BLUE RIDGE REAL ESTATE COMPANY
AND SUBSIDIARIES

5 Blue Ridge Court
P O Box 707
Blakeslee, PA 18610

2021

ANNUAL REPORT

As of and for the Fiscal Year Ended October 31, 2021 and 2020

The accompanying financial statements have been prepared by the Company’s management. Independent auditors have conducted an audit of these financial statements.

Disclosure Statement Pursuant to the Pink Basic Disclosure Guidelines

BLUE RIDGE REAL ESTATE COMPANY
AND SUBSIDIARIES

a Pennsylvania Corporation

5 Blue Ridge Court
P O Box 707
Blakeslee, PA 18610

Telephone: 570-443-8433
Website: www.brreco.com
Email: info@brreco.com
SIC code: 6500

Annual Report
For the Period Ending: October 31, 2021
(the "Reporting Period")

As of October 31, 2021, the number of shares outstanding of our Common Stock was:

2,408,599

As of July 31, 2021, the number of shares outstanding of our Common Stock was:

2,408,711

As of October 31, 2020, the number of shares outstanding of our Common Stock was:

2,427,243

Indicate by check mark whether the company is a shell company (as defined in Rule 405 of the Securities Act of 1933 and Rule 12b-2 of the Exchange Act of 1934):

Yes: ☐ No: ☒

Indicate by check mark whether the company's shell status has changed since the previous reporting period:

Yes: ☐ No: ☒

Indicate by check mark whether a Change in Control of the company has occurred over this reporting period:

Yes: ☐ No: ☒

1) Name of the issuer and its predecessors (if any)

The name of the issuer is Blue Ridge Real Estate Company ("Blue Ridge", the "Company", "we", "our," or "us").

Blue Ridge Real Estate Company was incorporated in Pennsylvania on August 8, 1911 and its current standing in Pennsylvania is active.

List any stock split, stock dividend, recapitalization, merger, acquisition, spin-off, or reorganization either currently anticipated or that occurred within the past 12 months: None.

The address(es) of the issuer's principal executive office: 5 Blue Ridge Court, P O Box 707, Blakeslee, Pa 18610.

The address(es) of the issuer's principal place of business:
Check box if principal executive office and principal place of business are the same address: ☒

Has the issuer or any of its predecessors been in bankruptcy, receivership, or any similar proceeding in the past five years?

Yes: ☐ No: ☒

2) Security Information

Trading Symbol:	BRRE
Exact title and class of securities outstanding:	Common Stock
CUSIP:	096005301
Par or Stated Value:	$0.30 per share
Total shares authorized:	6,000,000 as of October 31, 2021
Total shares outstanding:	2,408,599 as of October 31, 2021
Number of shares in the Public Float:	983,446 as of October 31, 2021
Total number of shareholders of record:	115 as of October 31, 2021

Transfer Agent

Name: American Stock Transfer & Trust Company, LLC

Phone: 800-937-5449 or 718-921-8124

Website: www.astfinancial.com

Email: help@astfinancial.com

Address: Operations Center, 6201 15th Avenue, Brooklyn, NY 11219

Is the Transfer Agent registered under the Exchange Act? Yes: ☒ No: ☐

3) Issuance History

The Company has not issued any shares of the Company's common stock in exchange for services during the past two completed fiscal years or any subsequent interim period.

A. Changes to the Number of Outstanding Shares

Check this box to indicate there were no changes to the number of outstanding shares within the past two completed fiscal years and any subsequent period: ☐

Number of Shares outstanding as of November 1, 2019 Opening Balance: Common:2,427,368 Preferred: 0									
Date of Transaction	**Transaction type (e.g. new issuance, cancellation, shares returned to treasury)**	**Number of Shares Issued (or cancelled)**	**Class of Securities**	**Value of shares issued ($/per share) at issuance**	**Were the shares issued at a discount to market price at the time of issuance? (Yes/No)**	**Individual / Entity Shares were issued to (entities must have individual with voting/investment control disclosed).**	**Reason for share issuance (e.g. for cash or debt conversion) OR Nature of Services Provided if applicable**	**Restricted or Unrestricted as of this filing?**	**Exemption or Registration Type?**
9/2/2020	Cancellation	125	Common						
3/4/2021	Cancellation	241	Common						
3/5/2021	Cancellation	18,291	Common						
9/3/2021	Cancellation	112	Common						
	Shares Outstanding on October 31, 2021: Ending Balance Common: 2,408,599 Preferred: 0								

During the fiscal year ended October 31, 2020, the Company repurchased 125 shares of its common stock. During the fiscal year ended October 31, 2021, the Company repurchased 18,644 shares of its common stock. Upon transfer, all shares were cancelled and returned to the status of authorized but unissued.

B. Debt Securities, Including Promissory and Convertible Notes

Check this box if there are no outstanding promissory, convertible notes or debt arrangements: ☒

Date of Note Issuance	**Outstanding Balance ($)**	**Principal Amount at Issuance ($)**	**Interest Accrued ($)**	**Maturity Date**	**Conversion Terms (e.g. pricing mechanism for determining conversion of instrument to shares)**	**Name of Noteholder**	**Reason for Issuance (e.g. Loan, Services, etc.)**

4) Financial Statements

A. The following financial statements were prepared in accordance with:

☒ U.S. GAAP

☐ IFRS

B. The financial statements for this reporting period were prepared by

Name: Cynthia A. Van Horn

Title: Chief Financial Officer and Treasurer

Relationship to Issuer: Principal Financial Officer

The following financial statements of the Company are included in this Annual Report at the pages noted below:

5) Issuer's Business, Products and Services

Blue Ridge Real Estate Company, or Blue Ridge, was incorporated in Pennsylvania on August 8, 1911. Blue Ridge owns investment properties in Eastern Pennsylvania.

Blue Ridge's year end date is October 31st.

Blue Ridge's primary SIC code is 6500.

The accompanying audited financial statements include the accounts of Blue Ridge Real Estate Company and its wholly-owned subsidiaries (Northeast Land Company, Boulder Creek Resort Company, Moseywood Construction Company, Jack Frost National Golf Course, Inc., Flower Fields Motel, LLC, and Lake Mountain, LLC) (collectively "Blue Ridge").

Blue Ridge and its wholly-owned subsidiaries, operate through three business segments which consist of Resort Operations, Real Estate Management/Rental Operations and Land Resource Management. Our business segments were determined from our internal organization and management reporting, which are based primarily on differences in services we provide.

Additional information regarding the business of Blue Ridge's wholly-owned subsidiaries can be found under Item 6) Issuer's Facilities and in the Notes to the Audited Financial Statements.

Resort Operations (SIC Code 6512)

Resort Operations consists of: amenities surrounding Big Boulder Lake – Boulder View Tavern and Boulder Lake Club; the Jack Frost National Golf Course; and The Stretch fishing club.

Real Estate Management/Rental Operations (SIC Code 6519)

Real Estate Management/Rental Operations consists of: investment properties leased to others; services to the trusts that operate resort residential communities; and rental of signboards.

Land Resource Management (SIC Code 6552)

Land Resource Management consists of: land sales; land purchases; timbering operations; a real estate development division; and leasing of land and land improvements. Timbering operations consist of selective timbering on our land holdings. Contracts are entered into for parcels that have had the timber selectively marked. The real estate development division is responsible for the residential land development activities which include overseeing the construction of single and multi-family homes and development of infrastructure.

Our business faces significant risks. Some of the following risks relate principally to our business and the industry and statutory and regulatory environment in which we operate. Other risks relate principally to financial investments and the securities markets and ownership of our stock. The risks described below may not be the only risks we face. Additional risks that we do not yet know of or that we currently think are immaterial may also impair our business operations. If any of the events or circumstances described in the following risk factors actually occur, our business, financial condition, cash flow and results of operations, could be materially adversely affected, and the trading price of our common stock could decline.

Risks Related to Our Business and Our Industry

We are exposed to risks associated with real estate development.

Our real estate holdings are in the Pocono Mountains of Pennsylvania. The value of our real property and the revenue from related development activities may be adversely affected by a number of factors, including:

- unexpected construction delays or cost overruns, which may increase project development costs;
- claims for construction defects after the property has been developed, including claims by purchasers and property owners' associations;
- government regulations and changes in real estate, zoning, land use, environmental or tax laws;

- attractiveness of the properties to prospective purchasers and tenants;
- local real estate conditions (such as an oversupply of space or a reduction in demand for real estate in an area);
- competition from other available property or space;
- potential liabilities under environmental and other laws;
- our ability to obtain adequate insurance;
- interest rate levels and the availability of financing; and
- national and local economic climate.

We are subject to demand fluctuations in the housing industry. Any reduction in demand would adversely affect our business, results of operations and financial conditions.

The real estate development industry is cyclical in nature and is particularly vulnerable to unpredictable shifts in economic conditions over which we have no control. In addition, the real estate market is subject to downturns, and our business is especially sensitive to economic conditions in the Pocono Mountains, where the demand is for resort vacation homes. Resort vacation unit rental and ownership is a discretionary activity entailing relatively high costs, and if market conditions do not continue to improve as anticipated, or were to worsen, the demand for our resort and real estate products could decline, negatively impacting our business, results of operations, cash flows and financial condition.

If the market values of our home sites and other developed real estate assets were to drop below the book value of those properties, we would be required to write-down the excess book value of those properties, which would have an adverse effect on our balance sheet and our earnings.

We have owned the majority of our land for many years, having acquired most of our land in the 1960's. Consequently, we have a very low cost basis in the majority of our land holdings. We have subdivided and developed parcels with infrastructure improvements and also constructed a golf course, temporary clubhouse and pavilion, which required significant capital expenditures. Many of these costs are capitalized as part of the book value of the land development. Adverse market conditions, in certain circumstances, may require the book value of the real estate assets to be decreased, often referred to as a "write-down" or "impairment." A write-down of an asset would decrease the value of the asset on our balance sheet and would reduce our earnings for the period in which the write-down is recorded.

If market conditions were to deteriorate, and the market values of our home sites and other developed real estate were to fall below the book value of these assets, we could be required to take additional write-downs of the book value of those assets.

If we are not able to obtain suitable financing, our business and results of operations may decline.

Our business and earnings may depend on our ability to obtain financing for the development of our residential communities, whether from bank borrowings, public offerings or private placements of debt or equity.

If we are not able to obtain suitable financing at reasonable terms or replace existing debt and credit facilities when they become due or expire, our costs for borrowings will likely increase and our revenues may decrease, or we could be precluded from continuing our operations at current levels.

Our future growth is dependent on entering into transactions with real estate developers. We may not be able to successfully (1) attract effective real estate developers; (2) complete agreements with real estate developers; and/or (3) manage relationships with real estate developers going forward, any of which could adversely affect our business.

We may seek to enter into transactions with real estate developers to develop and capitalize on the potential of our commercial and industrial opportunities. These real estate developers may bring development experience, industry expertise, financial resources, financing capabilities, brand recognition and credibility or other competitive assets. We cannot assure, however, that we will have sufficient resources, experience and/or skills to locate desirable real estate developers. We also may not be able to attract real estate developers who want to conduct business on properties in our core area.

Once a potential buyer has been identified, actually reaching an agreement and closing a transaction may be difficult to complete and may take a considerable amount of time considering that negotiations require balancing of the parties' various objectives, assets, skills and interests and receiving all regulatory approvals.

Entering into an agreement with a real estate developer may also involve special risks such as:

- the developer could experience financial difficulties, become bankrupt or fail to fund capital contributions, which may delay construction or development of a property;
- actions by the real estate developer which may subject the adjacent properties owned by the Company to adverse consequences.

We may also be subject to adverse business consequences if the market reputation of a real estate developer deteriorates. If we cannot successfully execute transactions, our business, results of operations, cash flows and financial condition could be adversely affected.

Our business is subject to heavy environmental and land use regulation.

We are subject to a wide variety of federal, state and local laws and regulations relating to land use and development and to environmental compliance and permitting obligations, including those related to the use, storage, discharge, emission and disposal of hazardous materials. Any failure to comply with these laws could result in capital or operating expenditures or the imposition of severe penalties or restrictions on our operations that could adversely affect our present and future resort operations and real estate development. In addition, these laws and regulations could change in a manner that materially and adversely affects our ability to conduct our business or to implement desired expansions and improvements to our facilities.

We are subject to litigation in the ordinary course of business.

We are, from time to time, subject to various legal proceedings and claims, either asserted or unasserted. Any such claims, whether with or without merit, could be time-consuming and expensive to defend and could divert management's attention and resources. While management believes we have adequate insurance coverage and accrued loss contingencies for all known matters, we cannot assure that the outcome of all current or future litigation will not have a material adverse effect on us.

