

Falls Creek Ranch Assoc. Inc
Balance Sheet Comparison

	Total	
	As of Jan 31, 2025	As of Jul 31, 2024
Assets		
Current Assets		
1350 BSJ Operating Account	65,530.14	47,507.23
1355 BSJ Grant Account	1,000.12	1,000.12
1360 BSJ Capital Reserve	112,117.51	118,925.39
1365 BSJ Water Capital Reserve	50,498.61	-
1370 Vectra Bank CD	52,447.13	51,010.00
Total Bank Accounts	281,593.51	218,442.74
1390 Accounts Receivable	103,850.00	-
1392 Water Payment Receivables	5,194.52	1,299.24
1250 Grants Receivable	-	27,225.00
1213 Prepaid Expense	-	1,782.77
Total Current Assets	390,638.03	248,749.75
Fixed Asset		
1500 Fixed Assets - 1510 Buildings & Bldg Improvements	227,464.55	227,464.55
1500 Fixed Assets - 1530 Roads & Road Improvements	503,765.69	503,765.69
1500 Fixed Assets - 1550 Vehicles & Equipment	430,282.08	430,282.08
1500 Fixed Assets - 1600 Water System	1,072,091.85	1,072,091.85
Total Fixed Assets	2,233,604.17	2,233,604.17
1700 Accumulated Depreciation	(1,097,873.96)	(1,097,873.96)
Net Fixed Assets	1,135,730.21	1,135,730.21
1750.3 Construction in Progress Log Entrance	974.67	974.67
1750.4 Construction in Progress Upper Tank Access Road	3,930.00	3,930.00
Total Fixed Assets	1,140,634.88	1,140,634.88
Total Assets	1,531,272.91	1,389,384.63
Liabilities		
Current Liabilities		
2000 Accooounts Payable	-	26,135.54
1305 Credit Cards	-	376.55
2111 Accrued Liabilities	-	9,006.76
2120 Prepaid Assessments	4,950.00	-
2130 Unearned Assessments	166,689.52	-
Total Current Liabilities	171,639.52	35,518.85
Long Term Liabilities		
Road Improvement Loans	210,030.54	226,234.42
Total Long Term Liabilities	210,030.54	226,234.42
Total Liabilities	381,670.06	261,753.27
Equity		
3000 Opening Balance Equity	-	-
3050 Unrestricted Fund Balance	133,896.71	158,703.15
3051 Restricted Fund Balance - Capital	967,259.25	967,259.25
3052 Restricted Fund Balance - Grants	26,475.40	26,475.40
Net Income	21,971.49	(24,806.44)
Total Equity	1,149,602.85	1,127,631.36
Total Liabilities & Equity	1,531,272.91	1,389,384.63

