

TVW 2014 Budget, Actual & Forecast As of 07/31/2014						Comment
	H2O %	Approved 2014 Budget	6/30/14 YTD from I&E Report	7/31/14 YTD from I&E Report	Forecast Y/E 2014	
		Month = 6	7		Over Budget	Change / Update
						Extrapolate
						Complete
Income						
4010 Annual Dues	0%	38,000	38,000	38,000	38,000	
4015 Water Availability Fees	100%	50,880	25,758	30,051	50,880	
4017 Late Charges	100%	250	152	140	250	
4018 Lien Filing Fee	100%	60	0	0	60	
4020 Gate Remotes	0%	15	0	0	15	
4021 Mail Box Lease	0%	250	0	0	250	
4022 Water Usage Fee	100%	200	97	201	200	
4040 Grazing Lease	0%	1,250	0	0	1,250	
4045 RV Parking	0%	200	0	0	200	
4060 Road Use Agreement	0%	2,500	2,500	2,500	5,000	2013 payment booked in 2014
Other Income - Common Area	0%	0	388	388	2,075	Slash pile fee + Weeds 50% match (FD&LG?)
Other Income - Water System	100%	0	1,468	1,468	1,468	Water Meter Installation
Other Income	50%	0	77	77	77	
8000 Interest	50%	700	52	55	100	
Total Income		94,305	68,491	72,879	99,825	
Expenses						
6010 General & Administrative		17,800	6,932	9,487	15,005	
6010-01 Bank Charge	50%	50	0	0	50	
6010-02 Contributions	50%	500	0	500	500	
6010-03 Insurance	50%	7,100	2,908	3,260	5,579	
6010-04 Legal Fees	50%	1,000	180	180	750	
6010-05 License & Permits	0%	10	0	0	10	
6010-06 Annual Meeting	50%	300	0	0	445	LVCC + Lunch
6010-07 Monthly Board Meetings	50%	0	0	0	0	
6010-08 Tax Preparation & Audit	50%	2,500	375	1,775	1,775	Review only + Tax prep
6010-09 Management & Accounting	50%	4,750	1,972	2,275	4,080	Extrapolate
6010-10 Office Supplies & Postage	50%	300	0	0	300	
6010-11 Property Taxes	0%	1,270	1,356	1,356	1,356	2013 Taxes booked in 2014
6010-12 Web Site Etc.	50%	20	141	141	160	Domain names
6030 Common Area Maintenance		30,550	9,150	14,788	37,922	
6030-01 Gate Electrical	0%	380	221	260	450	
6030-02 Gate Telephone	0%	650	315	369	632	Extrapolate
6030-03 Community Mail Boxes	0%	0	0	0	0	
6030-04 Maintenance / Improvement	0%	2,000	459	559	2,000	
6030-05 Remotes/Gate	0%	620	325	325	825	\$874 gate repair - \$374 insurance
6030-06 Road Maintenance	0%	10,000	2,430	3,180	10,000	
6030-07 Snow Removal	0%	9,300	1,800	1,800	9,300	
6030-08 Supplies & Parts	0%	500	0	0	500	
6030-09 Trash Removal	0%	4,000	1,600	1,920	3,840	Extrapolate
6030-10 Water Lease Expense	0%	0	0	0	0	
6030-11 Weed Abatement	0%	2,600	0	3,375	3,375	5 @ \$675, 50% match -> other income
6030-12 Water Admin Expense	0%	500	0	0	500	
6030-13 Ranch Maintenance Assistant	0%	0	2,000	3,000	6,500	RMA evaluation - 4 months + 5mo @ \$500
6090 TVW Water System		40,590	21,455	24,565	38,321	
6090-01 Contract Services-RN	100%	6,900	2,029	2,537	5,202	Extrapolate
6090-02 Water Maint. Assist.	100%	12,000	5,301	6,580	12,955	Hourly through 7/14 + \$1050 *5
6090-03 Water Plant Operations	100%	3,560	3,317	3,924	4,000	
6090-04 Spring #1/Elect	100%	500	165	259	527	Extrapolate
6090-05 Treatment Plant/Spring #2/Elect	100%	1,730	874	1,178	2,468	Extrapolate
6090-06 Treatment Plant/Telephone	100%	1,600	793	920	1,571	Extrapolate
6090-07 Propane	100%	3,700	2,865	2,865	4,000	2013 actuals.
6090-08 Water Maintenance & Supplies	100%	2,100	1,758	1,863	2,100	
6090-09 Water System-Repair	100%	3,000	4,353	4,439	4,500	Lot #25 meter, finished H2O leak repair
6090-10 CT Ritchey Reservoir	100%	1,500	0	0	0	No expenses planned for CTR
6090-11 Equipment Fund	100%	4,000	0	0	1,000	

