

Tres Valles West Proposed 2016 Operating Budget						
7/8/15						
			H2O	Actual 2014	Operating Budget 2015	Proposed Operating Budget 2016
	Number of Lots			80	80	80
	Percent Increase in Annual Dues			10%	10%	0%
	Annual Dues / Lot			\$ 475	\$ 523	\$ 523
	Percent Increase in Water Fees			10%	0%	0%
	Water Availability Fees / Lot / Month			\$ 53	\$ 53	\$ 53
<b>Income</b>						
4010	Annual Dues	0%		38,000	41,840	41,840
4015	Water Availability Fees	100%		51,516	50,880	50,880
4017	Late Charges	100%		203	250	100
4018	Lien Filing Fee	100%		0	60	0
4020	Gate Remotes	0%		0	15	15
4021	Mail Box Lease	0%		0	250	250
4022	Water Usage Fee	100%		357	200	250
4040	Grazing Lease	0%		2,500	1,250	1,250
4045	RV Parking	0%		100	200	200
4060	Road Use Agreement	0%		5,000	2,500	2,500
	Other Income - Common Area	0%		1,918	2,090	1,750
	Other Income - Water System	100%		1,468	0	0
	Other Income	50%		275	0	500
8000	Interest	50%		33	700	50
<b>Total</b>	<b>Income</b>			101,370	100,235	99,585
<b>Expenses</b>						
<b>6010</b>	<b>General &amp; Administrative</b>					
6010-01	Bank Charge	50%		0	50	25
6010-02	Contributions Fire & Rescue	50%		500	500	500
6010-03	Insurance	50%		5,579	5,820	6,000
6010-04	Legal Fees	50%		1,557	750	750
6010-05	License & Permits	0%		0	10	10
6010-06	Annual Meeting	50%		420	25	25
6010-07	Monthly Board Meetings	50%		0	0	0
6010-08	Tax Preparation & Audit	50%		1,775	1,775	2,100
6010-09	Management	50%		4,104	4,400	3,800
6010-10	Office Supplies & Postage	50%		22	310	200
6010-11	Property Taxes	0%		2,687	1,400	1,420
6010-12	Web Site Etc.	50%		141	150	150
<b>Total</b>	<b>General &amp; Administrative</b>			16,785	15,190	14,980
<b>6030</b>	<b>Common Area Maintenance</b>					
6030-01	Gate Electrical	0%		495	460	450
6030-02	Gate Telephone	0%		634	650	0
6030-03	Community Mail Boxes	0%		0	0	0
6030-04	Maintenance / Improvement	0%		1,512	1,500	1,500
6030-05	Front Gate	0%		1,186	640	1,000
6030-06	Road Maintenance	0%		9,616	10,000	10,000
6030-07	Snow Removal / Abatement	0%		4,095	9,300	9,300
6030-08	Supplies & Parts	0%		0	510	500
6030-09	Trash Removal	0%		3,840	3,950	3,900
6030-10	Water Lease Expense	0%		0	0	0

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6030-11	Weed Abatement	0%		3,375	4,150	3,500
6030-12	Water Admin Expense	0%		0	500	500
6030-13	Ranch Maintenance Assistant	0%		6,500	6,000	6,000
6030-14	FireWise	0%		0	500	500
<b>Total</b>	<b>Common Area Maintenance</b>			31,253	38,160	37,150
<b>6090</b>	<b>TVW Water System</b>					
6090-01	Contract Services-RN	100%		5,444	5,070	5,070
6090-02	Water Maint. Assist.	100%		12,955	14,000	12,600
6090-03	Water Plant Operations	100%		5,068	3,700	3,800
6090-04	Spring #1/Elect	100%		563	380	500
6090-05	Treatment Plant/Spring #2/Elect	100%		2,812	2,050	1,800
6090-06	Treatment Plant/Telephone	100%		1,558	1,630	1,600
6090-07	Propane	100%		4,367	4,120	4,400
6090-08	Water Maintenance & Supplies	100%		4,152	2,160	3,000
6090-09	Water System-Repair	100%		6,452	3,500	5,000
6090-10	CT Ritchey Reservoir	100%		0	500	500
6090-11	Equipment Fund	100%		1,796	4,000	4,000
<b>Total</b>	<b>TVW Water System</b>			45,166	41,110	42,270
<b>6100</b>	<b>Reserve / Contingency</b>			5,000	5,776	5,185
6100-01	Reserve Expense	50%		5,000	5,000	5,000
6100-02	Contingency	50%		0	776	185
<b>Total Operating Expenses</b>				98,204	100,235	99,585
<b>Operating Net ( Income - Expenses)</b>				3,166	0	0
<b>Water System Income</b>				51,740	51,740	51,505
6010	Water System Expense (G&A)			8,260	6,890	6,775
6030	Water System Expense (Common)			0	0	0
6090	Water System Expense (Water)			40,590	41,110	42,270
6210	Water System Expense (LRP)			0	0	0
	Water System Capital / Projects			0	0	0
6100	Water System 50% Rsrv/Cntgcy			2,683	2,888	2,593
<b>Water System Expenses</b>				51,533	50,888	51,638
<b>Water System Net of Income - Expenses</b>				207	853	(133)
<b>Common Area Income</b>				42,565	48,495	48,080
6010	Common Area Expense (G&A)			9,540	8,300	8,205
6030	Common Area Expense (Common)			30,550	38,160	37,150
6090	Common Area Expense (Water)			0	0	0
62xx	Common Area Expense (LRP)			0	0	0
6100	Common Area 50% Rsrv/Cntgcy			2,683	2,888	2,593
	Common Area Capital / Projects			0	0	0
<b>Common Area Expenses</b>				42,773	49,348	47,948
<b>Common Area Net of Income - Expenses</b>				(208)	(853)	133