

Tres Valles West POA

Balance Sheet

As of May 31, 2019

May 31, 19

ASSETS

Current Assets

Checking/Savings

1001 · Operating Account 071099	
10011 · Equipment Fund	14,909.40
10013 · Front Gate Beautification Fund	1,196.74
1001 · Operating Account 071099	<u>12,452.24</u>
Total 1001 · Operating Account 071099	28,558.38
1002 · Reserve Money Market 064009	7,128.42
1003 · Spring Fire Recovery 75191	16,348.25
1020 · Capital Expenditure Fund 716340	45,795.84
1030 · Reserve-Common Area CD #2003860	<u>25,217.14</u>

Total Checking/Savings 123,048.03

Accounts Receivable

1200 · A/R Dues	-835.00
1201 · A/R Water Availability Fees	3,410.81
1202 · A/R Gate Remotes	12.00
1204 · A/R Special Assessment	-6.00
1205 · A/R Water System	40.00
1206 · A/R Surface Use Agreement	2,500.00
1208 · A/R Distribution System Piping	-1,550.00
1209 · A/R Road Improvement	<u>-520.00</u>

Total Accounts Receivable 3,051.81

Total Current Assets 126,099.84

Fixed Assets

1503 · CT Ritchey Reservoir Liner	176,760.00
1505 · Community Mail Boxes	2,965.74
1509 · Water System Improvement	28,296.04
1510 · Water System	334,008.13
1511 · Utility Water Systems	298,562.96
1512 · Pumps & Motors	2,599.27
1515 · ATV Sprayer	349.99
1520 · Sign Board	1,000.00
1521 · Water System Controller	18,168.00
1525 · CT Ritchey Res.Inlet	2,996.34
1526 · Water Plant RPZ Valve	1,475.00
1527 · Supplies On Hand	1,543.52
1600 · Accumulated Depreciation	-536,496.00
6020-03 · Water Purchase	<u>138,750.00</u>

Total Fixed Assets 470,978.99

TOTAL ASSETS 597,078.83

LIABILITIES & EQUITY

Equity

3001 · Paid in Capital	670,260.00
3900 · Retained Earnings	-115,399.97
Net Income	<u>42,218.80</u>

Total Equity 597,078.83

TOTAL LIABILITIES & EQUITY 597,078.83

**Tres Valles West POA**  
**Income & Expenses**  
**May 2019**

	<b>May 19</b>	<b>Jan - May 19</b>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4010 · Annual Dues	0.00	41,840.00
4015 · Water Availability Fees	5,265.00	26,325.00
4019 · Penalty Charge Income	0.00	20.00
4020 · Gate Remotes	0.00	14.00
4022 · Water Usage Fees	0.00	1,104.00
4070 · Misc Income	0.00	65.00
4998 · Other Income - Water System	0.00	320.00
4999 · Other Income - Common Area	0.00	1,023.00
8000 · Interest Income	13.78	50.52
<b>Total Income</b>	<b>5,278.78</b>	<b>70,761.52</b>
<b>Gross Profit</b>	<b>5,278.78</b>	<b>70,761.52</b>
<b>Expense</b>		
<b>6010 · General and Administrative</b>		
6010-03 · Insurance	0.00	3,584.00
6010-04 · Water Rights, Legal, & Engineer	2,671.50	4,504.50
6010-06 · Annual Meeting	100.00	100.00
6010-08 · Tax Prep & Audit	500.00	500.00
6010-09 · Mgmt & Accounting	374.60	1,677.42
6010-11 · Property Taxes	0.00	0.00
<b>Total 6010 · General and Administrative</b>	<b>3,646.10</b>	<b>10,365.92</b>
<b>6030 · Common Area Maintenance</b>		
6030-01 · Gate Electrical	138.50	363.25
6030-05 · Front Gate	430.00	585.71
6030-07 · Snow Removal	1,350.00	5,212.50
6030-08 · Supplies and Parts	108.97	108.97
6030-09 · Trash Removal	410.00	1,640.00
6030-13 · Ranch Maintenance Assistant	250.00	1,000.00
6030-14 · FireWise	0.00	225.00
<b>Total 6030 · Common Area Maintenance</b>	<b>2,687.47</b>	<b>9,135.43</b>
<b>6090 · TVW Water System</b>		
6090-01 · Operator in Responsible Charge	474.71	1,873.31
6090-02 · Water System Assistant Operator	1,550.00	6,200.00
6090-03 · Water Plant Operations	0.00	415.00
6090-04 · Electrical Spring # 1	33.42	130.95
6090-05 · Treatment Plant / Spring #2	36.72	426.08
6090-06 · Treatment Plant/Telephone	139.03	691.78
6090-07 · Propane	232.25	1,921.80
6090-08 · Water Maint. & Supplies	867.03	2,049.59
6090-09 · Water System- Repair	2,474.96	4,660.11
6090-12 · Water Service Installation & Ma	0.00	168.75
<b>Total 6090 · TVW Water System</b>	<b>5,808.12</b>	<b>18,537.37</b>
69800 · Uncategorized Expenses	0.00	4.00
<b>Total Expense</b>	<b>12,141.69</b>	<b>38,042.72</b>
<b>Net Ordinary Income</b>	<b>-6,862.91</b>	<b>32,718.80</b>
<b>Net Income</b>	<b>-6,862.91</b>	<b>32,718.80</b>

