

Tres Valles West 2021 Operating Budget  
 Approved by Board of Directors 5/12/2020  
 To be voted on at the POA meeting 8/1/2020

Category Changes		Budget 2018	Actual 2018	Budget 2019	Forecast 2019	Actual 2019	Budget Pro Forma 2020	Budget Pro Forma 2021	Inflation
	Number of Lots	80	80	81	81		80	80	
	Increase in Annual Dues	0%	0%	\$ -	0%		0%	0%	
	Annual Dues / Lot	\$ 523	\$ 523	\$ 523	\$ 523		\$ 685	\$ 685	
	Increase in Water Fees	10%	10%	\$ 7	10%		0%	0%	
	Water Availability Fees / Lot / Month	\$ 58	\$ 58	\$ 65	\$ 65		\$ 68	\$ 68	
	Interest	0.8%	0.8%	0.8%	0.8%		0.8%	0.8%	
	Inflation	3%	3%	3%	3%		3%	3%	
<b>Income</b>									
4010	Annual Dues	41,840	41,840	41,840	41,840	41,840	54,800	54,800	
4015	Water Availability Fees	55,680	56,943	63,180	63,180	63,423	66,096	66,096	
4017	Late Charges	100	64	100	100	0	100	100	
4018	Lien Filing Fee	0	0	0	0		0	0	
4020	Gate Remotes	0	14	0	0	42	0	0	
4021	Mail Box Lease	125	0	125	125	125	125	125	
4022	Water Usage Fee	750	480	750	750	1,640	750	750	
4040	Grazing Lease	1,250	0	1,250	1,250	0	1,250	1,250	
4045	RV Parking	200	300	200	200	0	200	200	
4060	Road Use Agreement	2,500	2,500	2,500	2,500	2,500	2,500	2,500	
4090	Utility Fees Pass Thru	0	0	0	0		0	0	
4091	Utility Reimburse Pass Thru to LLC	0	0	0	0		0	0	
4110	Special Assessment – Water System	0	0	0	0		0	0	
4075	Front Gate Beautification	0	0	0	0	0	0	0	
4080	SECOM Lease	0	0	0	20	20	0	20	
4999	Other Income - Common Area	500	93	1,000	1,000	1,023	1,000	500	
4998	Other Income - Water System	4,350	4,181	4,350	4,350	440	0	0	
4070	Misc Income	0	0	0	523	1,237	0	0	
8000	Interest	245	285	245	245	392	245	245	
<b>Total</b>	<b>Income</b>	107,540	126,681	115,540	116,083	112,682	127,066	\$ 126,586	