Implementation of existing and future legislation, rulings, standards and interpretations from the FASB or other regulatory bodies could affect the presentation of our financial statements and related disclosures.

Future regulatory requirements could significantly change our current accounting practices and disclosures. Such changes in the presentation of our financial statements and related disclosures could change the interpretation or perception of our financial position and results of operations.

If we are unable to retain our key executive personnel and hire additional personnel as required, our business and prospects for growth could suffer.

We believe that our operations and future development are dependent upon the continued services of our key executive personnel. Moreover, we believe our future success will depend in large part upon our ability to attract, retain and motivate highly skilled management employees. If one or more members of our management team or other key personnel become unable or unwilling to continue in their present positions and if additional key personnel cannot be hired as needed, our business and prospects for growth could be materially adversely affected.

The cyclical nature of the forest products industry could adversely affect our timbering operations.

Our results of operations are affected by the cyclical nature of the forest products industry. Historical prices for logs and wood products have been volatile, and we, like other participants in the forest products industry, have limited direct influence over the time and extent of price changes for logs and wood products. The demand for logs and wood products is affected primarily by the level of new residential construction activity and, to a lesser extent, repair and remodeling activity and other industrial uses. The demand for logs is also affected by the demand for wood chips in the pulp and paper markets. These activities are, in turn, subject to fluctuations due to, among other factors:

- changes in domestic and international economic conditions;
- interest rates;
- population growth and changing demographics; and
- seasonal weather cycles (e.g., dry summers, wet winters).

Decreases in the level of residential construction activity generally reduce demand for logs and wood products. This results in lower revenues, profits and cash flows in our Land Resources Management segment. In addition, industry-wide increases in the supply of logs and wood products during favorable price environments can also lead to downward pressure on prices. Timber owners generally increase production volumes for logs and wood products during favorable price environments. Such increased production, however, when coupled with even modest declines in demand for these products in general, could lead to oversupply and lower prices.

Weather and other natural conditions and regulatory requirements may limit our ability to market and sell our timber assets, which could adversely affect our operations.

Weather conditions, timber growth cycles, access limitations (for example, restrictions on access to timberlands due to prolonged wet conditions) and regulatory requirements associated with the protection of wildlife and water resources may restrict our ability to market and sell our timber assets. In addition, our timber assets are subject to damage by fire, insect infestation, disease, prolonged drought, flooding and other natural disasters. Changes in global climate conditions could intensify one or more of these factors. Although damage from such natural causes usually is localized and affects only a limited percentage of the timber assets, there can be no assurance that any damage affecting our timberlands will in fact be so limited. We do not maintain insurance coverage with respect to damage to our timberlands. Our results of operations and cash flows may therefore be materially adversely affected if we are unable to sell our timber assets at adequate levels or if demand decreases due to an increase in our prices as a result of any of these factors.

Public health issues such as the COVID-19 pandemic have adversely affected, and could in the future, adversely affect our business or financial results.

The United States and other countries have experienced, and may experience in the future, outbreaks of contagious diseases that affect public health and public perception of health risks. In March 2020, the novel coronavirus, or COVID-19, outbreak was declared a national public health emergency which resulted in state and local governments mandated restrictions. The spread of the virus continues to cause business disruption to Company's Resort Operations and impacts its financial performance and condition, operating results, liquidity and cash flows. Factors that would negatively impact our ability to successfully operate during the current outbreak of COVID-19 or another pandemic include:

- Our ability to keep our golf course, restaurant and recreation club open to the public;
- Our ability to attract and retain guests given the risks, or perceived risks, of gathering in public places;
- Our ability to incentivize and retain our current employees, and attract and hire sufficient future seasonal employees;
- Existing and future restrictions imposed by governmental authorities, including capacity, indoor dining or other restrictions that may affect our operations or the ability of our guests to return to our facilities;
- The risks of lawsuits related to COVID-19; and
- Reduced economic activity which could result in a prolonged recession, which could negatively impact consumer discretionary spending.

As we continue to navigate through the pandemic, we have taken significant steps to adapt our businesses to allow us to continue operations. While the Company expects this matter will negatively impact its results, the extent of the impact of the COVID-19 on the Company's operational and financial performance will depend on future developments, including the duration and spread of COVID-19 and related travel advisories and restrictions, the impact of the COVID-19 on the overall demand for the Company's resort operations, the acceptance and effectiveness of vaccines, and the impact of COVID-19 and related containment and mitigation measures on our customers and employees, all of which are highly uncertain, unpredictable and out of our control. We will continue to closely monitor relevant events so that we are able to respond to developments as they occur, however, if COVID-19 continues to have a significant negative impact on economic conditions over a prolonged period of time, our results of operations and financial condition could be materially adversely impacted.

Risks Related to Our Investments

Our cash and cash equivalents could be adversely affected if the financial institutions in which we hold our cash and cash equivalents fail.

For purposes of reporting cash flows, the Company considers cash equivalents to be all highly liquid investments with maturities of three months or less when acquired. We maintain the cash and cash equivalents with reputable major financial institutions. These balances could be impacted if one or more of the financial institutions with which we deposit fails or is subject to other adverse conditions in the financial or credit markets. To date, we have experienced no loss or lack of access to our invested cash or cash equivalents, however, we can provide no assurance that access to our invested cash and cash equivalents will not be impacted by adverse conditions in the financial and credit markets.

Our investments in equity securities are subject to risks which may cause losses and affect the liquidity of these investments.

We invest funds in excess of those needed for working capital in preferred stocks, mutual funds, money markets and other financial instruments. Significant declines in the value of these investments due to the operating performance of the companies we invest in or general economic or market conditions may result in the recognition of realized or impairment losses which could be material.

Risks Related to Our Common Stock

We do not expect to pay dividends on our common stock.

Although we have declared and paid dividends on our common stock in the past, we do not anticipate declaring or paying any dividends in the foreseeable future. We plan to retain any future earnings to finance the continued expansion and development of our business. As a result, our dividend policy could depress the market price for our common stock.

We are effectively controlled by KRSX Merge, LLC, and other shareholders have little ability to influence our business.

As of January 28, 2022, KRSX Merge, LLC., or KRSX, a wholly-owned subsidiary of Kimco Realty Corporation, owned at least 1,425,153 shares, or approximately 59% of our outstanding voting stock. KRSX is able to exercise significant control over all matters requiring shareholder approval, including the election of directors and approval of significant corporate actions, such as mergers and other business combination transactions. This concentration of ownership may also have the effect of delaying or preventing a change in control over us unless it is supported by KRSX. Accordingly, your ability to influence us through voting your shares is very limited.

Mr. Raymond Edwards and Mr. David Domb, two of the Company's Directors, are employees of Kimco Realty Corporation.

Our common stock is thinly traded. Our stock price may fluctuate more than the stock market as a whole.

As a result of the thin trading market for our stock, its market price may fluctuate significantly more than the stock market as a whole or the stock prices of similar companies. Of the 2,408,599 shares of our common stock outstanding as of January 28, 2022, approximately 41% of such shares are beneficially owned by persons other than KRSX, our controlling shareholder. Without a larger float, our common stock will be less liquid than the stock of companies with broader public ownership, and, as a result, the trading prices for our common stock may be more volatile. Among other things, trading of a relatively small volume of our common stock may have a greater impact on the trading price for our stock than would be the case if our public float were larger.

Holders of our securities are subject to the risks of an investment in a private rather than a public company.

The Company's stock is currently quoted and traded on the OTC Markets Pink Sheets.

Holders of the Company's shares:

- may suffer losses if the Company does not establish profitability and sustain earnings and cash flow in the future;
- will be subject to risk of a decline in the Company's results of operations and potential adverse effects on the Company from an inability to obtain adequate working capital;
- will likely experience limited liquidity of the Company's shares, thus making a sale in the market more difficult;
- will likely, especially if an unaffiliated shareholder, have limited access to information about Blue Ridge.

There may not be a sufficient number of shares outstanding and publicly traded to ensure a continued trading market in the shares in any over-the-counter market. The continued quotation of our common shares as well as the availability of any over-the-counter trading in our common shares will depend, in part, on the nature and extent of continued publicly available information about Blue Ridge. Although we continue to provide audited annual financial statements and unaudited quarterly financial statements to our shareholders and publish reports and news releases with the OTC Markets, there is no requirement that we do so. Further, under Rule 15c2-11, brokers and dealers are prohibited from publishing any quotation for a security, directly or indirectly, or submitting any such quotation for publication, in any quotation medium unless such broker or dealer has in its records the documents and information required by the rule ("Paragraph A Current Information"), and, based upon a review of such information together with any other documents and information required by the rule ("Paragraph B Information"), has a reasonable basis under the circumstances for believing that the Paragraph A Information is accurate in all material respects, and that the sources of the Paragraph A information are reliable. Market Makers may post quotations in securities of companies with limited financial information only if they can demonstrate to the Financial Industry Regulatory Authority ("FINRA") that the requirements of Rule 15c2-11 are being satisfied.

6) Issuer's Facilities

At October 31, 2021, the properties of Blue Ridge and its subsidiaries consisted of 9,405 total acres of land owned by Blue Ridge, Northeast Land Company and Flower Fields Motel, LLC located in the Pocono Mountains of Eastern Pennsylvania. Of this acreage, 7,899 acres were held for investment, 1,433 acres were held for development and 73 acres were held for sale. Income is derived from these lands through leases, selective timbering by third parties, sales and other dispositions.

These properties included the Jack Frost National Golf Course, Boulder View Tavern, Boulder Lake Club, a commercial property comprised of 3 acres of vacant land, one single family home held for investment, two sewage treatment facilities, a members-only fly-fishing club, a corporate headquarters building and other miscellaneous facilities.

The majority of the Company's property located in the Pocono Mountains is leased to various hunting clubs.

Blue Ridge owns and leases to its wholly-owned subsidiary, Jack Frost National Golf Course, Inc., an 18-hole golf facility known as Jack Frost National Golf Club, which is located on 203 acres near White Haven, Carbon County, Pennsylvania. The golf course is managed by Jack Frost Golf Management, LLC, a subsidiary of Indigo Sports, LLC (formerly known as Antares Golf, LLC), an unaffiliated third party operator.

Blue Ridge owns the Boulder View Tavern, which consists of 8,800 square feet and is located on the eastern shore of Big Boulder Lake, Kidder Township, Carbon County, Pennsylvania. Lake Mountain, LLC, a wholly owned subsidiary of Blue Ridge Real Estate Company, leases and operates the facility. The restaurant is managed by Boulder View Management, LLC, a subsidiary of Indigo Sports, LLC (formerly known as Antares Golf, LLC), an unaffiliated third party operator. The restaurant has dining capacity for 200 patrons.

Blue Ridge owns the Boulder Lake Club located in Kidder Township, Carbon County, Pennsylvania, which includes the 175-acre Big Boulder Lake, swimming pool, tennis courts, boat docks and accompanying buildings. Lake Mountain, LLC, a wholly owned subsidiary of Blue Ridge Real Estate Company, leases and operates the facility. Boulder Lake Club is a seasonal facility. Lake Club operations generally occur between May and September.

Blue Ridge owns one single family home held for investment.

Blue Ridge owns a sewage treatment facility that serves the resort housing at the Jack Frost Mountain Ski Area. The facility has the capacity of treating up to 400,000 gallons of wastewater per day.

Blue Ridge owns a sewage treatment facility that serves the resort housing at the Big Boulder Ski Area. The facility has the capacity of treating 225,000 gallons of wastewater per day.

Blue Ridge owns The Stretch, an exclusive members-only fly fishing club, located along a two-mile stretch of the Tunkhannock Creek in Blakeslee, Pennsylvania. The Stretch is a seasonal facility. Fishing club operations generally occur between April and September.

Blue Ridge owns its corporate headquarters building which is located at 5 Blue Ridge Court in Blakeslee, Pennsylvania.

Northeast Land Company owns 89 acres of vacant land located in the Pocono Mountains, of which 3 acres of land are held for investment and 86 acres of land are held for development.

Flower Fields Motel, LLC owns approximately 3 acres of vacant commercial property located along Route 611 in Tannersville, Pennsylvania. The property was the former location of a motel and two cottage buildings which were demolished during the summer of 2008.

7) Officers, Directors, and Control Persons

A. Names of Officers, Directors, and Control Persons.

The following sets forth the names of each of the executive officers, directors, general partners and control persons (control persons are beneficial owners of more than five percent (5%) of any class of the Company's equity securities) of the Company as of the date of this information statement.