**Tres Valles West POA**  
**Income & Expense Budget vs. Actual**  
 January through May 2019

	<u>Jan - May 19</u>	<u>Budget</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
4010 · Annual Dues	41,840.00	41,840.00
4015 · Water Availability Fees	26,325.00	63,180.00
4017 · Late Charges	0.00	100.00
4019 · Penalty Charge Income	20.00	
4020 · Gate Remotes	14.00	
4021 · Mail Box Lease	0.00	125.00
4022 · Water Usage Fees	1,104.00	750.00
4040 · Grazing Lease	0.00	1,250.00
4045 · RV Parking	0.00	200.00
4060 · Road Use Agreement	0.00	2,500.00
4070 · Misc Income	65.00	0.00
4075 · Front Gate Beautification	0.00	1,000.00
4998 · Other Income - Water System	320.00	4,350.00
4999 · Other Income - Common Area	1,023.00	
8000 · Interest Income	50.52	245.00
<b>Total Income</b>	<u>70,761.52</u>	<u>115,540.00</u>
<b>Gross Profit</b>	70,761.52	115,540.00
<b>Expense</b>		
<b>6010 · General and Administrative</b>		
6010-01 · Bank Charge	0.00	25.00
6010-02 · Contributions Fire and Rescue	0.00	500.00
6010-03 · Insurance	3,584.00	6,400.00
6010-04 · Water Rights, Legal, & Engineer	4,504.50	6,500.00
6010-05 · Licenses & Permits	0.00	10.00
6010-06 · Annual Meeting	100.00	50.00
6010-08 · Tax Prep & Audit	500.00	2,800.00
6010-09 · Mgmt & Accounting	1,677.42	4,300.00
6010-10 · Office Supplies & Postage	0.00	200.00
6010-11 · Property Taxes	0.00	1,575.00
6010-12 · Website	0.00	150.00
<b>Total 6010 · General and Administrative</b>	<u>10,365.92</u>	<u>22,510.00</u>
<b>6030 · Common Area Maintenance</b>		
6030-01 · Gate Electrical	363.25	480.00
6030-04 · Maintenance/Improvement	0.00	1,000.00
6030-05 · Front Gate	585.71	1,000.00
6030-06 · Road Maintenance	0.00	10,000.00
6030-07 · Snow Removal	5,212.50	7,000.00
6030-08 · Supplies and Parts	108.97	200.00
6030-09 · Trash Removal	1,640.00	4,450.00
6030-11 · Weed Abatement	0.00	1,800.00
6030-12 · Water Admin Expense	0.00	500.00
6030-13 · Ranch Maintenance Assistant	1,000.00	3,000.00
6030-14 · FireWise	225.00	1,000.00

**Tres Valles West POA**  
**Income & Expense Budget vs. Actual**  
 January through May 2019

	<b>Jan - May 19</b>	<b>Budget</b>
<b>Total 6030 · Common Area Maintenance</b>	9,135.43	30,430.00
<b>6090 · TVW Water System</b>		
6090-01 · Operator in Responsible Charge	1,873.31	4,000.00
6090-02 · Water System Assistant Operator	6,200.00	18,600.00
6090-03 · Water Plant Operations	415.00	7,000.00
6090-04 · Electrical Spring # 1	130.95	700.00
6090-05 · Treatment Plant / Spring #2	426.08	2,000.00
6090-06 · Treatment Plant/Telephone	691.78	1,650.00
6090-07 · Propane	1,921.80	3,300.00
6090-08 · Water Maint. & Supplies	2,049.59	5,500.00
6090-09 · Water System- Repair	4,660.11	6,000.00
6090-10 · CT Ritchey Reservoir	0.00	500.00
6090-11 · Equipment Fund	0.00	4,000.00
6090-12 · Water Service Installation & Ma	168.75	4,350.00
<b>Total 6090 · TVW Water System</b>	<b>18,537.37</b>	<b>57,600.00</b>
<b>6100 · Reserve/ Contingency</b>		
6100-01 · Reserve Expense	0.00	5,000.00
6100-02 · Contingency	0.00	0.00
<b>Total 6100 · Reserve/ Contingency</b>	<b>0.00</b>	<b>5,000.00</b>
<b>69800 · Uncategorized Expenses</b>	<b>4.00</b>	
<b>Total Expense</b>	<b>38,042.72</b>	<b>115,540.00</b>
<b>Net Ordinary Income</b>	<b>32,718.80</b>	<b>0.00</b>
<b>Net Income</b>	<b>32,718.80</b>	<b>0.00</b>

**Tres Valles West POA**  
**Distribution System Income & Expense**  
May 2019

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	<u>May 19</u>	<u>Jan - May 19</u>
<b>Ordinary Income/Expense</b>		
Income		
5010 - Capital Exp. Fees - Pipeline	4,000.00	20,000.00
<b>Total Income</b>	<u>4,000.00</u>	<u>20,000.00</u>
<b>Gross Profit</b>	<u>4,000.00</u>	<u>20,000.00</u>
<b>Net Ordinary Income</b>	<u>4,000.00</u>	<u>20,000.00</u>
<b>Net Income</b>	<u><u>4,000.00</u></u>	<u><u>20,000.00</u></u>

**Tres Valles West POA**  
**Road Improvement Income & Expenses**  
**May 2019**

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	<u>May 19</u>	<u>Jan - May 19</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>5011 - Capital Exp. Fees - Road Impr.</b>	1,600.00	8,000.00
<b>Total Income</b>	<u>1,600.00</u>	<u>8,000.00</u>
<b>Gross Profit</b>	<u>1,600.00</u>	<u>8,000.00</u>
<b>Net Ordinary Income</b>	<u>1,600.00</u>	<u>8,000.00</u>
<b>Net Income</b>	<u><u>1,600.00</u></u>	<u><u>8,000.00</u></u>