Falls Creek Ranch Assoc. Inc
Budget vs. Actuals: FY 2025 Profit & Loss Statement

	Total		
	Actuals as of 1/31/2025	Full year Budget	Over (Under) Budget
Income			
4010 Improved Lots	160,050.00	320,100.00	(160,050.00)
4020 Unimproved Lots	4,800.00	9,600.00	(4,800.00)
Total for 4000 Assessment Income	164,850.00	329,700.00	(164,850.00)
4225 Water Base Fee Income	60,600.00	121,200.00	(60,600.00)
4250 Water Usage Charge Income	11,733.06	3,000.00	8,733.06
4300 Misc. Income	5,220.00	-	5,220.00
4320 Interest Income	1,449.10	500.00	949.10
4335 Designated Grants Earned	-	50,000.00	(50,000.00)
4450 Visionary Rental Income	839.40	1,678.80	(839.40)
4500 Stable Lease Income	-	1.00	(1.00)
4800 High Meadows Fee Income	1,635.00	4,678.00	(3,043.00)
4805 Stegner Property Fee Income	204.48	585.00	(380.52)
Total Income	246,531.04	511,342.80	(264,811.76)
8201 Operating transfer - Water	(50,000.00)	(121,200.00)	71,200.00
8202 Operating transfer - Assessments & Tennis	(41,500.00)	(41,500.00)	-
Total Operating Income	155,031.04	348,642.80	(193,611.76)
Expense			
6100 Caretaker & Help			
6110 Wages:Caretaker	27,500.00	60,000.00	(32,500.00)
6120 Payroll Taxes:Caretaker & Help	2,724.25	5,140.80	(2,416.55)
6130 Health Insurance:Caretaker	2,300.00	4,800.00	(2,500.00)
6135 Payroll Outsourcing Fees	1,499.51	2,352.31	(852.80)
6140 Workman's Compensation	2,680.00	5,000.00	(2,320.00)
6150 Travel Allowance	-	300.00	(300.00)
6160 Retirement Expense:Caretaker	1,180.00	2,400.00	(1,220.00)
6180 Hired Help Wages	-	2,000.00	(2,000.00)
6190 Other: Caretaker & Help	-	150.00	(150.00)
Total for 6100 Caretaker & Help	37,883.76	82,143.11	(44,259.35)
6200 Ranch House			
6210 Ranch House Propane Tank Rent	37.82	-	37.82
6230 Ranch House Repairs	309.59	2,000.00	(1,690.41)
6240 Ranch House Improvements	655.31	2,000.00	(1,344.69)
Total for 6200 Ranch House	1,002.72	4,000.00	(2,997.28)
6300 Equipment Shed			
6320 Equipment Shed Electricity	251.38	1,200.00	(948.62)
6330 Telephone	420.00	1,440.00	(1,020.00)
6340 Equipment Shed Maintenance	93.50	2,500.00	(2,406.50)
6360 Small Tools & Equipment	1,382.10	1,500.00	(117.90)
6370 Equipment Shed Expendable Supplies	1,199.03	1,000.00	199.03
Total for 6300 Equipment Shed	3,346.01	7,640.00	(4,293.99)
6500 Beautification Committee			
6510 Plants and Tools	84.53	1,800.00	(1,715.47)
Total for 6500 Beautification Committee	84.53	1,800.00	(1,715.47)
6600 Lake Committee			
6620 Lake Furniture		2,000.00	(2,000.00)
6625 Fish		2,000.00	(2,000.00)
6640 Lake Signs & Misc.		500.00	(500.00)
6690 Lake Committee Other	13,162.33	6,500.00	6,662.33
Total for 6600 Lake Committee	13,162.33	11,000.00	2,162.33
6700 Roads Committee			
6704 Roads: Wages	234.00	2,400.00	(2,166.00)
6705 Roads: Payroll Taxes	21.82	183.60	(161.78)
6706 Roads Mileage Reimbursement	47.54	-	47.54
6710 FCR Gravel	1,300.01	4,000.00	(2,699.99)
6730 FCR Mag Chloride	-	10,000.00	-
6740 Road Contracting	400.64	-	400.64
6750 Roads: Culverts	8,946.66	3,000.00	5,946.66
6760 Road Equipment Rentals	1,363.15	-	1,363.15
6780 Road Sand	887.89	800.00	87.89
Total for 6700 Roads Committee	13,201.71	20,383.60	2,818.11
6800 Fire Mitigation			
6820 Fire Mitigation Admin Costs	215.42	1,000.00	(784.58)
6835 Fire Mitigation: Wages	17,739.00	33,000.00	(15,261.00)
6836 Fire Mitigation Mileage Reimbursement	3,463.26	5,000.00	(1,536.74)
6840 Fire Mitigation Payroll Taxes	1,420.26	2,524.50	(1,104.24)
6860 Fire Mitigation Contractors	19,677.50	30,000.00	(10,322.50)
6885 Fire Mitigation Equipment & Supplies	2,090.86	5,500.00	(3,409.14)
Total for 6800 Fire Mitigation	44,606.30	77,024.50	(32,418.20)
6900 Utilities Committee			
6910 Utility Electricity: Pumps	848.77	3,000.00	(2,151.23)
6915 Scada Phone	224.32	450.00	(225.68)
6920 Water Tests	1,658.00	8,000.00	(6,342.00)
6921 Propane for Backup Generators	100.00	250.00	(150.00)
6925 Chemicals	266.00	400.00	(134.00)