Name of Officer/Director or Control Person	Affiliation with Company (e.g. Officer/Director/ Owner of more than 5%)	Residential Address (City/State Only)	Number of shares owned	Share type/class	Ownership Percentage of Class Outstanding	Note
Bruce Beaty	Chairman of the Board, President and Chief Executive Officer	Blakeslee, PA	0		0%	
Paul A. Biddelman	Director	New York, NY	0		0%	
Raymond Edwards	Director	Jericho, NY	0		0%	
David Domb	Director	Jericho, NY	0		0%	
Cynthia A. Van Horn	Chief Financial Officer and Treasurer	Blakeslee, PA	0		0%	
KRSX Merge, LLC 500 North Broadway Suite 201 Jericho, NY 11753	Principal Stockholder	Jericho, NY	1,425,153	Common	59.2%	Conor C. Flynn, Director Glenn G. Cohen, Director Ross Cooper, Director 500 North Broadway, Suite 201, Jericho, NY 11753

8) Legal/Disciplinary History

A. During the past 10 years, none of the persons listed above have been the subject of:

1. A conviction in a criminal proceeding or named as a defendant in a pending criminal proceeding (excluding traffic violations and other minor offenses);
2. The entry of an order, judgment, or decree, not subsequently reversed, suspended or vacated, by a court of competent jurisdiction that permanently or temporarily enjoined, barred, suspended or otherwise limited such person's involvement in any type of business, securities, commodities, or banking activities;
3. A finding or judgment by a court of competent jurisdiction (in a civil action), the Securities and Exchange Commission, the Commodity Futures Trading Commission, or a state securities regulator of a violation of federal or state securities or commodities law, which finding or judgment has not been reversed, suspended, or vacated; or
4. The entry of an order by a self-regulatory organization that permanently or temporarily barred, suspended, or otherwise limited such person's involvement in any type of business or securities activities.

B. Describe briefly any material pending legal proceedings, other than ordinary routine litigation incidental to the business, to which the issuer or any of its subsidiaries is a party or of which any of their property is the subject.

Include the name of the court or agency in which the proceedings are pending, the date instituted, the principal parties thereto, a description of the factual basis alleged to underlie the proceeding and the relief sought. Include similar information as to any such proceedings known to be contemplated by governmental authorities: None.

9) Third Party Providers

Securities Counsel
Joanne R. Soslow, Esquire
Morgan, Lewis & Bockius
1701 Market Street
Philadelphia, PA 19103-2921
(215) 963-5000

Accountant or Auditor
Kevin Foley, CPA
Kronick Kalada Berdy & Co.
190 Lathrop Street
Kingston, PA 18704
(570) 283-2727

Investor Relations Consultant
Not Applicable

Other Service Providers
Not Applicable

10) Issuer Certification

Principal Executive Officer:

I, Bruce Beaty certify that:

1. I have reviewed this annual disclosure statement of Blue Ridge Real Estate Company;

2. Based on my knowledge, this disclosure statement does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this disclosure statement; and

3. Based on my knowledge, the financial statements, and other financial information included or incorporated by reference in this disclosure statement, fairly present in all material respects the financial condition, consolidated statements of operations and cash flows of the issuer as of, and for, the periods presented in this disclosure statement.

Date: January 28, 2022

/s/ Bruce Beaty

Bruce Beaty
Chief Executive Officer and President

Principal Financial Officer:

I, Cynthia A. Van Horn certify that:

1. I have reviewed this annual disclosure statement of Blue Ridge Real Estate Company;

2. Based on my knowledge, this disclosure statement does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made, in light of the circumstances under which such statements were made, not misleading with respect to the period covered by this disclosure statement; and

3. Based on my knowledge, the financial statements, and other financial information included or incorporated by reference in this disclosure statement, fairly present in all material respects the financial condition, consolidated statements of operations and cash flows of the issuer as of, and for, the periods presented in this disclosure statement.

Date: January 28, 2022

/s/ Cynthia A. Van Horn
Cynthia A. Van Horn
Chief Financial Officer and Treasurer
(Principal Financial Officer)

Independent Auditors' Report

Board of Directors and Shareholders
Blue Ridge Real Estate Company

We have audited the accompanying consolidated financial statements of Blue Ridge Real Estate Company (a PA corporation) and Subsidiaries, which comprise the consolidated balance sheets as of October 31, 2021 and 2020, and the related consolidated statements of operations, comprehensive income (loss), changes in shareholders' equity and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Blue Ridge Real Estate Company and Subsidiaries as of October 31, 2021 and 2020, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

/s/Kronick Kalada Berdy & Co. P.C.
Kingston, Pennsylvania
January 28, 2022

BLUE RIDGE REAL ESTATE COMPANY and SUBSIDIARIES

BALANCE SHEETS
October 31, 2021 and 2020

ASSETS:	10/31/21	10/31/20
Land and land development costs (1,433 acres per land ledger)	**$6,884,923**	$6,905,937
Land improvements, buildings and equipment, net	**2,108,200**	2,083,517
Land held for investment, principally unimproved (7,899 and 7,972 acres per land ledger, respectively)	**1,555,332**	1,572,278
Long-lived assets held for sale (73 and 284 acres per land ledger, respectively)	**16,946**	65,657
Cash and cash equivalents	**10,435,604**	4,140,663
Equity securities	**1,026,311**	1,252,636
Cash held in escrow	**525**	515
Prepaid expenses and other assets	**458,562**	466,907
Deferred tax asset	**0**	1,306,066
Accounts receivable	**59,400**	81,207
Total assets	**$22,545,803**	$17,875,383
LIABILITIES AND SHAREHOLDERS' EQUITY		
LIABILITIES:		
Debt	**$26,003**	$571,573
Accounts payable	**267,427**	253,654
Accrued liabilities	**542,097**	512,470
Deferred income	**151,085**	168,618
Deferred income taxes	**207,075**	0
Accrued pension expense	**562,768**	1,403,835
Total liabilities	**1,756,455**	2,910,150
SHAREHOLDERS' EQUITY:		
Capital stock, without par value, stated value $0.30 per share, Blue Ridge authorized 6,000,000 shares, issued and outstanding 2,408,599 and 2,427,243, respectively	**722,580**	728,173
Capital in excess of stated value	**18,003,861**	18,147,748
Earnings (deficit) retained in the business	**3,311,971**	(2,136,696)
Accumulated other comprehensive loss	**(1,249,064)**	(1,773,992)
Total shareholders' equity	**20,789,348**	14,965,233
Total liabilities and shareholders' equity	**$22,545,803**	$17,875,383

The accompanying notes are an integral part of the financial statements.

BLUE RIDGE REAL ESTATE COMPANY and SUBSIDIARIES

STATEMENTS OF OPERATIONS
for the years ended October 31, 2021 and 2020

	10/31/21	10/31/20
Revenues:		
Resort operations revenue	**$5,110,178**	$4,354,354
Real estate management revenue	**611,025**	637,792
Land resource management revenue	**8,740,757**	168,695
Rental income revenue	**92,556**	67,677
Total revenues	**14,554,516**	5,228,518
Costs and expenses:		
Resort operations costs	**4,773,064**	4,149,930
Real estate management costs	**668,992**	569,198
Land resource management costs	**685,405**	444,999
Rental income costs	**68,933**	58,883
General and administration expense	**1,551,038**	1,268,295
Total costs and expenses	**7,747,432**	6,491,305
Operating income (loss) before other income and (expense)	**6,807,084**	(1,262,787)
Other income and (expense):		
Interest and other income	**139,193**	3,211
Gain on extinguishment of debt (PPP loan)	**510,130**	0
Interest expense	**(2,483)**	(3,181)
Interest and dividends on equity securities, net	**52,548**	103,493
Realized gain (loss) on equity securities	**1,366**	(112,320)
Unrealized gain (loss) on equity securities	**16,931**	(96,103)
Pension expense	**(116,102)**	(631,456)
Total other income (expense)	**601,583**	(736,356)
Income (loss) from operations before income tax	**7,408,667**	(1,999,143)
Provision for income tax expense (benefits)		
Current	**660,000**	11,000
Deferred	**1,300,000**	(432,000)
Total expense (benefit) for income tax	**1,960,000**	(421,000)
Net income (loss)	**$5,448,667**	($1,578,143)
Basic income (loss) per weighted average share	**$2.26**	($0.65)

The accompanying notes are an integral part of the financial statements.

BLUE RIDGE REAL ESTATE COMPANY and SUBSIDIARIES

STATEMENTS OF COMPREHENSIVE INCOME (LOSS)
for the years ended October 31, 2021 and 2020

	10/31/21	10/31/20
Net income (loss)	**$5,448,667**	($1,578,143)
Defined benefit pension		
Net gain arising during the period	**494,568**	196,378
Amortization of net loss included in net periodic pension cost	**243,501**	414,976
Impact of settlement on net gain	**0**	259,560
Deferred tax expense	**(213,141)**	(250,592)
Other comprehensive income	**524,928**	620,322
Total comprehensive income (loss)	**$5,973,595**	($957,821)

Deferred tax expense on net gain arising during the period was ($142,822) and ($56,505) for the years ended October 31, 2021 and 2020, respectively.

Deferred tax expense on amortization of net loss included in net periodic pension cost was ($70,319) and ($119,403) for the years ended October 31, 2021 and 2020, respectively.

Deferred tax expense on settlement on net gain included in net periodic pension cost was ($0) and ($74,684) for the years ended October 31, 2021 and 2020, respectively.

The accompanying notes are an integral part of the financial statements.

BLUE RIDGE REAL ESTATE COMPANY and SUBSIDIARIES

STATEMENTS OF CHANGES IN SHAREHOLDERS' EQUITY

for the years ended October 31, 2021 and 2020

	Capital Stock (1) Shares	Capital Stock (1) Amount	Capital in Excess of Stated Value	(Deficit) Earnings Retained in the Business	Accumulated Other Comprehensive Loss	Total
Balance, October 31, 2019	2,427,368	$728,210	$18,148,430	($558,553)	($2,394,314)	$15,923,773
Cancellation of shares purchased in buy back program	(125)	(37)	(682)			(719)
Net loss				(1,578,143)		(1,578,143)
Other comprehensive income					620,322	620,322
Balance, October 31, 2020	2,427,243	$728,173	$18,147,748	($2,136,696)	($1,773,992)	$14,965,233
Cancellation of shares purchased in buy back program	(18,644)	(5,593)	(143,887)			(149,480)
Net income				5,448,667		5,448,667
Other comprehensive income					524,928	524,928
Balance, October 31, 2021	**2,408,599**	**$722,580**	**$18,003,861**	**$3,311,971**	**($1,249,064)**	**$20,789,348**

(1) Capital stock, at stated value of $0.30 per share

The accompanying notes are an integral part of the financial statements.

BLUE RIDGE REAL ESTATE COMPANY and SUBSIDIARIES

STATEMENTS OF CASH FLOWS
for the years ended October 31, 2021 and 2020

	10/31/21	10/31/20
Cash Flows from Operating Activities:		
Net income (loss)	**$5,448,667**	($1,578,143)
Adjustments to reconcile net income (loss) to net cash provided by (used in) operating activities:		
Depreciation and amortization	**383,598**	353,824
Realized (gain) loss on equity securities	**(1,366)**	112,320
Unrealized (gain) loss on equity securities	**(16,931)**	96,103
Deferred income taxes	**1,300,000**	(432,000)
Gain from extinguishment of debt	**(510,130)**	0
Changes in operating assets and liabilities:		
Accounts receivable	**21,807**	544,552
Prepaid expenses and other assets	**8,345**	(15,826)
Land and land development costs	**21,014**	(38,836)
Long lived assets held for sale	**65,657**	0
Accounts payable and accrued liabilities	**(59,598)**	499,083
Deferred income	**(17,533)**	65,034
Net cash provided by (used in) operating activities	**6,643,530**	(393,889)
Cash Flows from Investing Activities:		
Purchase of equity securities	**(93,278)**	0
Proceeds from maturities and sales of equity securities	**337,900**	958,332
Additions to properties	**(408,281)**	(144,404)
Net cash (used in) provided by investing activities	**(163,659)**	813,928
Cash Flows from Financing Activities:		
Proceeds from debt	**0**	536,540
Payment of debt	**(35,440)**	(26,885)
Purchase of common stock	**(149,480)**	(719)
Net cash (used in) provided by financing activities	**(184,920)**	508,936
Net increase in cash and cash equivalents and restricted cash	**6,294,951**	928,975
Cash and cash equivalents and restricted cash, beginning of period	**4,141,178**	3,212,203
Cash and cash equivalents and restricted cash, ending of period	**$10,436,129**	$4,141,178

The accompanying notes are an integral part of the financial statements.

NOTES TO AUDITED FINANCIAL STATEMENTS

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES:

Basis of Presentation:

The accompanying audited financial statements include the accounts of Blue Ridge Real Estate Company and its wholly-owned subsidiaries (Northeast Land Company, Boulder Creek Resort Company, Moseywood Construction Company, Jack Frost National Golf Course, Inc., Flower Fields Motel, LLC, and Lake Mountain, LLC) (collectively "Blue Ridge"). All significant intercompany accounts and transactions are eliminated.

