

**Tres Valles West POA**  
**Balance Sheet**  
As of February 28, 2019

Feb 28, 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>21,392.14</u>
Total 1001 · Operating Account 071099	37,498.28
1002 · Reserve Money Market 064009	7,126.62
1003 · Spring Fire Recovery 75191	16,342.07
1020 · Capital Expenditure Fund 716340	30,066.82
1030 · Reserve-Common Area CD #2003960	<u>25,217.14</u>

Total Checking/Savings 116,250.93

Accounts Receivable

1200 · A/R Dues	1,985.50
1201 · A/R Water Availability Fees	2,281.81
1202 · A/R Gate Remotes	26.00
1204 · A/R Special Assessment	-6.00
1205 · A/R Wate. System	320.00
1206 · A/R Surface Use Agreement	2,500.00
1208 · A/R Distribution System Piping	-2,400.00
1209 · A/R Road Improvement	<u>-840.00</u>

Total Accounts Receivable 3,867.31

Total Current Assets 120,118.24

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 Ritchy Res.Inlet	2,996.34
1526 · Water Plant RPZ Valve	1,475.00
1527 · Supplies On Hand	1,543.52
1600 · Accumulated Depreciation	-525,396.00
6020-03 · Water Purchase	<u>138,750.00</u>

Total Fixed Assets 482,078.99

**TOTAL ASSETS** 602,197.23

**LIABILITIES & EQUITY**

Equity

3001 · Paid in Capital	670,260.00
3900 · Retained Earnings	-115,399.97
Net Income	<u>47,341.20</u>

Total Equity 602,201.23

**TOTAL LIABILITIES & EQUITY** 602,201.23

**Tres Valles West POA**  
**Income & Expense Budget vs. Actual**  
February 2019

	<u>Feb 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Ordinary Income/Expense</b>				
<b>Income</b>				
4010 · Annual Dues	0.00	0.00	0.00	0.0%
4015 · Water Availability Fees	5,265.00	0.00	5,265.00	100.0%
4017 · Late Charges	0.00	0.00	0.00	0.0%
4019 · Penalty Charge Income	20.00			
4020 · Gate Remotes	14.00			
4021 · Mail Box Lease	0.00	0.00	0.00	0.0%
4022 · Water Usage Fees	40.00	0.00	40.00	100.0%
4040 · Grazing Lease	0.00	0.00	0.00	0.0%
4045 · RV Parking	0.00	0.00	0.00	0.0%
4060 · Road Use Agreement	0.00	0.00	0.00	0.0%
4070 · Misc Income	0.00	0.00	0.00	0.0%
4075 · Front Gate Beautification	0.00	0.00	0.00	0.0%
4998 · Other Water System Income	320.00	0.00	320.00	100.0%
5010 · Capital Exp. Fees - Pipeline	4,000.00			
5011 · Capital Exp. Fees - Road Impr.	1,600.00			
8000 · Interest Income	8.55	0.00	8.55	100.0%
<b>Total Income</b>	<u>11,267.55</u>	<u>0.00</u>	<u>11,267.55</u>	<u>100.0%</u>
<b>Gross Profit</b>	11,267.55	0.00	11,267.55	100.0%
<b>Expense</b>				
<b>6010 · General and Administrative</b>				
6010-01 · Bank Charge	0.00	0.00	0.00	0.0%
6010-02 · Contributions Fire and Rescue	0.00	0.00	0.00	0.0%
6010-03 · Insurance	0.00	0.00	0.00	0.0%
6010-04 · Legal Fees	0.00	0.00	0.00	0.0%
6010-05 · Licenses & Permits	0.00	0.00	0.00	0.0%
6010-06 · Annual Meeting	0.00	0.00	0.00	0.0%
6010-08 · Tax Prep & Audit	0.00	0.00	0.00	0.0%
6010-09 · Mgmt & Accounting	481.27	0.00	481.27	100.0%
6010-10 · Office Supplies & Postage	0.00	0.00	0.00	0.0%
6010-11 · Property Taxes	1,597.88	0.00	1,597.88	100.0%
6010-12 · Website	0.00	0.00	0.00	0.0%
<b>Total 6010 · General and Administrative</b>	<u>2,079.15</u>	<u>0.00</u>	<u>2,079.15</u>	<u>100.0%</u>
<b>6030 · Common Area Maintenance</b>				
6030-01 · Gate Electrical	37.32	0.00	37.32	100.0%
6030-04 · Maintenance/Improvement	0.00	0.00	0.00	0.0%
6030-05 · Front Gate	0.00	0.00	0.00	0.0%
6030-06 · Road Maintenance	0.00	0.00	0.00	0.0%
6030-07 · Snow Removal	337.50	0.00	337.50	100.0%
6030-08 · Supplies and Parts	0.00	0.00	0.00	0.0%
6030-09 · Trash Removal	410.00	0.00	410.00	100.0%
6030-11 · Weed Abatement	0.00	0.00	0.00	0.0%
6030-12 · Water Admin Expense	0.00	0.00	0.00	0.0%
6030-13 · Ranch Maintenance Assistant	250.00	0.00	250.00	100.0%
6030-14 · FireWise	50.00	0.00	50.00	100.0%
<b>Total 6030 · Common Area Maintenance</b>	<u>1,084.82</u>	<u>0.00</u>	<u>1,084.82</u>	<u>100.0%</u>
<b>6090 · TVW Water System</b>				
6090-01 · Operator in Responsible Charge	0.00	0.00	0.00	0.0%