Falls Creek Ranch Assoc. Inc
Budget vs. Actuals: FY 2025 Profit & Loss Statement

	Total		
	Actuals as of 1/31/2025	Full year Budget	Over (Under) Budget
6930 Genset Operations	69.99	1,000.00	(930.01)
6940 Water System Repairs	984.66	5,000.00	(4,015.34)
6950 Water System Improvements	76.61	500.00	(423.39)
6970 Utility Memberships & Fees	4,217.92	10,500.00	(6,282.08)
6990 Utility Admin/Misc	8,420.00	20,200.00	(11,780.00)
Total for 6900 Utilities Committee	16,866.27	49,300.00	(32,433.73)
7000 Common Property			
7010 Pest Control	-	3,000.00	(3,000.00)
7030 Weed Control	313.65	1,500.00	(1,186.35)
7040 Forest Management		500.00	
7046 Common Property-Fuel	1,377.99	1,600.00	(222.01)
7070 Common Property Signs	665.99	900.00	(234.01)
7080 Common Property Work Days	99.73	1,200.00	(1,100.27)
Total for 7000 Common Property	2,457.36	8,700.00	(5,742.64)
7100 Equipment Operations			
7110 Fuels, Lubricants & Filters	3,188.81	4,000.00	(811.19)
7120 Equipment Licenses and Permits	546.88	650.00	(103.12)
7130 Grader Maintenance	1,038.80	2,000.00	(961.20)
7140 Dump Truck Maintenance	371.92	500.00	(128.08)
7160 Backhoe Maintenance	4,692.88	1,000.00	3,692.88
7170 Pickup Maintenance	3,011.90	1,500.00	1,511.90
7175 Tractor/Chipper/RTV Maintenance	-	1,500.00	(1,500.00)
7180 Air Curtain Burner Maintenance	-	200.00	(200.00)
7190 Equipment Other	-	250.00	(250.00)
Total for 7100 Equipment Operations	12,851.19	11,600.00	1,251.19
7200 Services			
7210 Insurance	9,268.89	15,500.00	(6,231.11)
7220 Accounting & Tax	7,448.09	16,000.00	(8,551.91)
7230 Dumpsters	5,926.92	16,200.00	(10,273.08)
Total for 7200 Services	22,643.90	47,700.00	(25,056.10)
7300 Activities			
7310 Annual Meeting	-	700.00	(700.00)
7330 Special Events	812.42	1,500.00	(687.58)
Total for 7300 Activities	812.42	2,200.00	(1,387.58)
7400 Board Operations			
7410 Professional Services	4,510.64	2,200.00	2,310.64
7415 Legal	1,643.00	4,800.00	(3,157.00)
7420 Board Administrative	144.00	1,500.00	(1,356.00)
7425 Safety	137.98	-	137.98
7430 Discretionary Payments-Bonus	-	1,000.00	(1,000.00)
7445 AED Renewal Fees	-	720.00	(720.00)
Total for 7400 Board Operations	6,435.62	10,220.00	(3,784.38)
7700 Dam Committee			
7760 Dam: Wages	-	2,750.00	(2,750.00)
7765 Dam Payroll Taxes	-	210.38	(210.38)
7715 Dam Maintenance	629.40	4,500.00	(3,870.60)
Total for 7700 Dam Committee	629.40	7,460.38	(6,830.98)
7900 Note Interest Expense	10,208.31	14,873.22	(4,664.91)
Total Expense	186,191.83	356,044.81	(159,352.98)
Net Operating Income	(31,160.79)	(7,402.01)	(34,258.78)
Non-operating Income - Capital			
8301 Capital transfer - Water	50,000.00	121,200.00	(71,200.00)
8302 Capital transfer - Assessments & Tennis	41,500.00	41,500.00	-
Total Non-operating Income	91,500.00	162,700.00	(71,200.00)
Non-operating Expense	-		
8000 Capital Expenditures			
8002 Well Drilling	-	40,000.00	(40,000.00)
8004 Meter Reader Replacement	26,774.06	-	26,774.06
8005 Fire Hydrant Replacement	-	6,000.00	(6,000.00)
8006 Culvert Replacement	6,794.70	-	6,794.70
8010 Ranch House Capital Projects	-	5,000.00	(5,000.00)
8013 Log Entrance Replacement	4,798.96	5,000.00	(201.04)
Total for 8000 Capital Expenditures	38,367.72	56,000.00	(17,632.28)
Net Non-operating Income	53,132.28	106,700.00	(53,567.72)
Total Operating & Non-operating Income (Loss)	21,971.49	99,297.99	(87,826.50)