Revenue Recognition:

Revenues are derived from a wide variety of sources, including sales of real estate, management of investment properties, operation of a restaurant and recreational lake club facility, property management services, golf activities, timbering, and leasing activities. Generally, revenues are not recognized as revenues until the revenue is earned, which is at the time of sale or when the services are provided and the Company does not believe it is required to provide additional goods or services, except as noted below.

Land and Resort Homes:

The Company recognizes income on the disposition of real estate using the full accrual method. The full accrual method is appropriate at closing when the sales contract has been signed, the buyer has arranged permanent financing and the risks and rewards associated with ownership have been transferred to the buyer. In the few instances that the Company financed the sale, more than 20% down payment is required. The remaining financed purchase price is not subject to subordination. Down payments of less than 20% are accounted for as deposits.

The costs of developing land for resale as resort homes and the costs of constructing certain related amenities are allocated to the specific parcels to which the costs relate. Such costs, as well as the costs of construction of the resort homes, are charged to operations as sales occur. Land held for resale and resort homes under construction are stated at lower of cost or market.

Timbering Revenues:

Timbering revenues from stumpage contracts are recognized at the time a stumpage contract is signed, at which time the risk of ownership has been passed to the buyer at a fixed, determinable cost. Reasonable assurance of collectability has been determined by the date of signing, and the few obligations of the Company have already been met.

Land and Land Development Costs:

The Company capitalizes as land and land development costs, the original acquisition cost, direct construction and development costs, property taxes, interest incurred on costs related to land under development and other related costs (engineering, surveying, landscaping, etc.) until the property reaches its intended use. The cost of sales for individual parcels of real estate or condominium units within a project is determined using the relative sales value method. Revenue is recognized upon signing closing documents. At closing a binding contract is in effect, the buyer has arranged for permanent financing and the Company is assured of payment in full. Also at this time, the risks and rewards associated with ownership have been transferred to the buyer. Selling expenses are recorded when incurred.

Land Improvements, Buildings, Equipment and Depreciation:

Land improvements, buildings and equipment are stated at cost. Depreciation, including amortization of equipment under capital lease, is provided principally using the straight-line method over the estimated useful lives as set forth below:

Land improvements	10-30 years
Buildings and improvements	3-40 years
Equipment and furnishings	3-20 years

Upon sale or retirement of depreciable property, the cost and related accumulated depreciation are removed from the related accounts, and resulting gains or losses are reflected in income.

Interest, real estate taxes, and insurance costs, including those costs associated with holding unimproved land, are charged to expense as incurred. Interest cost incurred during construction of facilities is capitalized as part of the cost of such facilities.

Maintenance and repairs are charged to expense, and major renewals and betterments are added to property accounts.

Land Held for Investment:

Land held for investment is stated at cost and is principally unimproved. Portions of this land are leased on an annual basis primarily to hunting and sportsman clubs. Real estate taxes and insurance are expensed as incurred.

Long-Lived Assets Held for Sale:

The Company classifies assets as a long-lived asset held for sale upon a signed agreement of sale. The carrying value of the assets held for sale are stated at the lower of carrying value or fair market value less costs to sell. The impairment loss for long-lived assets held for sale is the difference between their carrying value and their fair value less cost to sell. Included in long-lived assets held for sale at October 31, 2021 were 73 acres of land that is the subject of an Agreement of Sale, entered into by the Company on August 24, 2021 with a cost of $16,946. At October 31, 2020, 284 acres of land were classified as long-lived assets held for sale with a cost of $65,657. That acreage was sold on January 19, 2021.

Impairment:

The Company reviews its long-lived assets whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable, which is primarily due to the state of the industry and the economy. In that event, the Company calculates the expected future net cash flows to be generated by the asset. If those net future cash flows are less than the carrying value of the asset, an impairment loss is recognized in operating (loss) profit. The impairment loss is the difference between the carrying value and the fair value of the asset. The impairment loss is recognized in the period incurred.

Deferred Income:

Deferred income includes dues, rents and deposits on land or home sales. Rents that are not yet earned relate to the Company's commercial properties that have been paid in advance, and dues are related to memberships in the Company's hunting and fishing clubs, golf club and lake club paid in advance. The Company recognizes revenue related to the hunting and fishing clubs, golf course and lake club memberships over the period that the dues cover. The Company recognizes revenue related to the fishing club over a six-month period, April through September, the golf course over a seven-month period, April through October and the lake club over a five-month period, May through September. Deposits are required on land and home sales.

Sales Tax:

The Company records taxes collected from non-exempt customers on revenue producing activities on a net basis (excluded from revenue). The taxes are recorded as liabilities until remitted to state agencies.

Comprehensive Loss:

The Company's comprehensive loss differs from net income (loss) due to changes in the funded status of the Company's defined benefit pension plan (see Note 8). The Company has elected to disclose comprehensive income and loss in its Statements of Comprehensive Loss. See Note 9 for Accumulated Other Comprehensive Loss.

Income Taxes:

The Company accounts for income taxes utilizing the asset and liability method of recognizing the tax consequence of transactions that have been recognized for financial reporting or income tax purposes. Among other things, this method requires current recognition of the effect of changes in statutory tax rates on previously provided deferred taxes. For federal income tax purposes, Blue Ridge and its subsidiaries file as consolidated entities. State income taxes are reported on a separate company basis. Valuation allowances are established, when necessary to reduce tax assets to the amount expected to be realized.

The Company's policies for Accounting for Uncertainty in Income Taxes in an enterprise's financial statements, requires a review of all tax positions and applies a "more-likely-than-not" recognition threshold to determine whether any part of an individual tax position should be recognized in the financial statements. A tax position that meets the more-likely-than-not recognition threshold is measured as the largest amount of tax benefit that is greater than 50 percent likely of being realized upon the ultimate settlement with the taxing authority that has full knowledge of all relevant information.

Use of Estimates and Assumptions:

The preparation of financial statements and related disclosures in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. For example, unexpected changes in market conditions or a continued or further downturn in the economy could adversely affect actual results. Estimates are used in accounting for, among other things, land development costs, asset fair value calculations, equity securities and accounts and notes receivables, legal liability, insurance liability, depreciation, employee benefits, taxes, and contingencies. Estimates and assumptions are reviewed periodically and the effects of revisions are reflected in the financial statements in the period in which the revisions are determined.

Management believes that its accounting policies regarding revenue recognition, land development costs, long lived assets, deferred income and income taxes among others, affect its more significant judgments and estimates used in the preparation of its financial statements. For a description of these critical accounting policies and estimates, see "Management's Discussion and Analysis of Financial Condition and Results of Operations". There were no significant changes in the Company's critical accounting policies or estimates since the Company's fiscal year ended October 31, 2021 ("Fiscal 2021"). Material subsequent events are evaluated and disclosed through the issuance date of this Annual Report.

Statements of Cash Flows:

For purposes of reporting cash flows, the Company considers cash equivalents to be all highly liquid investments with maturities of three months or less when acquired.

Cash Concentration of Credit Risk:

Financial instruments which potentially subject the Company to concentration of credit risk consist principally of temporary cash investments. The Company's temporary cash investments are held by financial institutions. The Company has not experienced any losses related to these investments. At October 31, 2021, the Company had $67,288 working cash on deposit in excess of the FDIC insured limit of $250,000, and also had $9,791,959 invested in money market and mutual funds at October 31, 2021, which are not insured by the FDIC.

Cash, Equivalents and Restricted Cash:

Cash, cash equivalents and restricted cash as of October 31, 2021 and 2020 consist of the following:

	2021	2020
Cash and cash equivalents	**$10,435,604**	$4,140,663
Cash held in escrow	**525**	515
Total cash, cash equivalents, and restricted cash shown in the statement of cash flows	**$10,436,129**	$4,141,178

Restricted cash represents cash held in a real estate escrow account. The restriction expires when the real estate brokers license associated with the account is no longer in place.

Accounts Receivable:

Accounts receivable are reported at net realizable value. Accounts or a portion thereof are written off when they are determined to be uncollectible based upon management's assessment of individual accounts, historical experience and subsequent collections. An allowance for doubtful accounts, if deemed necessary, is estimated based upon a review of individual accounts.

Earnings Per Share:

Basic earnings per share are calculated based on the weighted-average number of shares outstanding. Diluted earnings per share include the dilutive effect of stock options, if applicable.

Business Segments:

The Company currently operates in three business segments, which consist of Resort Operations, Real Estate Management/Rental Operations and Land Resource Management. Financial information about our segments can be found in Note 15.

Equity Securities:

Equity securities held by the Company have readily determinable fair values and are reported at fair value. Realized gains and losses are determined by using the first-in first-out method (FIFO). Both realized and unrealized gains and losses on equity securities are reported in net income (loss).

Equity securities consist of investments in preferred stocks (16 positions of financial services, insurance and real estate investment trusts), a bond mutual fund, a fixed income exchange traded products fund and one certificate of deposit at October 31, 2021. Equity securities consist of investments in preferred stocks (24 positions of financial services, insurance and real estate investment trusts) and two certificates of deposit at October 31, 2020. Investments in preferred stocks, the bond fund and the exchange traded products fund are stated at fair value. Investments in the securities are not purchased with the intent of selling in the near term. However, from time to time, the Company may decide to sell certain securities for liquidity, tax planning and other business purposes. The cost of securities sold is determined by the specific identification method. Unrealized and realized gains and losses on investments in securities are recorded monthly. Since these investments are in equity securities with a readily determinable fair value, unrealized and realized gains and losses are recorded in other income for the year ended October 31, 2021 and 2020. Purchases and sales of securities are recorded on a trade date basis. Dividend income is recorded on the ex-dividend date and interest is recorded when earned.

Fair value is the price we would receive to sell an asset in an orderly transaction with a market participant at the measurement date.

Paycheck Protection Program Loan:

The company obtained a loan from a bank pursuant to the Paycheck Protection Program ("PPP") of the CARES Act. The loan qualified for forgiveness provided the proceeds were used for eligible expenses in the covered 24-

week period and certain employee retention criteria were met. In accordance with FASB ASC 470, Debt, and ASC 405-20, Liabilities – Extinguishment of Liabilities, the Company recorded the cash inflow from the PPP as a liability and in cash flows from financing activities, pending legal release from the obligation by the U.S. Small Business Administration at October 31, 2020. See Note 5 for Debt and Letter of Credit. On April 1, 2021 the U.S. Small Business Administration forgave the loan in full and accordingly the proceeds were reclassified from Debt to Other income.

New Accounting Pronouncements:

Recent accounting pronouncements to be adopted subsequent to October 31, 2021:

In February 2016, the FASB issued ASU No. 2016-02, "Leases" ("ASU 2016-02"), which requires an entity to recognize assets and liabilities on the balance sheet for the rights and obligations created by leased assets and provide additional disclosures. FASB issued updates ASU 2018-10, Codification Improvements to Topic 842, Leases and ASU 2018-11, Leases (Topic 84): Targeted Improvements in relation to ASU 2016-02. In June 2020 ASU No. 2020-05 was released deferring the effective date of ASU 2016-02 for us until November 1, 2022 and at that time, we will adopt the new standard using a modified retrospective approach. We are currently evaluating the impact of the adoption of ASU 2016-02 and we do not expect the adoption will have a material effect on our financial statements and disclosures.

In August 2018, the FASB issued ASU 2018-14, "Compensation-Retirement Benefits - Defined Benefit Plans-General (Subtopic 715-20): Disclosure Framework-Changes to the Disclosure Requirements for Defined Benefit Plans" ("ASU 2018-14"). ASU 2018-14 modifies the disclosure requirements for employers that sponsor defined benefit pension or other post retirement plans. ASU 2018-14 is effective for us beginning November 1, 2021. We are currently evaluating the impact that the adoption of ASU 2018-14 may have on our financial statements and disclosures.

In December 2018, the FASB issued ASU 2018-20, "Leases (Topic 842): Narrow-Scope Improvements for Lessors, effective date for entities that have not adopted ASU 2016-02 is the same as ASU 2016-02, as amended. The effective date of ASU 2016-02 for us is November 1, 2022 and at that time, we will adopt ASU 2018-20. We are currently evaluating the impact of the adoption of ASU 2018-20 and we do not expect the adoption will have a material effect on our financial statements and disclosures,

In December 2019, the FASB issued ASU 2019-12, Income Taxes (Topic 740): Simplifying the Accounting for Income Taxes, effective for nonpublic entities for fiscal years beginning after December 15, 2021, and interim periods within fiscal years beginning after December 15, 2022. Early adoption is permitted but requires simultaneous adoption of all provisions of the new standard. ASU 2019-12 is effective for us beginning November 1, 2022 and are currently evaluating the impact of the adoption of ASU 2019-19 and we do not expect the adoption will have a material effect on our financial statements and disclosures.

