

Tres Valles West 2021 Operating Budget								
Category Changes		Budget 2018	Actual 2018	Budget 2019	Actual 2019	Approved 2020 Budget	Proposed 2021 Budget	Inflation
	Number of Lots	80	80	81		80	80	
	Increase in Annual Dues	0%	0%	\$ -		0%	0%	
	Annual Dues / Lot	\$ 523	\$ 523	\$ 523		\$ 685	\$ 685	
	Increase in Water Fees	10%	10%	\$ 7		0%	0%	
	Water Availability Fees / Lot / Month	\$ 58	\$ 58	\$ 65		\$ 68	\$ 68	
	Interest	0.8%	0.8%	0.8%		0.8%	0.8%	
	Inflation	3%	3%	3%		3%	3%	
Income								
	4010 Annual Dues	41,840	41,840	41,840	41,840	54,800	54,800	
	4015 Water Availability Fees	55,680	56,943	63,180	63,423	66,096	66,096	
	4017 Late Charges	100	64	100	20	100	100	
	4018 Lien Filing Fee	0	0	0	0	0	0	
	4020 Gate Remotes	0	14	0	42	0	0	
	4021 Mail Box Lease	125	0	125	125	125	125	
	4022 Water Usage Fee	750	480	750	1,640	750	750	
	4040 Grazing Lease	1,250	0	1,250	0	1,250	1,250	
	4045 RV Parking	200	300	200	0	200	200	
	4060 Road Use Agreement	2,500	2,500	2,500	2,500	2,500	2,500	
	4090 Utility Fees Pass Thru	0	0	0		0	0	
	4091 Utility Reimburse Pass Thru to LLC	0	0	0		0	0	
	4110 Special Assessment – Water System	0	0	0		0	0	
	4075 Front Gate Beautification	0	0	0	0	0	0	
	4080 SECOM Lease	0	0	0	20	0	20	
	4999 Other Income - Common Area	500	93	1,000	1,423	1,000	500	
	4998 Other Income - Water System	4,350	4,181	4,350	760	0	0	
	4070 Misc Income	0	0	0	1,217	0	0	
	8000 Interest	245	285	245	392	245	245	
Total Income		107,540	126,681	115,540	113,402	127,066	\$ 126,586	

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Expenses								
6010	General & Administrative							
6010-01	Bank Charge	25	0	25	28	25	25	0
6010-02	Contributions	500	1,000	500	0	500	500	0
6010-03	Insurance	6,300	7,145	6,400	7,148	7,360	7,581	1
6010-04	Water Rights, Legal & Engineering	2,000	9,632	6,500	24,725	11,500	11,500	0
6010-05	License & Permits	10	0	10	0	10	10	0
6010-06	Annual Meeting	50	50	50	560	50	50	0
6010-07	Monthly Board Meetings	0	0	0		0	0	0
6010-08	Tax Preparation & Audit	2,800	2,491	2,800	2,225	2,800	2,800	0
6010-09	Management & Accounting	4,700	3,760	4,300	4,833	4,430	4,563	1
6010-10	Office Supplies & Postage	200	0	200	0	200	200	0
6010-11	Property Taxes	1,475	1,598	1,575	1,582	1,645	1,694	1
6010-12	Web Site Etc.	150	180	150	198	155	159	1
	Other Expenses	0	0	0	70	0	0	1
Total	General & Administrative	18,210	25,855	22,510	41,369	28,675	29,082	
6030	Common Area Maintenance							
6030-01	Gate Electrical	480	441	480	877	460	474	1
6030-03	Community Mail Boxes	0	0	0	0	0	0	0
6030-04	Maintenance / Improvement (Common Area Enhancement Committee)	1,000	563	1,000	0	600	600	0
6030-05	Front Gate	1,000	590	1,000	2,387	1,030	1,061	1
6030-06	Road Maintenance	10,000	0	10,000	4,015	10,000	10,000	0
6030-07	Snow Removal / Abatement	7,000	2,625	7,000	9,688	7,000	8,000	0
6030-08	Supplies & Parts	200	217	200	0	210	137	1
6030-09	Trash Removal	5,760	4,970	4,450	4,619	4,260	4,290	1
6030-10	Water Lease Expense	0	0	0		0	0	0
6030-11	Weed Abatement	1,800	1,380	1,800	2,700	1,800	2,300	0
6030-12	Water Admin Expense	500	0	500	0	500	0	0
6030-13	Ranch Maintenance Assistant	6,000	3,250	3,000	3,000	3,000	3,000	0
6030-14	FireWise	1,000	1,215	1,000	2,128	1,000	1,000	0
6030-15	Front Gate Beautification	0	0	0	0	0	0	0
Total	Common Area Maintenance	34,740	15,251	30,430	29,413	29,860	30,862	

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6090	TVW Water System							
6090-01	Operator in Responsible Charge	5,000	3,859	4,000	5,538	12,000	9,000	1
6090-02	Water System Assistant Operator	12,840	20,150	18,600	18,883	22,000	22,000	0
6090-03	Water Plant Operations	5,000	4,290	7,000	783	5,000	4,000	1
6090-04	Spring #1/Elect	600	668	700	413	720	742	1
6090-05	Treatment Plant/Spring #2/Elect	1,600	1,628	2,000	1,312	2,060	2,122	1
6090-06	Treatment Plant/Telephone	1,600	1,640	1,650	1,664	1,710	1,761	1
6090-07	Propane	3,500	3,520	3,300	3,431	3,400	3,502	1
6090-08	Water Maintenance & Supplies	5,500	5,609	5,500	8,309	5,665	5,835	1
6090-09	Water System-Repair	5,000	5,325	6,000	7,911	6,180	8,180	1
6090-10	CT Ritchey Reservoir	500	25	500	0	500	500	0
6090-11	Equipment Fund	4,000	1,176	4,000	0	2,000	1,000	0
6090-12	Water Service Install, Inspect, Repair	4,350	1,961	4,350	1,014	2,000	3,000	0
	Total TVW Water System	49,490	49,851	57,600	49,256	63,235	61,642	
6100	Reserve / Contingency							
6100-01	Reserve Expense	5,000	0	5,000	0	5,000	5,000	
6100-02	Contingency	0	0	0	0	297	0	
	Total Reserve / Contingency	5,000	0	5,000	0	5,297	5,000	
	O&M Total Income	107,540	126,681	115,540	113,402	127,066	126,586	
	O&M Total Expenses	107,440	110,412	115,540	120,039	127,067	126,586	
	O&M Net Income - Expenses	100	16,269	0	(6,637)	0	0	