1,000.00	
109			7445 · AED Renewal Fees	1,000.00	600.00	600.00	
110			<b>Total 7400 · Board Operations</b>	<b>6,500.00</b>	<b>6,426.50</b>	<b>6,600.00</b>	
111			<b>7900 · Dam Committee</b>				
112			7915 · Dam Maintenance	2,700.00	2,700.00	2,700.00	Fish; dam annual filing; dam inspection
113			<b>Total 7900 · Dam Committee</b>	<b>2,700.00</b>	<b>2,700.00</b>	<b>2,700.00</b>	
114			EXTRAORDINARY ITEM - 6990 WATER TASK FORCE	0.00	18,561.00	0.00	FY19 Well drilling consulting
115			EXTRAORDINARY ITEM - 7090 FIRE RECOVERY	0.00	45,306.00	0.00	FY19 Excludes \$8k culverts (see capital)
116			<b>Total Expense</b>	<b>242,059.06</b>	<b>310,654.86</b>	<b>275,333.08</b>	
117			<b>Total Net Ordinary Income</b>	<b>50,118.94</b>	<b>3,872.14</b>	<b>18,003.92</b>	
118							
119			<b>Operating Fund - Financing</b>				
120			Income - Notes or other sources	0.00	50,000.00	0.00	FY19: Issued Easement Notes
121			<b>Total Financing Cash In</b>	<b>0.00</b>	<b>50,000.00</b>	<b>0.00</b>	FY20: Financing for well drilling TBD
122			<b>Financing Expenditures</b>				
123			Spillway Note Repayments	30,000.00	30,000.00	0.00	
124			Easement Note Repayments	10,000.00	0.00	15,000.00	Set aside half of Oct 2020 \$30k notes
125			Interest Payments	3,600.00	1,350.00	1,850.00	
126			<b>Total Financing Cash Out</b>	<b>43,600.00</b>	<b>31,350.00</b>	<b>16,850.00</b>	
127			<b>Net Cash Flow - Financing</b>	<b>(43,600.00)</b>	<b>18,650.00</b>	<b>(16,850.00)</b>	
128							
129			<b>Total Net Cash Flow - Operating Fund</b>	<b>6,518.94</b>	<b>22,522.14</b>	<b>1,153.92</b>	
130							
131			<b>Capital Reserve</b>				
132			Income				
133			4000 · Assessments	40,000.00	40,000.00	40,000.00	\$40,000 of HOA dues
134			4250 · Water Fees	22,000.00	30,000.00	60,300.00	FY19 100% of water usage
135			<b>Total Capital Reserve Cash In</b>	<b>62,000.00</b>	<b>70,000.00</b>	<b>100,300.00</b>	FY20 100% of usage & half of base fee
136			<b>Capital Expenditures</b>				
137			Pipeline Engineering Study	40,000.00	0.00	0.00	FY19 Pipeline study deferred
138			Water Task Force - well drilling	0.00	0.00	99,000.00	FY20 Need to evaluate financing options
139			Water - tank exterior paint	0.00	0.00	30,000.00	
140			Meter Reader replacement	500.00	0.00	0.00	
141			Fire Hydrant replacement	0.00	0.00	6,000.00	
142			Culverts	0.00	8,000.00	0.00	
143			<b>Total Capital Reserve Cash Out</b>	<b>40,500.00</b>	<b>8,000.00</b>	<b>135,000.00</b>	
144			<b>Net Cash Flow - Capital Reserve Budget</b>	<b>21,500.00</b>	<b>62,000.00</b>	<b>(34,700.00)</b>	
145							
146			<b>Cash - Bank of the San Juans</b>	<b>Budget End of FY19</b>	<b>Forecast End of FY19</b>	<b>Budget End of FY2020</b>	
147			Operating Fund	118,993.94	86,762.00	102,915.92	Includes \$15k note set-aside
148			Capital Reserve Fund	216,892.00	242,104.00	207,404.00	
149			Grant Fund	32,000.00	32,000.00	32,000.00	Available for operating funds as needed
150			<b>Total Cash Balances</b>	<b>367,885.94</b>	<b>360,866.00</b>	<b>342,319.92</b>	