2. CONDENSED FINANCIAL INFORMATION:

Condensed financial information of Blue Ridge and its subsidiaries at October 31, 2021 and 2020 and for each of the years then ended is as follows:

	Blue Ridge and Subsidiaries	
	10/31/21	10/31/20
FINANCIAL POSITION:		
Total assets	**$22,545,803**	$17,875,383
Total liabilities	**1,756,455**	2,910,150
Shareholders' equity	**20,789,348**	14,965,233
OPERATIONS:		
Revenues	**14,554,516**	5,228,518
Income (loss) from continuing operations before tax	**7,408,667**	(1,999,143)
Total expense (benefit) for income taxes	**1,960,000**	(421,000)
Net income (loss)	**$5,448,667**	($1,578,143)

3. LAND AND LAND DEVELOPMENT COSTS:

Land and improvements in progress held for development as of October 31, 2021 and 2020 consist of the following:

	10/31/21	10/31/20
Land unimproved designated for development	**$1,981,785**	$1,981,817
Residential development	**1,175,754**	1,208,201
Infrastructure development	**3,727,384**	3,715,919
Total land and land development costs	**$6,884,923**	$6,905,937

4. LAND HELD FOR INVESTMENT:

	10/31/21	10/31/20
Land – Unimproved	**$1,410,546**	$1,427,492
Land – Commercial rental properties	**144,786**	144,786
Total land held for investment	**$1,555,332**	$1,572,278

5. DEBT AND LETTER OF CREDIT:

Debt as of October 31, 2021 and 2020 consists of the following:

	10/31/21	10/31/20
PPP term note payable to bank, interest fixed at 1%, payable in 18 monthly installments of $28,709, November 2020 application submitted for 100% forgiveness. Forgiven on April 1, 2021.	**$0**	**$510,130**
Installment loan payable to financial services division of a company, interest fixed at 4.39%, payable in 36 monthly installments of $786, matures August 2023, secured by vehicle.	**16,576**	**25,096**
Capital lease obligation payable to bank, interest fixed at 5.08%, payable in 30 non-consecutive installments in the months of May through October of $4,749, through June 2022, secured by certain equipment.	**9,427**	**36,347**
Total debt	**$26,003**	**$571,573**

On April 16, 2020, Blue Ridge Real Estate Company entered into a term note with M & T Bank thru the Paycheck Protection Program under the Coronavirus Aid, Relief and Economic Security Act. On May 4, 2020, the proceeds of $510,130 were received and utilized for payroll costs during the subsequent 24 weeks. In June of 2020, legislation was passed under the Paycheck Protection Program Flexibility Act that extended the loan payment deferral period to the date on which the eligible forgiveness amount is remitted to the lender. On November 20, 2020, the Company applied for 100% forgiveness of the note. On April 1, 2021, the U.S. Small Business Administration forgave the loan in full and accordingly the proceeds were reclassified from Debt to Other income.

On July 30, 2020, the Company entered into an installment loan with GM Financial in the amount of $26,410 on the purchase of a 2020 Chevrolet Colorado. The loan is payable in 36 monthly installments of $786 from September 2020 to August 2023 and bears interest at a fixed rate of 4.39%. Subsequently on November 17, 2021, the Company paid this loan in full and on December 23, 2021, the vehicle was sold.

On April 17, 2017, Blue Ridge Real Estate Company entered into a capital lease agreement which is an addendum to a Master Lease Agreement with PNC Equipment Finance, LLC for the procurement of mowing equipment for the Jack Frost National Golf Course in the amount of $135,325. The lease is due and payable in 30 non-consecutive monthly installments in the months of May through October of $4,749, through June 2022, and bears interest at a fixed rate of 5.08%.

On November 14, 2020, the Company renewed an irrevocable stand-by Letter of Credit up to an aggregate of $140,000 in favor of Pennsylvania Department of Environmental Protection (PA-DEP), Bureau of Waterways Engineering with Mauch Chunk Trust Company. The Letter has a term of two years, renewable biennially and is collateralized by the Company's certificate of deposit with Mauch Chunk Trust. The letter was established January 8, 2016 to comply with legislation that requires Blue Ridge as a private owner of 2 dams to post a financial guarantee adequate to breach the dams if we fail to comply with PA-DEP safety requirements.

As of October 31,2021 and 2020, the Company has no variable rate debt.

The aggregate amount of debt maturing subsequent to October 31, 2021, is $18,306 and $7,697 in 2022 and 2023, respectively.

6. INCOME TAXES:

The expense (benefit), rounded to the nearest thousand, for income taxes from continuing operations is as follows:

	10/31/21	10/31/20
Currently payable:		
Federal	**$262,000**	$0
State	**398,000**	11,000
	660,000	11,000
Deferred:		
Federal	**1,190,000**	(421,000)
State	**110,000**	(11,000)
	1,300,000	(432,000)
Total	**$1,960,000**	($421,000)

A reconciliation between the amount computed using the statutory federal income tax rate of 21% and the actual expense (benefit), rounded to the nearest thousand, for income taxes as of October 31, 2021 and 2020, respectively, is as follows:

	10/31/21	10/31/20
Computed at statutory rate	**$1,556,000**	($420,000)
State income taxes, net of federal income tax	**383,000**	(8,000)
Nondeductible expenses	**1,000**	1,000
True up of prior year amounts	**41,000**	6,000
Change in valuation allowance	**(21,000)**	0
Expense (benefit) for income tax	**$1,960,000**	($421,000)

The components of the deferred tax assets and liabilities as of October 31, 2021 and 2020 are as follows:

	10/31/21	10/31/20
Deferred tax assets:		
Accrued expenses	**($6,000)**	$143,000
Deferred income	**(27,000)**	(28,000)
Defined benefit pension	**46,000**	289,000
Asset impairment	**4,781,000**	4,810,000
AMT credit carryforward	**0**	0
Net operating losses	**3,091,000**	4,206,000
Valuation allowance	**(5,680,000)**	(5,922,000)
Contribution carryforward	**0**	0
Capital loss carryforward	**32,000**	32,000
Partnership basis differences	**(4,000)**	(4,000)
Deferred tax asset	**2,233,000**	3,526,000
Deferred tax liability:		
Depreciation	**(2,415,000)**	(2,200,000)
Unrealized capital gains	**(25,000)**	(20,000)
Deferred tax liability	**(2,440,000)**	(2,220,000)
Deferred income tax asset (liability), net	**($207,000)**	$1,306,000

At October 31, 2021, the Companies have state net operating loss carryforwards of approximately $30,940,400 that will expire from 2022 to 2040. The Companies have recorded a valuation allowance against the deferred tax assets, which are not expected to be utilized.

The Companies recognize interest and/or penalties related to income tax matters in income tax expense, if any.

At October 31, 2021, the Companies had unsettled federal tax returns for Fiscal 2018, 2019, 2020 and 2021 and unsettled state tax returns for Fiscal 2018, 2019, 2020 and 2021 for the states of Minnesota, New Jersey and Pennsylvania.

On December 22, 2017, H.R.1, (also known as the Tax Cuts and Jobs Act (the "Act")) was signed into law. Among its numerous changes to the Internal Revenue Code, the Act reduces the U.S. federal corporate tax rate from 35% to 21%. The Act repealed the Alternative Minimum Tax ("AMT") for years beginning after December 31, 2017 and allowed Companies with existing AMT credit carryforwards to receive future refunds of the credit. In March 2020, the tax code was further changed to allow for immediate refund of the AMT tax. As a result, the Company reduced its Deferred Tax Asset by reclassing $561,528 to a receivable. The refund was received in September 2020.

7. EQUITY SECURITIES:

The cost and fair value of equity securities are as follows:

	October 31, 2021			
	Cost	**Unrealized Gains**	**Unrealized Losses**	**Fair Value**
Preferred equity securities	$703,527	$88,327	$0	$791,854
Bond mutual fund	50,035	262	0	50,297
Exchange traded fund	44,242	0	(82)	44,160
Certificate of deposit	140,000	0	0	140,000
Total equity securities	$937,804	$88,589	($82)	$1,026,311

The cost of a certificates of deposit at October 31, 2021 maturing within one year was $140,000. On March 8, 2021 a certificate in the amount of $140,000 matured and yielded interest of $1,333. The Company reinvested $140,000 in a certificate of deposit with Mauch Chunk Trust for a term of 12 months with a new maturity date of March 8, 2022. On June 24, 2021, a $77,000 certificate matured yielding interest of $6,362. The $83,362 was deposited back into operating cash. The preferred stocks include investments in 16 public companies in various industries with the largest investment, at market value, in a single company of $151,997. For the twelve months ended October 31, 2021, there were realized gains of $1,449 and realized losses of $83 on sales of equity securities.

	October 31, 2020			
	Cost	Unrealized Gains	Unrealized Losses	Fair Value
Preferred equity securities	$964,059	$77,942	($6,365)	$1,035,636
Certificates of deposit	217,000	0	0	217,000
Total equity securities	$1,181,059	$77,942	($6,365)	$1,252,636

The costs of certificates of deposit at October 31, 2020 maturing within one year was $217,000. On March 8, 2020, a certificate valued at $140,000 matured yielding interest of $3,098. $140,000 was rolled over with a new maturity date of March 8, 2021. The preferred stocks include investments in 24 public companies in various industries with the largest investment, at market value, in a single company of $134,876. For the twelve months ended October 31, 2020, there were realized gains of $3,096 and realized losses of $115,416 on sales of equity securities.

8. PENSION BENEFITS:

Effective July 15, 2010, the Company’s sponsored defined benefit pension plan was amended such that future benefit accruals ceased effective as of August 31, 2010. Benefits under the plan were based on average compensation and years of service. The Company’s funding policy is to contribute annually at least the minimum amounts required under the Employee Retirement Income Security Act of 1974.

On November 1, 2019, the Company adopted ASU 2017-7 Compensation Retirement Benefits (topic 715): Improving the Presentation of Net Periodic Pension Costs and Net Periodic Postretirement Benefit Cost. As a result, the Company reclassified net periodic benefit costs from general and administrative expense to the Other income and (expense) section, separate of operating income (loss).

During Fiscal 2020, the CARES Act provided the option to delay contributions due in 2020 until January 1, 2021, with interest. On December 21, 2020 the Company elected to utilize a prefunding balance to the extent necessary to meet the minimum required pension contribution in Fiscal 2020.

Weighted Average Assumptions	**10/31/21**	10/31/20
Discount Rates used to determine net periodic pension cost as of October 31, 2021 and 2020	**2.30%**	2.83%
Expected long-term rates of return on assets	**5.00%**	5.00%
Rates of increase in compensation levels	**N/A**	N/A

Change in Benefit Obligation	**10/31/21**	10/31/20
Benefit obligation at beginning of year	**$8,924,071**	$10,167,941
Service cost (net of expenses)	**39,897**	89,462
Interest cost	**199,565**	280,710
Curtailment	**0**	0
Actuarial gain	**(319,744)**	(178,748)
Benefits paid	**(519,434)**	(1,435,294)
Benefit obligation at end of year	**$8,324,355**	$8,924,071

Change in Plan Assets	**10/31/21**	10/31/20
Fair value of plan assets at beginning of year	**$7,520,236**	$8,473,239
Actual return on plan assets	**567,934**	475,130
Employer contributions	**219,100**	51,409
Benefits paid	**(519,434)**	(1,435,294)
Administrative expenses	**(26,249)**	(44,248)
Fair value of plan assets at end of year	**$7,761,587**	$7,520,236

Reconciliation of Funded Status of the Plan	**10/31/21**	10/31/20
Funded status at end of year	**($562,768)**	($1,403,835)
Unrecognized transition obligation	**0**	0
Unrecognized net prior service cost	**0**	0
Unrecognized net actuarial loss	**1,756,575**	2,494,644
Net amount recognized at end of year	**$1,193,807**	$1,090,809

Amounts Recognized in the Balance Sheet	**10/31/21**	10/31/20
Accrued pension expense	**($562,768)**	($1,403,835)
Accumulated other comprehensive loss (pre-tax)	**1,756,575**	2,494,644
Net amount recognized	**$1,193,807**	$1,090,809

Additional Year-End Information for Pension Plan with Accumulated Benefit Obligation in Excess of Plan Assets	**10/31/21**	10/31/20
Projected benefit obligation	**$8,324,355**	$8,924,071
Accumulated benefit obligation	**$8,324,355**	$8,924,071
Fair value of plan assets	**$7,761,587**	$7,520,236

Amounts Recognized in Accumulated Other Comprehensive Loss	**10/31/21**	10/31/20
Net actuarial loss	**$1,756,575**	$2,494,644
Prior service cost	**0**	0
Unrecognized net initial obligation	**0**	0
Total (before tax effects)	**$1,756,575**	$2,494,644

Components of Net Periodic Benefit Cost	10/31/21	10/31/20
Service cost	**$39,897**	$89,462
Interest cost	**199,565**	280,710
Expected return on plan assets	**(366,861)**	(413,252)
Recognition of prior service cost	**0**	0
Recognition of actuarial loss	**243,501**	414,976
Recognition of net initial obligation	**0**	0
Recognition of actuarial loss due to settlements	**0**	259,560
Total net periodic benefit expense	**$116,102**	$631,456

Other changes in plan assets and benefit obligations recognized in other comprehensive loss	10/31/21	10/31/20
Net gain	**($494,568)**	($196,378)
Recognized net actuarial loss	**(243,501)**	(414,976)
Prior service cost (credit)	**0**	0
Recognized prior service (cost) credit	**0**	0
Recognized net transition (obligation) asset	**0**	0
Impact of settlement on net gain	**0**	(259,560)
Total recognized in other comprehensive loss (before tax effects)	**($738,069)**	($870,914)
Total recognized in net periodic benefit cost and other comprehensive loss (before tax effects)	**($621,967)**	($239,458)

Amounts expected to be recognized into net periodic cost in the coming year	10/31/21	10/31/20
Loss recognition	**$180,000**	$264,000
Prior service cost recognition	**0**	$0
Net initial obligation/(asset) recognition	**0**	$0

Estimated Future Benefits Payments	Fiscal Year	Benefits
	2022	$529,976
	2023	$529,898
	2024	$538,162
	2025	$528,860
	2026	$526,207
	2027-2031	$2,539,406

The Company expects to contribute a minimum of $399,000 to the pension plan in Fiscal 2022.

