

TRES VALLES WEST Approved 2014 Budget

8/3/2013		
		Budget 2014
	Number of Lots	80
	Percent Increase in Annual Dues	10%
	Annual Dues / Lot	\$ 475
	Percent Increase in Water Fees	10%
	Water Availability Fees / Lot / Month	\$ 53
	Special Assessment / Lot	\$ -
	Interest	1%
	Inflation	3%
Income		
4010	Annual Dues	38,000
4015	Water Availability Fees	50,880
4017	Late Charges	250
4018	Lien Filing Fee	60
4020	Gate Remotes	15
4021	Mail Box Lease	250
4022	Water Usage Fee	200
4040	Grazing Lease	1,250
4045	RV Parking	200
4060	Road Use Agreement	2,500
4090	Utility Fees Pass Thru	0
4091	Utility Reimburse Pass Thru to LLC	0
4110	Special Assessment – Water System	0
8000	Interest	700
Total Income		94,305
Expenses		
6010	General & Administrative	17,800
6010-01	Bank Charge	50
6010-02	Contributions Fire & Rescue	500
6010-03	Insurance	7,100
6010-04	Legal Fees	1,000
6010-05	License & Permits	10
6010-06	Annual Meeting	300
6010-07	Monthly Board Meetings	0
6010-08	Tax Preperation & Audit	2,500
6010-09	Management	4,750
6010-10	Office Supplies & Postage	300
6010-11	Property Taxes	1,270
6010-12	Web Site Etc.	20
6020	Pond Augmentation/Water Rights	0
6020-01	Engineering	0
6020-02	Legal	0

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6030	Common Area Maintenance	30,550
6030-01	Gate Electrical	380
6030-02	Gate Telephone	650
6030-03	Community Mail Boxes	0
6030-04	Maintenance / Improvement	2,000
6030-05	Remotes/Gate	620
6030-06	Road Maintenance	10,000
6030-07	Snow Removal / Abatement	9,300
6030-08	Supplies & Parts	500
6030-09	Trash Removal	4,000
6030-10	Water Lease Expense	0
6030-11	Weed Abatement	2,600
6030-12	Water Admin Expense	500
6090	TVW Water System	40,590
6090-01	Contract Services-RN	6,900
6090-02	Water Maint. Assist.	12,000
6090-03	Water Plant Operations	3,560
6090-04	Spring #1/Elect	500
6090-05	Treatment Plant/Spring #2/Elect	1,730
6090-06	Treatment Plant/Telephone	1,600
6090-07	Propane	3,700
6090-08	Water Maintenance & Supplies	2,100
6090-09	Water System-Repair	3,000
6090-10	CT Ritchey Reservoir	1,500
6090-11	Equipment Fund	4,000
6100	Reserve / Contingency	5,365
6100-01	Reserve Expense	5,000
6100-02	Contingency	365
Total Operational Expenses		94,305
Operational Net (Income - Expenses)		(0)
Capital / Projects		0
Total Capital / Projects		0

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Water System Income		51,740
6010	Water System Expense (G&A)	8,260
6030	Water System Expense (Common)	0
6090	Water System Expense (Water)	40,590
	Water System Capital / Projects	0
	Water System 50% Rsrv/Cntgcy	2,683
Water System Expenses		51,533
Water System Net of Income - Expenses		207
Common Area Income		42,565
6010	Common Area Expense (G&A)	9,540
6030	Common Area Expense (Common)	30,550
6090	Common Area Expense (Water)	0
	Common Area 50% Rsrv/Cntgcy	2,683
	Common Area Capital / Projects	0
Common Area Expenses		42,773
Common Area Net of Income - Expenses		(208)