

FALLS CREEK RANCH ASSOC., INC.

	FY 2025 Proposed Budget		
	FY 2024 Budget	FY 2024 Forecast	FY 2025 Budget
			Notes
1 Ordinary Income/Expense			
2 Income			
3 4000 · Assessments			
4 4010 · Improved Lots	320,100.00	320,100.00	320,100.00 \$3,300* 97 - No Change
5 4020 · Unimproved Lots	9,600.00	9,600.00	9,600.00 \$3,200 * 3 - No Change
6 Total 4000 · Assessments	329,700.00	329,700.00	329,700.00
7 4225 · Water Base Fee	60,600.00	60,600.00	121,200.00 FY25: Propose \$100/mo to prepare for line replacement
8 4250 · Water Usage Charge	30,000.00	30,000.00	3,000.00 FY25: Propose usage fees above annualized metered level
9 4500 · Stable Lease	1.00	1.00	1.00
10 4300 · Misc. Income	0.00	4,891.25	0.00
11 4335 · Designated Grants Earned	80,000.00	100,850.00	50,000.00 FY24: grants awarded, FY25: grants not yet awarded
12 4320 · Interest Income	50.00	1,250.00	500.00
13 4355 · Voluntary Homeowner Contribution	0.00	1,300.00	0.00
14 4357 · Visionary	1,680.00	1,678.80	1,678.80 \$139.90 * 12 months
15 4800 · High Meadow Fees	4,922.51	4,922.51	4,678.00 FY25 decrease on lower caretaker, roads & equipment costs
16 4805 · Stegner Property Fees	615.31	615.31	585.00 FY25 decrease on lower caretaker, roads & equipment costs
17 Total Income	507,568.82	535,808.87	511,342.80
18 8300 · Operating Transfers			
19 8315 · Operating Transfers/Water	(60,600.00)	(60,600.00)	(60,600.00) Standard annual water base fee allocation to capital
20 8315 · Operating Transfers/Water LT	0.00	0.00	(30,300.00) Proposed water base fee capital for future system replacements
21 8310 · Operating Transfers/Tennis	(1,500.00)	(1,500.00)	(1,500.00) Annual tennis allocation for future capital needs
22 8305 · Operating Transfer/Assessments	(40,000.00)	(40,000.00)	(40,000.00) Annual HOA assessment allocation to capital
23 Total 8300 · Operating Transfers	(102,100.00)	(102,100.00)	(132,400.00)
24 Net Operating Revenue	405,468.82	433,708.87	378,942.80
25 Expense			
26 6100 · Caretaker & Help			
27 6110 · Wages - Caretaker	62,370.43	74,633.12	60,000.00 FY24: Ray & Bill for training period
28 6120 · Payroll Taxes - Caretaker	5,680.16	6,774.74	5,140.80 0.0765
29 6130 · Health Insurance	11,880.08	9,278.06	4,800.00 0.08
30 6140 · Workman's Compensation	5,045.73	5,045.73	5,000.00
31 6150 · Travel Allowance	500.00	295.00	300.00 For training
32 6160 · Retirement expense	5,045.73	4,647.50	2,400.00 0.04
33 6561 · Payroll Outsourcing Expenses	1,738.96	3,166.67	2,352.31 All Payroll Dept fees centralized here
34 6570 · Hired Help Wages	4,000.00	0.00	2,000.00
35 6100 · Other	0.00	3,000.00	150.00 FY24: Employee relocation expense reimbursement
36 Total 6100 · Caretaker & Help	96,261.09	106,840.82	82,143.11 FY25: \$24k lower cost, \$20k more Utilities cost for water operator
37 6200 · Ranch House			
38 6230 · Maintenance	3,000.00	2,700.00	2,000.00
39 6240 · Improvements	0.00	2,700.00	2,000.00
40 Total 6200 · Ranch House	3,000.00	5,400.00	4,000.00