Tres Valles West 2021 Operating Budget									
Approved by Board of Directors 5/12/2020									
To be voted on at the POA meeting 8/1/2020									
Category Changes		Budget 2018	Actual 2018	Budget 2019	Forecast 2019	Actual 2019	Budget Pro Forma 2020	Budget Pro Forma 2021	Inflation
<b>Expenses</b>									
<b>6010</b>	<b>General &amp; Administrative</b>								
6010-01	Bank Charge	25	0	25	25	28	25	25	0
6010-02	Contributions	500	1,000	500	500	0	500	500	0
6010-03	Insurance	6,300	7,145	6,400	7,145	7,148	7,360	7,581	1
6010-04	Water Rights, Legal & Engineering	2,000	9,632	6,500	6,500	22,861	11,500	11,500	0
6010-05	License & Permits	10	0	10	10	0	10	10	0
6010-06	Annual Meeting	50	50	50	50	560	50	50	0
6010-07	Monthly Board Meetings	0	0	0	0		0	0	0
6010-08	Tax Preperation & Audit	2,800	2,491	2,800	2,800	2,225	2,800	2,800	0
6010-09	Management & Accounting	4,700	3,760	4,300	4,300	4,463	4,430	4,563	1
6010-10	Office Supplies & Postage	200	0	200	200	0	200	200	0
6010-11	Property Taxes	1,475	1,598	1,575	1,598	0	1,645	1,694	1
6010-12	Web Site Etc.	150	180	150	150	198	155	159	1
	Other Expenses	0	0	0	0	70	0	0	1
<b>Total</b>	<b>General &amp; Administrative</b>	18,210	25,855	22,510	23,278	37,554	28,675	29,082	
<b>6030</b>	<b>Common Area Maintenance</b>								
6030-01	Gate Electrical	480	441	480	444	839	460	474	1
6030-03	Community Mail Boxes	0	0	0	0	0	0	0	0
6030-04	Maintenance / Improvement (Common Area Enhancement Committee)	1,000	563	1,000	1,000	0	600	600	0
6030-05	Front Gate	1,000	590	1,000	1,000	2,387	1,030	1,061	1
6030-06	Road Maintenance	10,000	0	10,000	10,000	4,015	10,000	10,000	0
6030-07	Snow Removal / Abatement	7,000	2,625	7,000	7,000	8,788	7,000	8,000	0
6030-08	Supplies & Parts	200	217	200	200	109	210	137	1
6030-09	Trash Removal	5,760	4,970	4,450	4,920	4,100	4,260	4,290	1
6030-10	Water Lease Expense	0	0	0	0		0	0	0
6030-11	Weed Abatement	1,800	1,380	1,800	1,800	2,700	1,800	2,300	0
6030-12	Water Admin Expense	500	0	500	500	0	500	0	0
6030-13	Ranch Maintenance Assistant	6,000	3,250	3,000	3,000	2,750	3,000	3,000	0
6030-14	FireWise	1,000	1,215	1,000	1,000	2,128	1,000	1,000	0
6030-15	Front Gate Beautification	0	0	0	0	0	0	0	0
<b>Total</b>	<b>Common Area Maintenance</b>	34,740	15,251	30,430	30,864	27,815	29,860	30,862	

Tres Valles West 2021 Operating Budget									
Approved by Board of Directors 5/12/2020									
To be voted on at the POA meeting 8/1/2020									
Category Changes		Budget 2018	Actual 2018	Budget 2019	Forecast 2019	Actual 2019	Budget Pro Forma 2020	Budget Pro Forma 2021	Inflation
<b>6090</b>	<b>TVW Water System</b>								
6090-01	Operator in Responsible Charge	5,000	3,859	4,000	5,594	5,072	12,000	9,000	1
6090-02	Water System Assistant Operator	12,840	20,150	18,600	18,600	17,050	22,000	22,000	0
6090-03	Water Plant Operations	5,000	4,290	7,000	7,000	783	5,000	4,000	1
6090-04	Spring #1/Elect	600	668	700	700	381	720	742	1
6090-05	Treatment Plant/Spring #2/Elect	1,600	1,628	2,000	2,000	1,179	2,060	2,122	1
6090-06	Treatment Plant/Telephone	1,600	1,640	1,650	1,656	1,664	1,710	1,761	1
6090-07	Propane	3,500	3,520	3,300	3,300	2,959	3,400	3,502	1
6090-08	Water Maintenance & Supplies	5,500	5,609	5,500	5,500	8,440	5,665	5,835	1
6090-09	Water System-Repair	5,000	5,325	6,000	6,000	7,911	6,180	8,180	1
6090-10	CT Ritchey Reservoir	500	25	500	500	0	500	500	0
6090-11	Equipment Fund	4,000	1,176	4,000	4,000	0	2,000	1,000	0
6090-12	Water Service Install, Inspect, Repair	4,350	1,961	4,350	4,350	1,014	2,000	3,000	0
<b>Total</b>	<b>TVW Water System</b>	49,490	49,851	57,600	59,200	46,451	63,235	61,642	
<b>6100</b>	<b>Reserve / Contingency</b>								
6100-01	Reserve Expense	5,000	0	5,000	5,000	0	5,000	5,000	
6100-02	Contingency	0	0	0	0	0	297	0	
<b>Total</b>	<b>Reserve / Contingency</b>	5,000	0	5,000	5,000	0	5,297	5,000	
<b>O&amp;M Total Income</b>		107,540	126,681	115,540	116,083	112,962	127,066	126,586	
<b>O&amp;M Total Expenses</b>		107,440	110,412	115,540	118,342	111,820	127,067	126,586	
<b>O&amp;M Net Income - Expenses</b>		100	16,269	0	(2,259)	1,142	0	0	