Measurement Date October 31

Weighted Average Assumptions	For Determination of:	
	Benefit Obligations as of October 31, 2024	Benefit Obligations as of October 31, 2020
Discount rate	**2.47%**	2.30%
Rate of compensation increase	**N/A**	N/A
Mortality improvement scale	**MP-2021**	MP-2020

Weighted-Average Asset Allocations	**10/31/2021**	10/31/2020
Asset Category		
Equity	**22.88%**	21.97%
Fixed Income	**74.14%**	75.57%
Cash Equivalents	**2.98%**	2.46%
Total	**100.00%**	100.00%

The Company's goal is to conservatively invest the plan assets in high-grade securities with a minimum risk of market fluctuation.

The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs used in determining valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (level 1) and the lowest priority to unobservable inputs (level 3). The three levels of the fair value hierarchy under FASB ASC 820 are described as follows:

Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Company has the ability to access.

Level 2 – Inputs to the valuation methodology include:

- quoted market prices for similar assets in active markets;
- quoted prices for identical or similar assets or liabilities in inactive markets;
- inputs other than quoted prices that are observable for the asset or liability;
- inputs that are derived principally from or corroborated by observable market data by correlation or other means

If the asset or liability has a specified (contractual) term, the level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 – Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques maximize the use of relevant observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodology used for assets measured at fair value. There have been no changes in the methodology used at October 31, 2021 and 2020.

Fair value for investment in the common collective trusts are based on the net asset value ("NAV") provided by the administrator of the funds. The NAV is based on the value of the underlying assets owned by the fund, minus its liabilities, and then divided by the number of shares outstanding. The NAV's unit price is quoted on a private market that is not active, however, the unit price is based on the underlying investments which are traded on an active market.

The preceding method may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, while the Plan believes its valuation methodology is appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

In accordance with FASB ASC Subtopic 820-10, investments measured at fair value using the net asset value per share practical expedient are not classified within the fair value hierarchy. The fair value of these investments at October 31, 2021 and 2020 are $7,761,587 and $7,520,236, respectively.

The following table summarizes investments at fair value based on NAV per share as of October 31, 2021 and 2020, respectively:

As of October 31, 2021:

Name	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Common collective trusts	$7,761,587	N/A	Daily	5 days

As of October 31, 2020:

Name	Fair Value	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
Common collective trusts	$7,520,236	N/A	Daily	5 days

9. ACCUMULATED OTHER COMPREHENSIVE LOSS:

The following table presents the changes in the accumulated other comprehensive loss for the twelve months ended October 31, 2021 and 2020:

	10/31/21	
	Defined Benefit Pension Plan	**Accumulated Other Comprehensive Loss**
Beginning balance	**($1,773,992)**	**($1,773,992)**
Current period other comprehensive income	**524,928**	**524,928**
Ending balance	**($1,249,064)**	**($1,249,064)**

	10/31/20	
	Defined Benefit Pension Plan	**Accumulated Other Comprehensive Loss**
Beginning balance	**($2,394,314)**	**($2,394,314)**
Current period other comprehensive income	**620,322**	**620,322**
Ending balance	**($1,773,992)**	**($1,773,992)**

The other comprehensive income is reported net of tax.

10. LAND IMPROVEMENTS, BUILDINGS AND EQUIPMENT, NET:

These assets consist of the following at October 31, 2021 and 2020:

	10/31/21	10/31/20
Land improvements	**$10,922,186**	$10,922,186
Corporate buildings	**1,107,148**	1,049,091
Buildings leased to others	**188,872**	188,872
Equipment and furnishings	**4,525,466**	4,175,242
	16,743,672	16,335,391
Less accumulated depreciation and amortization	**14,635,472**	14,251,874
Total	**$2,108,200**	$2,083,517

11. ACCRUED LIABILITIES:

Accrued liabilities consist of the following at October 31, 2021 and 2020:

	10/31/21	10/31/20
Payroll	**$478,692**	$422,507
Security and Other Deposits	**1,500**	1,500
Professional Fees	**59,665**	65,199
Other	**2,240**	23,264
Total	**$542,097**	$512,470

12. OPERATING LEASES:

The Company leases land and investment properties each of which are accounted for as operating leases. Rents are reported as income over the terms of the leases as they are earned. Information concerning rental properties and minimum future rentals under current leases as of October 31, 2021, is as follows:

		Properties Subject to Lease Cost
Land		
Minimum future rentals:		
Fiscal years ending October 31:	2022	$88,000
	2023	89,200
	2024	90,400
	2025	91,600
	2026	92,800
	Thereafter	969,500
		$1,421,500

Minimum future rentals subsequent to 2026 include $969,500 under a land lease expiring in 2072. There were no contingent rentals included in income for Fiscal 2021 and 2020. The above information includes rental escalations recognized using straight-line basis, if any.

13. FAIR VALUE OF FINANCIAL INSTRUMENTS AND IMPAIRMENT:

The Company uses ASC 820, “Fair Value Measurements” (“ASC 820”), to measure the fair value of certain assets and liabilities. ASC 820 provides a framework for measuring fair value in accordance with GAAP, establishes a fair value hierarchy which requires an entity to maximize the use of observable inputs and minimize the use of unobservable inputs when measuring fair value and requires certain disclosures about fair value measurements.

The fair value hierarchy is summarized below:

Level 1: Fair value determined based on quoted prices in active markets for identical assets or liabilities.

Level 2: Fair value determined using significant observable inputs, generally either quoted prices in active markets for similar assets or liabilities or quoted prices in markets that are not active.

Level 3: Fair value determined using significant unobservable inputs, such as pricing models, discounted cash flows, or similar techniques.

The estimated recurring fair values of the Company's financial instruments at October 31, 2021 and October 31, 2020 are as follows:

	10/31/21		10/31/20	
	Carrying Amount	**Fair Value**	Carrying Amount	Fair Value
ASSETS:				
Cash and cash equivalents and cash held in escrow	**$10,436,129**	**$10,436,129**	$4,141,178	$4,141,178
Equity securities	**1,026,311**	**1,026,311**	1,252,636	1,252,636
Accounts receivable	**59,400**	**59,400**	81,207	81,207
LIABILITIES:				
Accounts payable	**267,427**	**267,427**	253,654	253,654
Accrued liabilities	**542,097**	**542,097**	512,470	512,470
Debt	**$26,003**	**$25,797**	$571,573	$571,869

Fair Values were determined as follows:

Cash and cash equivalents and cash held in escrow, accounts receivable, accounts payable and accrued liabilities: The carrying amounts approximate fair value because of the short-term maturity of these instruments.

Equity securities consist of preferred stocks, a bond mutual fund, a fixed equity exchange traded fund and one certificate of deposit at October 31, 2021 and preferred stocks and two certificates of deposit at October 31, 2020. Fair value of equity securities is determined using unadjusted quoted prices in active markets for identical assets – Level 1 hierarchy.

Debt: The fair value of debt is estimated using discounted cash flows based on current borrowing rates available to the Company for similar types of borrowing arrangements - Level 2 hierarchy.

The following tables set forth by level within the fair value hierarchy the Company's equity securities and certificate of deposit asset at fair value as of October 31, 2021 and October 31, 2020:

	Investment Assets at Fair Value as of October 31, 2021			
	Level 1	**Level 2**	**Level 3**	**Total**
Preferred stocks:				
Real estate investment trust	**$382,610**			**$382,610**
Finance	**397,469**			**397,469**
Insurance	**11,775**			**11,775**
Bond mutual fund	**50,297**			**50,297**
Exchange traded fund	**44,160**			**44,160**
Certificates of Deposit	**140,000**			**140,000**
Total equity securities	**$1,026,311**			**$1,026,311**

	Investment Assets at Fair Value as of October 31, 2020			
	Level 1	Level 2	Level 3	Total
Preferred Stocks:				
Real estate investment trust	$421,798			$421,798
Finance	564,483			564,483
Insurance	49,355			49,355
Certificate of Deposit	217,000			217,000
Total equity securities	$1,252,636			$1,252,636

As of October 31, 2021, the carrying amount net of prior period impairments for land and land development costs is $6,884,923. The carrying amount net of prior period impairments for land improvements, buildings and equipment is $2,108,200. The carrying amount net of prior period impairments for land held for investment is $1,555,332. The carrying amount for long lived assets held for sale is $16,946, no impairment was ever expensed on the assets held for sale. There was no impairment expense in Fiscal 2021.

As of October 31, 2020, the carrying amount net of prior period impairments for land and land development costs is $6,905,937. The carrying amount net of prior period impairments for land improvements, buildings and equipment is $2,083,517. The carrying amount net of prior period impairments for land held for investment is $1,572,278. The carrying amount for long lived assets held for sale is $65,657, no impairment was ever expensed on the assets held for sale. There was no impairment expense in Fiscal 2020.

14. QUARTERLY FINANCIAL INFORMATION:

The results of operations for each of the quarters in Fiscal 2021 and Fiscal 2020 years are presented below:

	1st	**2nd**	**3rd**	**4th**	**Total**
Year ended 10/31/2021					
Operating revenues	**$9,034,670**	**$943,147**	**$2,597,351**	**$1,979,348**	**$14,554,516**
Operating income (loss)	**7,585,242**	**(794,169)**	**176,376**	**(160,365)**	**6,807,084**
Net income (loss)	**5,617,407**	**(203,880)**	**229,638**	**(194,498)**	**5,448,667**
Net income (loss) per weighted average combined share	**$2.31**	**($0.08)**	**$0.10**	**($0.07)**	**$2.26**

	1st	2nd	3rd	4th	Total
Year ended 10/31/2020					
Operating revenues	$720,906	$563,634	$1,833,999	$2,109,979	$5,228,518
Operating (loss) income	(679,108)	(633,480)	(1,962)	51,763	(1,262,787)
Net loss	(562,069)	(754,576)	(33,139)	(228,359)	(1,578,143)
Net loss per weighted average combined share	($0.23)	($0.31)	($0.01)	($0.10)	($0.65)

The quarterly results of operations for Fiscal 2021 and 2020 reflect the impact of land dispositions and other assets that occur from time to time during the period and do not follow any pattern during the fiscal year.

15. BUSINESS SEGMENT INFORMATION:

The following information is presented in accordance with the accounting pronouncement regarding disclosures about segments of an enterprise and related information. The Company's business segments were determined from the Company's internal organization and management reporting, which are based primarily on differences in services.

Resort Operations

Resort Operations consists of: amenities surrounding Big Boulder Lake – Boulder View Tavern and Boulder Lake Club; the Jack Frost National Golf Course; and The Stretch fishing club.

Real Estate Management/Rental Operations

Real Estate Management/Rental Operations consists of: investment properties leased to others; services to the trusts that operate resort residential communities; and rental of signboards.