* Capital Expenditures are reported for information purposes only and are not a component of the Profit & Loss Statement

Falls Creek Ranch Assoc. Inc
Profit and Loss by Class
August 2024 - January 2025

	Operating Fund	Capital Reserve Fund	TOTAL
Income			
4000 Assessments			
4010 Improved Lots	120,050.00	40,000.00	160,050.00
4020 Unimproved Lots	3,300.00	1,500.00	4,800.00
Total 4000 Assessments	\$ 123,350.00	\$ 41,500.00	\$ 164,850.00
4225 Water Billing Service Fee		60,600.00	60,600.00
4250 Water Usage Charge	11,733.06		11,733.06
4300 Misc. Income	5,220.00		5,220.00
4320 Interest Income	6.71	1,442.39	1,449.10
4450 Visionary	839.40		839.40
4800 High Meadow Fees	1,635.00		1,635.00
4805 Watson Property Fees	204.48		204.48
Total Income	\$ 142,988.65	\$ 103,542.39	\$ 246,531.04
Expenses			
6100 Caretaker & Help			
6110 Wages - Caretaker	27,500.00		27,500.00
6120 Payroll Taxes - Caretaker	2,724.25		2,724.25
6130 Health Insurance	2,300.00		2,300.00
6140 Workman's Compensation	2,680.00		2,680.00
6160 Retirement expense	1,180.00		1,180.00
6561 Payroll Outsourcing Expenses	1,499.51		1,499.51
Total 6100 Caretaker & Help	\$ 37,883.76	\$ 0.00	\$ 37,883.76
6200 Ranch House			
6210 Propane	37.82		37.82
6230 Maintenance	309.59		309.59
6240 Improvements	655.31		655.31
Total 6200 Ranch House	\$ 1,002.72	\$ 0.00	\$ 1,002.72
6300 Equipment Shed			
6320 Electricity	251.38		251.38
6330 Telephone	420.00		420.00
6340 Maintenance	93.50		93.50
6360 Small Tools & Equipment	1,382.10		1,382.10
6370 Supplies - expendable	1,199.03		1,199.03
Total 6300 Equipment Shed	\$ 3,346.01	\$ 0.00	\$ 3,346.01
6500 Beautification Committee			
6510 Plants and tools	84.53		84.53
Total 6500 Beautification Committee	\$ 84.53	\$ 0.00	\$ 84.53
6600 Lakeside Committee			
6690 Misc. Lake Expense	13,162.33		13,162.33
Total 6600 Lakeside Committee	\$ 13,162.33	\$ 0.00	\$ 13,162.33
6700 Roads Committee			
6704 Roads-Wages	234.00		234.00
6704.5 Roads-Mileage Reimbursement	47.54		47.54
6705 Roads-Payroll Taxes	21.82		21.82
6710 FCR- Gravel	1,300.01		1,300.01
6740 Road Contracting	400.64		400.64
6750 Culverts	8,946.66		8,946.66
6760 Equipment Rentals	1,363.15		1,363.15
6790 Road Sand	887.89		887.89
Total 6700 Roads Committee	\$ 13,201.71	\$ 0.00	\$ 13,201.71
6800 Firewise Program			
6820 Fire Mitigation-Admin Costs	215.42		215.42
6835 Fire Mitigation-Wages	17,739.00		17,739.00
6835.10 Fire Mitigation-Payroll Taxes	1,420.26		1,420.26
6835.5 Fire Mitigation-Mileage	3,463.26		3,463.26
6860 Fire Mitigation-Contractor	19,677.50		19,677.50
6885 Fire Mitigation-Equipment	1,173.96		1,173.96
6890 Fire Mitigation-Supplies	916.90		916.90
Total 6800 Firewise Program	\$ 44,606.30	\$ 0.00	\$ 44,606.30