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	Month = 6	7	Over Budget				
6100	Reserve / Contingency	5,365	0	0	5,365		
6100-01	Reserve Expense	50% 5,000	0	0	5,000		
6100-02	Contingency	50% 365	0	0	365		
O&M Total Income		94,305	68,491	72,879	99,825		
O&M Total Expenses		94,305	37,537	48,840	96,614	Includes Reserve & Contingency	
O&M Net Income		(0)	30,954	24,039	3,211		

6210	Long Range Plan - Water System	15,126	4,458	5,043	16,958	2014 "Budget" M. Smith estimate.
6210-01	Piping Leak Detection & Repair	100% 5,800	0	0	0	
6210-02	Spring #1 Online	100% 206	2,553	3,138	5,353	
6210-03	Distribution Tank Inspection	100% 2,500	0	0	400	
6210-04	Backflow Assemblies	100% 1,474	0	0	0	
6210-05	Equipment Fund Expense	100% 1,146	1,905	1,905	1,905	Complete in Special Assessment
6210-06	Contingency	100% 4,000	0	0	1,300	
6210-07	Add'l State Requirements (Filtration)	100%	0	0	8,000	Filtration system - UV

Capital Expenditures (Fixed Assets)						
	TBD Water System	100%	0	0	0	0
	TBD Common Area	0%	0	0	0	0
Total - Capital Expenditures (Fixed Assets)			0	0	0	0

Water System Income		51,740	27,540	31,926	52,947	
6010	Water System Expense (G&A)	8,260	2,788	4,066	6,820	
6030	Water System Expense (Common)	0	0	0	0	
6090	Water System Expense (Water)	40,590	21,455	24,565	38,321	
6100	Water System Reserve / Conting	2,683	0	0	2,683	
	Water System Capital	0	0	0	0	
Water System Expenses		51,533	24,243	28,631	47,823	
Water System Net of Income - Expenses		207	3,296	3,295	5,123	
Common Area Income		42,565	40,952	40,953	46,878	
6010	Common Area Expense (G&A)	9,540	4,144	5,421	8,186	
6030	Common Area Expense (Common)	30,550	9,150	14,788	37,922	
6090	Common Area Expense (Water)	0	0	0	0	
6100	Common Area Reserve / Conting	2,683	0	0	2,683	
	Common Area Capital	0	0	0	0	
Common Area Expenses		42,773	13,294	20,209	48,790	
Common Area Net of Income - Expenses		(208)	27,658	20,744	(1,912)	

TVW Actual & Forecast

July 31, 2014	Operating Accounts	H2O Assessment	Reserve	Total Available Funds	Notes
Account Balances	\$23,296	\$17,974	\$55,070	\$96,341	
1001 · Operating Acct. 071099	\$19,296				Balance Sheet
10011 · Equipment Fund 071099	\$4,000				Balance Sheet
1003 · Special Assesment 075191		\$17,974			Balance Sheet
1002 · Reserve Money Market 064009			\$5,036		Balance Sheet
CD-FNB #2003971 Water Reserves			\$25,017		Balance Sheet
CD -FNB #2003960 Common Area			\$25,017		Balance Sheet
Accounts Receivable / (Payable)	\$186	\$375			
Accounts Receivable + Undeposited	\$186	\$375			Balance Sheet
Accounts Payable	(\$0)				Balance Sheet
Forecast YE Income	\$99,825				
Income to date	\$72,879				
Income Remaining To Go	\$26,946				
Forecast YE Expenses	(\$96,614)	(\$16,958)			Incl Reserve & Contingency
Expenses to date	(\$48,840)	(\$5,043)			
Expenses Remaining To Go	(\$47,774)	(\$11,915)			
Forecast YE Capital Expense	\$0	\$0			
Capital Expense to date	\$0	\$0			
Capital Expense To Go	\$0	\$0			
Transfers	\$0	\$0	\$5,000		
Operating to Reserve	\$0	\$0	\$5,000		
Forecast Funds Available as of 12/31/2014	\$2,654	\$6,434	\$60,070	\$69,159	