41 6300 · Equipment Shed			
42 6320 · Electricity	1,200.00	1,200.00	1,200.00
43 6330 · Telephone	1,380.00	1,440.00	1,440.00
44 6340 · Maintenance	500.00	500.00	2,500.00
45 6360 · Small Tools & Equipment	3,500.00	1,200.00	1,500.00
46 6370 · Supplies - expendable	1,000.00	1,000.00	1,000.00
47 Total 6300 · Equipment Shed	7,580.00	5,340.00	7,640.00
48 6500 · Beautification Committee			
49 6510 · Plants and landscaping	2,000.00	2,000.00	1,800.00
50 Total 6500 · Beautification Committee	2,000.00	2,000.00	1,800.00
51 6600 · Lakeside Committee			
52 6625 · Fish	4,000.00	4,000.00	2,000.00 \$4k was used after the fish kill; reduce next year
53 6611 · Wages	0.00	0.00	0.00
54 6612 · Payroll taxes	0.00	0.00	0.00
55 6613 · Payroll expenses	0.00	0.00	0.00
56 6620 · Furniture	3,800.00	2,069.00	2,000.00
57 6640 · Signs & Misc.	500.00	500.00	500.00
58 6690 · Misc. Lake Expense	6,500.00	6,500.00	6,500.00 Sand, shade, weeds/aerators
59 Total 6600 · Lakeside Committee	14,800.00	13,069.00	11,000.00
60 6700 · Roads Committee			
61 6704 · Wages	5,000.00	4,000.00	2,400.00
62 6704.5 · Mileage reimbursement	0.00	800.00	0.00
63 6705 · Payroll taxes	382.50	400.00	183.60 0.0765
64 6706 · Payroll expenses	100.00	0.00	0.00
65 6710 · FCR- Gravel	25,000.00	5,000.00	4,000.00 Gravel & mag less than prior years due to chip seal of Main
66 6730 · FCR- Mag Chlor	25,000.00	9,775.00	10,000.00 Gravel & mag less than prior years due to chip seal of Main
67 6750 · Culverts	1,000.00	4,032.00	3,000.00
68 6760 · Equipment Rentals	5,500.00	461.00	0.00
69 6740 · Road Contracting	5,000.00	2,200.00	0.00
70 6790 · Road Sand	800.00	800.00	800.00
71 Total 6700 · Roads Committee	67,782.50	27,468.00	20,383.60 With road note payments, road expense = \$65k/yr
72 6900 · Utilities Committee			
73 6905 · Internet Infrastructure	0.00	0.00	0.00
74 6910 · Electricity - pumps	3,000.00	3,000.00	3,000.00
75 6915 · Scada phone	300.00	445.00	450.00
76 6920 · Water Tests	7,500.00	6,500.00	8,000.00 FY25: add'l testing for new south well
77 6921 · Propane for Backup Generators	250.00	210.00	250.00
78 6925 · Chemicals	600.00	250.00	400.00
79 6930 · Genset Operations	600.00	1,000.00	1,000.00
80 6940 · System Repairs	5,000.00	10,000.00	5,000.00
81 6950 · System Improvements	1,000.00	2,707.63	500.00
82 6970 · Memberships & Fees	7,800.00	9,000.00	10,500.00 Metering, billing, \$1k 10-yr FCC license
83 6980 · Training	500.00	0.00	0.00
84 6990 · Utilities/Misc./Admin	10,000.00	4,700.00	20,200.00 Contract water operator \$1,500/mo + \$2k misc
85 Total 6900 · Utilities Committee	36,550.00	37,812.63	49,300.00
86 7000 · Common Property			
87 7051 · Wages	2,000.00	0.00	0.00
88 7052 · Payroll taxes	153.00	0.00	0.00
89 7053 · Payroll expense	1,200.00	0.00	0.00
90 7046 · Common Property-Fuel		1,600.00	1,600.00
91 6520 · Work Days	1,500.00	400.00	1,200.00
92 7010 · Pest Control	1,500.00	2,800.00	3,000.00
93 7030 · Weed Control	1,500.00	1,415.08	1,500.00