Falls Creek Ranch Assoc. Inc
Profit and Loss by Class
August 2024 - January 2025

	Operating Fund	Capital Reserve Fund	TOTAL
6900 Utilities Committee			
6910 Electricity - pumps	848.77		848.77
6915 Scada phone	224.32		224.32
6920 Water Tests	1,658.00		1,658.00
6921 Propane for Backup Generators	100.00		100.00
6925 Chemicals	266.00		266.00
6930 Genset Operations	69.99		69.99
6940 System Repairs	984.66		984.66
6950 System Improvements	76.61		76.61
6970 Memberships & Fees	4,217.92		4,217.92
6990 Utilities/Misc./Admin	8,420.00		8,420.00
Total 6900 Utilities Committee	\$ 16,866.27	\$ 0.00	\$ 16,866.27
7000 Common Property			
6520 Work Days	99.73		99.73
7030 Weed Control	313.65		313.65
7046 Common Property-Fuel	1,377.99		1,377.99
7070 Signs	665.99		665.99
Total 7000 Common Property	\$ 2,457.36	\$ 0.00	\$ 2,457.36
7100 Equipment Operations			
7110 Fuels, Lubricants & Filters	3,188.81		3,188.81
7120 Licenses and Permits	546.88		546.88
7130 Grader Maintenance	1,038.80		1,038.80
7140 Dump Truck Maintenance	371.92		371.92
7160 Backhoe Maintenance	4,692.88		4,692.88
7170 PickUp Maintenance	3,011.90		3,011.90
Total 7100 Equipment Operations	\$ 12,851.19	\$ 0.00	\$ 12,851.19
7200 Services			
7210 Insurance	9,268.89		9,268.89
7220 Bookkeeping & Financial Reports	7,448.09		7,448.09
7230 Dumpsters	5,926.92		5,926.92
Total 7200 Services	\$ 22,643.90	\$ 0.00	\$ 22,643.90
7300 Activities			
7330 Special Events	812.42		812.42
Total 7300 Activities	\$ 812.42	\$ 0.00	\$ 812.42
7400 Board Operations			
7410 Professional Services	4,510.64		4,510.64
7415 Legal	1,643.00		1,643.00
7420 Administrative	144.00		144.00
7425 Safety	137.98		137.98
Total 7400 Board Operations	\$ 6,435.62	\$ 0.00	\$ 6,435.62
7700 Note Interest Expense	10,208.31		10,208.31
7900 Dam Committee			
7915 Dam Maintenance	629.40		629.40
Total 7900 Dam Committee	\$ 629.40	\$ 0.00	\$ 629.40
Total Expenses	\$ 186,191.83	\$ 0.00	\$ 186,191.83
Net Operating Income	-\$ 43,203.18	\$ 103,542.39	\$ 60,339.21
Other Expenses - Capital			
8000 Capital Expenditures			
8004 Meter Reader replacement		26,774.06	26,774.06
8006 Culverts		6,794.70	6,794.70
8013 Log entrance replacement		4,798.96	4,798.96
Total 8000 Capital Expenditures	\$ 0.00	\$ 38,367.72	\$ 38,367.72
Total Operating & Non-operating Income (Loss)	-\$ 43,203.18	\$ 65,174.67	\$ 21,971.49

* Capital Expenditures are reported for information purposes only and are not a component of the Profit & Loss Statement