Land Resource Management

Land Resource Management consists of: land sales; land purchases; timbering operations; a real estate development division; and leasing of land and land improvements. Timbering operations consist of selective timbering on our land holdings. The real estate development division is responsible for the residential land development activities which include overseeing the construction of single and multi-family homes and development of infrastructure.

Information by business segment is as follows:

	10/31/21	10/31/20
Revenues from operations:		
Resort operations	**$5,110,178**	$4,354,354
Real estate management/rental income	**703,581**	705,469
Land resource management	**8,740,757**	168,695
Total revenues from operations	**$14,554,516**	$5,228,518
Operating income from operations, excluding general and administrative expenses:		
Resort operations	**$337,114**	$204,424
Real estate management/rental income	**(34,344)**	77,388
Land resource management	**8,055,352**	(276,304)
Total operating income, excluding general and administrative expenses	**$8,358,122**	$5,508
General and administrative expenses:		
Resort operations	**$542,863**	$1,052,685
Real estate management/rental income	**77,552**	177,561
Land resource management	**930,623**	38,049
Total general and administrative expenses	**$1,551,038**	$1,268,295
Interest and other income, net:		
Resort operations	**$48,718**	$2,665
Real estate management/rental income	**6,960**	450
Land resource management	**83,515**	96
Total interest and other income, net	**$139,193**	$3,211
Interest expense:		
Resort operations	**$1,574**	$2,924
Real estate management/rental income	**909**	257
Land resource management	**0**	0
Total Interest expense	**$2,483**	$3,181
Income (loss) before income taxes	**$7,408,667**	($1,999,143)

Identifiable assets, net of accumulated depreciation at October 31, 2021 and 2020 and depreciation expense and capital expenditures for the years then ended by business segment are as follows:

	Identifiable Assets	**Depreciation and Amortization Expense**	**Capital Expenditures**
October 31, 2021			
Resort operations	**$2,279,396**	**$209,728**	**$368,349**
Real estate management/rental income	**5,049,371**	**127,674**	**22,470**
Land resource management	**14,939,552**	**31,770**	**0**
Other corporate	**260,538**	**14,426**	**17,462**
Assets held for sale	**16,946**	**0**	**0**
Total Assets	**$22,545,803**	**$383,598**	**$408,281**

October 31, 2020	Identifiable Assets	Depreciation and Amortization Expense	Capital Expenditures
Resort operations	$1,600,766	$169,448	$83,028
Real estate management/rental income	4,192,637	133,706	26,410
Land resource management	11,884,318	33,408	0
Other corporate	132,005	17,262	34,966
Assets held for sale	65,657	0	0
Total Assets	$17,875,383	$353,824	$144,404

During the fiscal year ended October 31, 2021, the Company sold 284 acres of land for a sale price of $8,400,000. There were no significant sales during Fiscal 2020.

16. CONTINGENCIES AND UNCERTAINTIES:

The Company is party to various legal proceedings incidental to its business. Certain claims, suits and complaints arising in the ordinary course of business are possible of assertion against the Company.

Management continues to evaluate the impact of the COVID-19 pandemic and has concluded that while it is reasonably possible that the virus could have a negative effect on the Company's financial position and investments, results of its operations, the specific impact is not readily determinable as of the date of these financial statements. The financial statements do not include any adjustments that might result from the outcome of this uncertainty.

17. RELATED PARTY TRANSACTIONS:

KRSX Merge LLC, or KRSX, is our controlling shareholder and Kimco Realty Corporation, or Kimco, the parent company of KRSX, provides consulting services to us. The services are focused on land development, acquisitions and disposals. Kimco was paid $0 in consulting fees in each of Fiscal 2021 and 2020.

Mr. Raymond Edwards, one of our Board of Directors, is Executive Vice President of Kimco Realty Corporation.

Mr. David Domb, one of our Board of Directors, is Vice President Research and Associate to the Executive Chairman of Kimco Realty Corporation.

Amounts due to the above related parties total $0 at October 31, 2021 and October 31, 2020.

18. STOCK OPTIONS AND CAPITAL STOCK:

During Fiscal 2021 and 2020, no stock options were issued or exercised. For Fiscal 2021 and 2020, there were no outstanding stock options.

The Company's policy regarding the exercise of options requires that optionees utilize an independent broker to manage the transaction, whereby the broker sells the exercised shares on the open market.

19. PER SHARE DATA:

Earnings per share ("EPS") is based on the weighted average number of common shares outstanding during the period. The calculation of diluted EPS assumes weighted average options have been exercised to purchase shares of common stock in the relevant period, net of assumed repurchases using the treasury stock method. For Fiscal 2021 and 2020, there were no unexercised stock options. As a result, the calculation of diluted EPS has been excluded from the table below since diluted EPS for these periods is equal to EPS.

During the fiscal years ended October 31, 2021 and 2020, the Company repurchased 18,644 and 125 shares of its common stock, respectively. Upon transfer, all shares were cancelled and returned to the status of authorized but unissued.

Weighted average basic shares, taking into consideration shares issued, weighted average options, if any, used in calculating EPS, treasury shares repurchased, shares cancelled and basic loss per weighted average share for Fiscal 2021 and 2020 are as follows:

	10/31/21	10/31/20
Weighted average shares of common stock outstanding used to compute basic earnings per share	**2,414,870**	2,427,347
Basic income (loss) per weighted average share is computed as follows:		
Net income (loss)	**$5,448,667**	($1,578,143)
Weighted average share of common stock outstanding	**2,414,870**	2,427,347
Basic income (loss) per weighted average share	**$2.26**	($0.65)

20. SUPPLEMENTAL DISCLOSURE TO STATEMENTS OF CASH FLOWS:

The following are supplemental disclosures to the statements of cash flows for Fiscal 2021 and 2020:

	10/31/21	10/31/20
Cash paid during the period for:		
Interest	**$2,483**	$3,181
Income taxes	**$667,200**	$71,045
Non cash:		
Reclassification from land held for investment, principally unimproved to long-lived assets held for sale	**$16,946**	$0
Reclassification from deferred tax asset to accounts receivable	**$0**	$561,528
Reclassification from accrued liabilities to accounts receivable	**$0**	$39,253

Pension liability and accumulated other comprehensive loss was (decreased) increased by ($524,928) and $524,928 in 2021 and by ($620,322) and $620,322 in 2020 resulting from changes in the funded status, the prior service cost and the net actuarial loss.

21. SUBSEQUENT EVENTS:

The Company has evaluated and disclosed subsequent events from October 31, 2021 through the issuance date of the financial statements.

MANAGEMENT'S DISCUSSION AND ANALYSIS

The following discussion should be read in conjunction with the Financial Statements of Blue Ridge (the "Company") and related notes thereto.

Overview

Over the past 40 years, we have developed resort residential communities adjacent to the Jack Frost Mountain and Big Boulder Ski Areas located in Lake Harmony, Kidder Township, Pennsylvania. These communities are located in the Pocono Mountains of Pennsylvania, a popular recreation destination for local and regional visitors, especially from the New York City and Philadelphia metropolitan areas. The scenic hills and valleys of the Pocono Mountains offer many opportunities to enjoy outdoor activities such as golfing, fishing, hunting, skiing, snowboarding and other sports.

At October 31, 2021, we owned 9,405 acres of land in Northeastern Pennsylvania. Of these land holdings, we designated 7,899 acres as held for investment, 1,433 acres as held for development and 73 acres as held for sale. It is expected that all of our planned developments will either be subdivided and sold as parcels of land, or be developed into single and multi-family housing.

The real estate industry is cyclical and is subject to numerous economic factors including general business conditions, changes in interest rates, inflation and oversupply of properties. Any sustained period of weakening business or economic conditions will impact the demand for the type of properties we intend to develop. Management continues to monitor the progress of residential home sales within the Northeast.

In light of the economic environment, we will continue to evaluate our strategic plan and our master development plan. We have reviewed the Company's land inventory, oil, gas and mineral rights and development portfolio with a view to maximize shareholder value. As in the past, we will continue to consider opportunistic asset sales of non-core investment properties as a means of funding future operations.

We also have generated revenue through the selective timbering of our land. We rely on the advice of our forester, who is engaged on a consulting basis and who receives a commission on each stumpage contract, for the timing and selection of certain parcels for timbering. Our forester gives significant attention to protecting the environment and maximizing the value of these parcels for future timber harvests.

Boulder View Tavern and Boulder Lake Club are a significant portion of our Resort Operations revenue.

The Jack Frost National Golf Course is managed by Jack Frost Golf Management, LLC, a subsidiary of Indigo Sports, LLC (formerly known as Antares Golf, LLC), a nationally-recognized golf course management company. With a continued emphasis on course maintenance, along with the natural maturation of the fairways, Jack Frost National has become one of the premier golf facilities in Northeastern Pennsylvania.

As a result of the Company's focus on real estate activities, we present our balance sheet in an unclassified presentation using the alternate format in order to reflect our assets and liabilities in order of their importance.

Recent Developments

On August 24, 2021, the Company entered into an Agreement of Sale for 73 +/- acres of land in Kidder Township, Carbon County, Pennsylvania. A deposit has been placed in an escrow account with Land Services USA. The intended development of the property is for a distribution warehouse building with office space. Completion of the sale is contingent upon completion of a due diligence period, receipt of permits from local and state authorities and other factors.

On September 3, 2021, the Company repurchased 112 shares of its common stock. Upon transfer, all shares were cancelled and returned to the status of authorized but unissued.

Fiscal 2021 Versus Fiscal 2020

Net Income

For Fiscal 2021, we reported a net income of $5,448,667, or $2.26 per share, as compared to a net loss of ($1,578,143), or ($0.65) per share for Fiscal 2020.

Revenues

Revenue of $14,554,516 in Fiscal 2021 represents an increase of $9,325,998, or more than 100% compared to $5,228,518 in Fiscal 2020. Resort operations revenue increased to $5,110,178 in Fiscal 2021 as compared to $4,354,354 for Fiscal 2020 which represents an increase of $755,824, or 17%. Land resource management revenue increased $8,572,062, or more than 100%, compared to Fiscal 2020. Real estate management/rental income decreased ($1,888), or (less than 1%) compared to Fiscal 2020.

Resort Operations

Resort Operations consist of the Boulder View Tavern, Boulder Lake Club, Jack Frost National Golf Course and The Stretch fishing club. Resort operations revenue was $5,110,178 in Fiscal 2021 as compared to $4,354,354 in Fiscal 2020, an increase of $755,824, or 17%. This was primarily the result of increased revenues at Jack Frost National Golf Course of $335,548, or 23%, increase revenues at Boulder View Tavern of $296,227, or 13% and increased sales at Boulder Lake Club of $90,093, or 19%. The Stretch fishing club also had increase revenues of $33,956, or 16%. The increases are primarily due to the reduction of state imposed COVID closures and restrictions which were fully in place in the prior year.

Real Estate Management/Rental Income

The Real Estate Management/Rental Income revenue was $703,581 in Fiscal 2021 as compared to $705,469 in Fiscal 2020, which represented a decrease of ($1,888), or (less than 1%.). Real Estate Management revenue decreased to $611,025 in Fiscal 2021 as compared to $637,792 in Fiscal 2020, a decrease of ($26,767), or (4%). Rental revenue increased $24,879, or 37%, primarily resulting from increased signboard rental revenues and a new solar lease.

Land Resource Management

Land Resource Management revenues increased to $8,740,757 in Fiscal 2021 as compared to $168,695 in Fiscal 2020, an increase of $8,571,965, primarily due to the sale of 284 acres of land.

Operating Costs

Resort Operations

Operating costs associated with Resort Operations were $4,773,064 in Fiscal 2021, compared to $4,149,930 in Fiscal 2020, an increase of $623,134, or 15%. This was primarily related to increased resort operations business due to the reduction of state imposed COVID restrictions from the prior year.

Real Estate Management/Rental Income

Operating costs associated with Real Estate Management Operations/Rental Income for Fiscal 2021 were $737,925 as compared to $628,081 for Fiscal 2020, which represents an increase of $109,844**,** or 17%. This increase was primarily related to management expense of the property management / trust services division.

Land Resource Management

Operating costs associated with Land Resource Management for Fiscal 2021 were $685,405 compared to $444,999 for Fiscal 2020, an increase of $240,406, or 54%. This increase was primarily the sale of 284 acres of land.

General and Administration

General and administration costs for Fiscal 2021 were $1,551,038 as compared with $1,268,295 for Fiscal 2020, which represents an increase of $282,743, or 22%. This increase is primarily related to increased labor costs related to the sale of 284 acres of land.

Other Income and Expense

Interest and other income were $139,193 in Fiscal 2021 as compared to $3,211 in Fiscal 2020, an increase of $135,982.

Interest expense for Fiscal 2021 was $2,483 as compared to $3,181 for Fiscal 2020, a decrease of ($698), or (22%). There was no capitalized interest in Fiscal 2021 or 2020.