FALLS CREEK RANCH ASSOC., INC.  
FY 2025 Proposed Budget

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94	7054 - Contract Services	4,000.00	0.00	0.00
95	7040 - Forest Management	0.00	800.00	500.00
96	7070 - Signs	1,500.00	1,250.00	900.00
97	Total 7000 - Common Property	16,553.00	8,265.08	8,700.00
98	6800 - Fire Mitigation			
99	6835 - Mitigation Mileage	0.00	8,000.00	5,000.00
100	6820 - Administrative Costs	1,000.00	1,500.00	1,000.00
101	6830 - Wages	45,000.00	48,000.00	33,000.00
102	6880 - Payroll taxes	3,442.50	4,000.00	2,524.50
103	6850 - Payroll expense	900.00	0.00	0.00
104	6860 - Fire Mitigation-Contractor	11,000.00	50,000.00	30,000.00
105	6885 - Fire Mitigation-Equipment	2,500.00	6,500.00	3,000.00
106	6890 - Fire Mitigation-Supplies	1,500.00	2,000.00	2,500.00
107	Total 6800 - Firewise Program	65,342.50	120,000.00	77,024.50
108	7100 - Equipment Operations			Fire mitigation grant income FY24 \$100k excl tractor; FY25 \$50k
109	7160 - Backhoe Maintenance	3,000.00	6,627.28	1,000.00
110	7110 - Fuels, Lubricants & Filters	10,000.00	5,200.00	4,000.00
111	7120 - Licenses and Permits	400.00	609.00	650.00
112	7130 - Grader Maintenance	3,500.00	3,500.00	2,000.00
113	7140 - Dump Truck Maintenance	3,000.00	1,500.00	500.00
114	7170 - PickUp Maintenance	4,000.00	4,000.00	1,500.00
115	7175 - Tractor/Chipper Maintenance	1,500.00	2,000.00	1,500.00
116	7180 - Air Curtain Burner Maintenance	200.00	200.00	200.00
117	Trailer	250.00	250.00	250.00
118	Total 7100 - Equipment Operations	25,850.00	23,886.28	11,600.00
119	7200 - Services			FY25: Potential for more repairs to be done in-house
120	7210 - Insurance	15,000.00	15,000.00	15,500.00
121	7220 - Bookkeeping & Financial Reports	15,000.00	15,000.00	16,000.00
122	7230 - Dumpsters	15,000.00	17,507.96	16,200.00
123	Total 7200 - Services	45,000.00	47,507.96	47,700.00
124	7300 - Activities			
125	7310 - Annual Meeting	700.00	700.00	700.00
126	7330 - Special Events	1,500.00	2,000.00	1,500.00
127	Total 7300 - Activities	2,200.00	2,700.00	2,200.00
128	7400 - Board Operations			
129	7410 - Professional Services	8,500.00	11,800.00	7,000.00
130	7420 - Administrative	1,000.00	1,600.00	1,500.00
131	7425 - Safety - mailbox camera system	3,000.00	1,719.40	0.00
132	7430 - Discretionary Payments-Bonus	1,000.00	1,000.00	1,000.00
133	7445 - AED Fees	720.00	720.00	720.00
134	Total 7400 - Board Operations	14,220.00	16,839.40	10,220.00
135	7900 - Dam Committee			
136	7970 - Dam payroll expense	60.00	0.00	0.00
137	7965 - Dam payroll taxes	229.50	229.50	210.38
138	7960 - Dam payroll wages	3,000.00	3,000.00	2,750.00
139	7915 - Dam Maintenance	5,000.00	5,000.00	4,500.00
140	Total 7900 - Dam Committee	8,289.50	8,229.50	7,460.38
141	Total Operating Expenses	405,428.59	425,358.67	341,171.58
142	Road Note Principal & Interest Payments	0.00	37,731.70	45,278.04
143	Total Expenses including road note payments	405,428.59	463,090.37	386,449.62
144	Net Operating Income before Depreciation	40.23	(29,381.50)	(7,506.82)
145				FY24: Projection
146	8200 - Capital Reserve Transfer			
147	8215 - Capital Transfer/Water	60,600.00	60,600.00	60,600.00
148	8210 - Capital Transfer/Tennis Court	1,500.00	1,500.00	1,500.00
149	8205 - Capital Transfer/Assessments	40,000.00	40,000.00	40,000.00
150	Total 8200 - Capital Reserve Transfer	102,100.00	102,100.00	102,100.00
151				
152	8000 - Capital Expenditures	Budget FY 2024	FY 2024 Forecast	Budget FY 2025
153	8016 - Ranch House Repairs	5,000.00	8,946.00	5,000.00
154	8013 - Log entrance replacement	5,000.00	5,000.00	5,000.00
155	8020 - Road chip seal net (cost less loans)	0.00	18,266.00	0.00
156	80xx - Upper water tank access road	5,000.00	5,000.00	0.00
157	8022 - Well #2 Repair unbudgeted	0.00	17,560.91	0.00
158	8005 - Fire Hydrant replacement	6,000.00	8,000.00	6,000.00
159	8002 - Water Task Force- well drilling	40,000.00	0.00	40,000.00
160	8018 - New Mixers 2 water tanks	37,000.00	38,856.00	0.00
161	800x - Water tank exterior painting	33,000.00	0.00	0.00
162	8021 - Storage Shed	7,500.00	6,263.38	0.00
163	8023-24 - Tractor - Net	0.00	30,380.00	0.00
164	800x - Well pump/motor replacements	0.00	15,000.00	0.00
165	Total 8000 - Capital Expenditures	138,500.00	153,272.29	56,000.00
166	NET CAPITAL Reserve Cash Flow	(36,400.00)	(51,172.29)	46,100.00
167	8315 - Operating Transfer for Water line cap	0.00	0.00	30,300.00
168	NET CASH FLOW - ALL (Operating, Capital, LT)	(36,359.77)	(80,553.79)	68,893.18
169	8100 - Depreciation Expense	50,622.00	50,622.00	50,000.00
170	Net Income after depreciation (excludes capital)	(50,581.77)	(80,003.50)	(57,506.82)
171				Estimate

	FY23 EOY w/ Grants rec'vd	Budget Estimate FY24	FY24 EOY Fcst w/ grant receipts	Budget Estimate FY25	
172	Cash Balances				
173	Operating Cash	80,506.19	96,971.68	73,861.19	66,354.37
174	Capital Reserves	240,190.66	174,460.39	195,281.75	241,381.75
175	Water long-term cap	-	-	-	30,300.00
176	Grant Account	30,000.55	30,001.79	1,000.12	1,000.12
177	Total Cash	350,697.40	301,433.86	270,143.06	339,036.24

FY24: Fcst includes grant funds that if not received by 7/31, Operating will draw from Capital temporarily  
Includes \$50k CD at Vectra Bank  
Dedicated account for future water line replacement projects  
FY24: \$29k transferred to Operating for fire mitigation expense