

TVW POA Proposed 2013 Budget		YE 2011	2012 Budget	2012 Forecast	Proposed 2013 Budget
	Number of Lots	80	80	80	80
	Annual Dues / Lot	393	393	393	432
	Water Availability Fees / Lot / Month	40	44	44	48
	Percent Increase in Annual Dues	10%	0%	0%	10%
	Percent Increase in Water Fees	10%	10%	10%	10%
Income					
4010	Annual Dues	31,440	31,440	31,440	34,560
4015	Water Availability Fees	38,720	41,712	41,712	46,080
4017	Late Charges	0	250	250	250
4018	Lien Filing Fee	0	60	60	60
4020	Gate Remotes	90	15	15	15
4021	Mail Box Lease	0	250	250	250
4040	Grazing Lease	1,250	1,250	1,250	1,250
4045	RV Parking	300	200	200	200
4060	Road Use Agreement	5,000	2,500	2,500	2,500
4090	Utility Fees Pass Thru	0	0	0	0
6089	Utility Reimburse Pass Thru to LLC	0	0	0	0
8000	Interest	1,462	1,000	1,000	1,428
Total Income		78,262	78,677	78,677	86,593
Expenses					
6010	General & Administrative	20,160	20,608	17,022	17,400
6010-01	Bank Charge	23	50	50	50
6010-02	Contributions Fire & Rescue	500	500	500	500
6010-03	Insurance	5,026	6,695	6,695	6,900
6010-04	Legal Fees	5,583	2,000	1,000	1,000
6010-05	License & Permits	0	10	10	10
6010-06	Annual Meeting	110	300	300	300
6010-07	Monthly Board Meetings	0	0	0	0
6010-08	Tax Preperation & Audit	2,500	5,000	2,500	2,500
6010-09	Management	3,522	4,500	4,500	4,630
6010-10	Office Supplies & Postage	1,553	253	253	260
6010-11	Property Taxes	1,177	1,200	1,199	1,230
6010-12	Web Site Etc.	166	100	15	20
6020	Pond Augmentation/Water Rights	24,785	11,765	15,577	0
6020-01	Engineering	6,371	0	3,642	0
6020-02	Legal	18,414	11,765	11,936	0
6030	Common Area Maintenance	27,205	26,094	25,434	26,950
6030-01	Gate Electrical	571	379	358	370
6030-02	Gate Telephone	667	615	621	640
6030-03	Community Mail Boxes	19	0	0	0
6030-04	Maintenance / Improvement	277	0	0	2,000
6030-05	Remotes/Gate	3,723	600	600	620
6030-06	Road Maintenance	3,738	7,500	7,500	6,500
6030-07	Snow Removal	3,137	9,000	9,000	9,270
6030-08	Supplies & Parts	1,138	500	500	510
6030-09	Trash Removal	3,840	4,000	3,855	3,970
6030-10	Water Lease Expense	9,630	0	0	0
6030-11	Weed Abatement	464	2,500	2,500	2,570
6030-12	Water Admin Expense	0	1,000	500	500

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6090	TVW Water System	18,182	27,175	32,074	35,630
6090-01	Contract Services-RN	5,566	5,700	6,518	6,710
6090-02	Water Maint. Assist.	1,051	8,000	10,000	10,000
6090-03	Water Plant Operations	0	0	0	2,200
6090-04	Spring #1/Elect	271	375	279	300
6090-05	Treatment Plant/Spring #2/Elect	1,885	2,000	1,623	1,680
6090-06	Treatment Plant/Telephone	1,066	1,100	1,494	1,540
6090-07	Propane	2,297	3,500	3,500	3,600
6090-08	Water Maintenance & Supplies	2,368	2,000	3,000	3,100
6090-09	Water System-Repair	2,956	3,000	4,160	5,000
6090-10	CT Ritchey Reservoir	720	1,500	1,500	1,500
6100	Reserve / Contingency	0	4,800	0	6,613
6100-01	Reserve Expense	0	4,800	0	5,000
6100-02	Contingency	0	0	0	1,613
Total Expenses		65,547	78,677	74,529	86,593
Total Income		78,262	78,677	78,677	86,593
Net Income - Expenses		12,715	0	4,148	(0)
Water System Income		39,451	42,522	42,522	47,104
6010	Water System Expense (G&A)	9,492	9,699	7,906	8,080
6030	Water System Expense (Common)	0	0	0	0
6090	Water System Expense (Water)	18,182	27,175	32,074	35,630
6100	Reserve / Contingency (50%)	0	2,400	0	3,307
Water System Expenses		27,674	39,274	39,980	47,017
Water System Net of Income - Expenses		11,777	3,248	2,542	87
Common Area Income		38,811	36,155	36,155	39,489
6010	Common Area Expense (G&A)	10,669	10,909	9,115	9,320
6030	Common Area Expense (Common)	27,205	26,094	25,434	26,950
6090	Common Area Expense (Water)	0	0	0	0
6100	Reserve / Contingency (50%)	0	2,400	0	3,307
Common Area Expenses		37,874	39,403	34,549	39,577
Common Area Net of Income - Expenses		937	(3,248)	1,606	(88)
Water System Capital / Projects					
1521	Water Plant Control System Upgrade	16,500	15,000	1,668	0
15xx	RPZ Valve	0	0	1,200	0
15xx	Chlorine Injector	0	0	0	1,500
Total Water System Capital / Projects		16,500	15,000	2,868	1,500
Common Area Capital / Projects					
1525	CT Ritchey	2,996	0	0	0
Total Common Area Capital / Projects		2,996	0	0	0