Interest and dividends on equity securities, net was $52,548 in Fiscal 2021 compared to $103,493 in Fiscal 2020, a decrease of ($50,945), or (49%).

Tax Rate

The tax rate specific to federal taxes for Fiscal 2021 and 2020 was 21%. The effective rate for Fiscal 2021 and 2020 was 26.5% and 21%, respectively.

Liquidity and Capital Resources

As reflected in the Statements of Cash Flows, net cash provided by operating activities was $6,643,530 for Fiscal 2021 versus net cash used in operating activities of $393,889 for Fiscal 2020. The net increase is primarily due to the sale of 284 acres of land versus no real estate sales in Fiscal 2020.

The sale of 284 acres of land totaling $8,400,000 was the material non-recurring cash item for Fiscal 2021. There was no material non-recurring cash item for Fiscal 2020.

The Company's investment portfolio includes preferred securities with a goal to provide current income with capital preservation over a 3 to 5-year time horizon. At October 31, 2021, the Company's cash and equity securities totaled $11,461,915 compared to cash and equity securities of $5,393,299 at October 31, 2020.

On May 5, 2020, the Company applied for and received a loan via the Small Business Administration Payroll Protection Program under Division A, Title I of the CARES Act in the amount of $510,130. M & T Bank administered the loan. 100% of the funds were utilized for salaries and wages. On April 1, 2021, the total balance of the loan was forgiven.

On July 30, 2020, the Company entered into an installment loan with GM Financial in the amount of $26,410 for the purchase of a 2020 Chevrolet Colorado. The loan was payable in 36 monthly installments of $786 from September 2020 to August 2023 and bore interest at a fixed rate of 4.39%. Subsequently on November 17, 2021 the Company paid this loan in full and on December 23, 2021 the vehicle was sold.

On April 17, 2017, Blue Ridge Real Estate Company entered into a capital lease agreement which is an addendum to a Master Lease Agreement with PNC Equipment Finance, LLC for the procurement of mowing equipment for the Jack Frost National Golf Course in the amount of $135,325. The lease is due and payable in 30 non-consecutive monthly installments in the months of May through October, through June 13, 2022. The interest is a fixed rate of 5.08%.

The Company has one certificate of deposit with Mauch Chunk Trust Company. On March 8, 2021 a certificate in the amount of $140,000 matured and yielded interest of $1,333. The Company reinvested $140,000 in a certificate of deposit with Mauch Chunk Trust for a term of 12 months with a new maturity date of March 8, 2022. On June 24, 2021, a $77,000 certificate matured yielding interest of $6,362, the $83,362 was deposited back into operating cash. The remaining bank certificate is included in Equity Securities, which approximates fair value.

On November 14, 2020, the Company renewed an irrevocable stand-by Letter of Credit up to an aggregate of $140,000 in favor of Pennsylvania Department of Environmental Protection ("PA-DEP"), Bureau of Waterways

Engineering with Mauch Chunk Trust Company. The Letter has a term of two years, renewable biennially and is collateralized by the Company's certificate of deposit with Mauch Chunk Trust. The letter was established January 8, 2016 to comply with legislation that requires Blue Ridge as a private owner of two dams to post a financial guarantee adequate to breach the dams if we fail to comply with PA-DEP safety requirements.

The following table sets forth the Company's significant contractual cash obligations for the items indicated as of October 31, 2021, and their expected year of payment or expiration:

Contractual Obligations:	Total	Less than 1 year	1-3 years	4-5 years	More than 5 years
Long Term Debt	$16,576	$8,878	$7,698	$0	$0
Capital Leases	9,427	9,427	0	0	0
Fixed Rate Interest	1,012	853	159	0	0
Pension Contribution Obligations (1)	399,000	399,000	0	0	0
Total Contractual Cash Obligations	$426,015	$418,158	$7,857	$0	$0

(1) Estimated funding obligations beyond the current fiscal year are not presented because the requirements fluctuate based on the performance of the plan assets, discount rate assumptions and demographics.

We currently anticipate that the funds needed for future operations and to implement our land development strategy will be satisfied through operating cash, equity securities, borrowed funds, public offerings or private placements of debt or equity and reinvested profits from sales.

Critical Accounting Policies and Significant Judgments and Estimates

We have identified the most critical accounting policies upon which our financial reporting depends. The critical policies and estimates were determined by considering accounting policies that involve the most complex or subjective decisions or assessments. The most critical accounting policies identified relate to deferred tax liabilities, the valuation of land development costs and long-lived assets, and revenue recognition.

Revenues are derived from a wide variety of sources, including sales of real estate, management of investment properties, operation of a restaurant, a recreational lake club facility and a fly fishing club, property management services, golf activities, timbering, home construction and leasing activities. Generally, revenues are recognized as services are performed, except as noted below.

We recognize income on the disposition of real estate using the full accrual method. The full accrual method is appropriate at closing when the sales contract has been signed, the buyer has arranged permanent financing and the risks and rewards associated with ownership have been transferred to the buyer. In the few instances that the Company finances the sale, a minimum 20% down payment is required from the buyers. The remaining financed purchase price is not subject to subordination. Down payments of less than 20% are accounted for as deposits.

The costs of developing land for resale as resort homes and the costs of constructing certain related amenities are allocated to the specific parcels to which the costs relate. Such costs, as well as the costs of construction of the resort homes, are charged to operations as sales occur. Land held for resale and resort homes under construction are stated at lower of cost or net realizable value.

Timbering revenues from stumpage contracts are recognized at the time a stumpage contract is signed. At the time a stumpage contract is signed, the risk of ownership is passed to the buyer at a fixed, determinable cost. There is no transfer of title in connection with these contracts. Reasonable assurance of collectability is determined by the date of signing and, at that time, the obligations of the Company are satisfied. Therefore, full accrual recognition at the time of contract execution is appropriate.

Deferred income consists of rents, dues and deposits on land or home sales. These rents, which are not yet earned, are rents from the Company's commercial properties that have been paid in advance. Dues are dues paid in advance related to memberships in the Company's hunting and fishing clubs and golf course memberships paid. Revenues related to the hunting and fishing clubs and golf course memberships are recognized over the seasonal period that the dues cover. We recognize revenue related to the fishing club over a five-month period from May through September, and the golf course over a seven-month period, from April through October. Deposits are required on land and home sales.

Management's estimate of deferred tax assets and liabilities is primarily based on the difference between the tax basis and financial reporting basis of depreciable assets, pension, like-kind exchanges of assets, net operating losses and accruals. Valuation allowances are established when necessary to reduce tax assets to the amount expected to be realized.

Real estate development projects are stated at cost unless an impairment exists, in which case the project is written down to fair value in accordance with GAAP. We capitalize as land and land development costs, the original acquisition cost, direct construction and development costs, property taxes, interest incurred on costs related to land under development and other related costs (engineering, surveying, landscaping, etc.) until the property reaches its intended use. Because the development projects are considered as long-lived assets under GAAP, we are required to regularly review the carrying value of each of the projects and write down the value of those projects when we believe the values are not recoverable. The cost of sales for individual parcels of real estate or condominium units within a project is determined using the relative sales value method. Revenue is recognized upon signing of the applicable closing documents, at which time a binding contract is in effect, the buyer has arranged for permanent financing and the Company is assured of payment in full. In addition, at the time of closing, the risks and rewards associated with ownership have been transferred to the buyer. Selling expenses are recorded when incurred.

Long-lived assets, namely properties, are recorded at cost. Depreciation and amortization are provided principally using the straight-line method over the estimated useful life of the asset. Upon sale or retirement of the asset, the cost and related accumulated depreciation are removed from the related accounts, and resulting gains or losses are reflected in income. We test our long-lived assets for recoverability whenever events or changes in circumstances indicate that the carrying value of an asset may not be recoverable. In that event, we utilize either or both a discounted cash flow method or comparable sale pricing method to determine a fair market value. If our use of one or both of these methods indicates that the carrying value of the asset is not recoverable, an impairment loss is recognized in operating income. An impairment loss is the difference between the carrying value and the fair value of the asset less cost to sell. An impairment loss is recognized during the period in which the impairment is determined to be probable and reasonably estimable.

Assets are classified as long-lived assets held for sale when they are expected to be sold within the next year. The amount in long lived assets held for sale at October 31, 2021 represents 73 acres of land currently under an Agreement of Sales entered into August 24, 2021. The amount in long lived assets held for sale at October 31, 2020 included 284 acres of land that was the subject of an Agreement of Sale, entered into by the Company on February 12, 2018. On January 19, 2021, the Company closed on the sale of 284 acres of land.

Significant judgment is applied in assessing the realizability of deferred tax assets. In accordance with GAAP, a valuation allowance is established against a deferred tax asset if, based on the available evidence, it is more-likely-than-not that such asset will not be realized. The realization of a deferred tax asset ultimately depends on the existence of sufficient taxable income in either the carryback or carryforward periods under tax law. We assess the need for valuation allowances for deferred tax assets based on GAAP's "more-likely-than-not" realization threshold criteria. In our assessment, appropriate consideration is given to all positive and negative evidence related to the realization of the deferred tax assets. Forming a conclusion that a valuation allowance is not needed is difficult when there is significant negative evidence such as cumulative losses in recent years. This assessment considers, among other matters, the nature, consistency and magnitude of current and cumulative income and losses, forecasts of future profitability, the duration of statutory carryback or carryforward periods, our experience with operating loss and tax credit carryforwards being used before expiration, and tax planning alternatives.

Our assessment of the need for a valuation allowance on our deferred tax assets includes assessing the likely future tax consequences of events that have been recognized in our consolidated financial statements or tax returns. Changes in existing tax laws or rates could affect our actual tax results and our future business results may affect the amount of our deferred tax liabilities or the valuation of our deferred tax assets over time. Our accounting for deferred tax assets represents our best estimate of future events.

Due to uncertainties in the estimation process, particularly with respect to changes in facts and circumstances in future reporting periods (carryforward period assumptions), actual results could differ from the estimates used in our analysis. Our assumptions require significant judgment because the residential home building industry and land sales are cyclical and highly sensitive to changes in economic conditions. If our results of operations are less than projected and there is insufficient objectively verifiable positive evidence to support the "more-likely-than-not" realization of our deferred tax assets, a valuation allowance would be required to reduce or eliminate our deferred tax assets.

Our deferred tax assets consist principally of the recognition of losses primarily driven by recognition of net operating losses, defined benefit pension, fixed assets and inventory impairments. In accordance with GAAP, we assessed whether a valuation allowance should be established based on our determination of whether it was "more-likely-than-not" that some portion of all of the deferred tax assets would not be realized, we recorded valuation allowances against our state net operating loss carryforwards for the amount not expected to be used.

The loss carryforwards result from prior year losses incurred for federal income tax purposes.

We file tax returns in the various states in which we do business. Each state has its own statutes regarding the use of tax loss carryforwards. Some of the states in which we do business do not allow for the carry forward of losses while others allow for carry forwards for 5 years to 20 years.

Interest, real estate taxes, and insurance costs, including those costs associated with holding unimproved land, are normally charged to expense as incurred. Interest cost incurred during construction of facilities is capitalized as part of the cost of such facilities. Maintenance and repairs are charged to expense, and major renewals and betterments are added to property accounts.

We sponsor a defined benefit pension plan. The accounting for pension costs is determined by specialized accounting and actuarial methods using numerous estimates, including discount rates, expected long-term investment returns on plan assets, employee turnover, mortality and retirement ages, and future salary increases. Changes in these key assumptions can have a significant effect on the pension plan's impact on the Company's financial statements. We engage the services of an independent actuary and investment consultant to assist us in determining these assumptions and in calculating pension income. Future benefit accruals under the pension plan ceased as of August 31, 2010. The pension plan is currently underfunded. During Fiscal 2020 the CARES Act provided the option to delay contributions due in 2020 until January 1, 2021, with interest. The Company has made contributions to the fund of $51,409 in Fiscal 2020 and on December 21, 2020 the Company elected to utilize a prefunding balance to the extent necessary to meet the minimum required pension contribution in Fiscal 2020. The Company has made contributions of $219,100 to the pension plan in Fiscal 2021. The Company also has a 401(k)-pension plan that is available to all full-time employees. The Company matches 100% of employee salary deferral contributions up to 5% of their pay for each payroll period.

The Company recognizes as compensation expense an amount equal to the grant date fair value of the stock options issued over the required service period, if any. Compensation cost was measured using the modified prospective approach.

Off-Balance Sheet Arrangements

We have no off-balance sheet arrangements.

Legal Proceedings

We are presently a party to certain lawsuits arising in the ordinary course of our business. We believe that none of our current legal proceedings will be material to our business, financial condition or results of operations.