**Tres Valles West POA**  
**Income & Expense Budget vs. Actual**  
**February 2019**

	<u>Feb 19</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
6090-02 · Water System Assistant Operator	1,550.00	0.00	1,550.00	100.0%
6090-03 · Check Valve Installation and Te	288.75	0.00	288.75	100.0%
6090-04 · Electrical Spring # 1	32.52	0.00	32.52	100.0%
6090-05 · Treatment Plant / Spring #2	181.86	0.00	181.86	100.0%
6090-06 · Treatment Plant/Telephone	137.65	0.00	137.65	100.0%
6090-07 · Propane	661.78	0.00	661.78	100.0%
6090-08 · Water Maint. & Supplies	0.00	0.00	0.00	0.0%
6090-09 · Water System- Repair	935.42	0.00	935.42	100.0%
6090-10 · CT Ritchey Reservoir	0.00	0.00	0.00	0.0%
6090-11 · Equipment Fund	0.00	0.00	0.00	0.0%
6090-12 · Installation of New Water Servi	0.00	0.00	0.00	0.0%
<b>Total 6090 · TVW Water System</b>	<u>3,787.98</u>	<u>0.00</u>	<u>3,787.98</u>	<u>100.0%</u>
<b>6100 · Reserve/ Contingency</b>				
6100-01 · Reserve Expense	0.00	0.00	0.00	0.0%
6100-02 · Contingency	0.00	0.00	0.00	0.0%
<b>Total 6100 · Reserve/ Contingency</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.0%</u>
<b>Total Expense</b>	<u>6,951.95</u>	<u>0.00</u>	<u>6,951.95</u>	<u>100.0%</u>
<b>Net Ordinary Income</b>	<u>4,315.60</u>	<u>0.00</u>	<u>4,315.60</u>	<u>100.0%</u>
<b>Net Income</b>	<u>4,315.60</u>	<u>0.00</u>	<u>4,315.60</u>	<u>100.0%</u>

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

	<u>Feb 19</u>	<u>Jan - Feb 19</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>5010 - Capital Expenditure Fees - Pipeline</b>	4,000.00	8,000.00
<b>Total Income</b>	<u>4,000.00</u>	<u>8,000.00</u>
<b>Gross Profit</b>	<u>4,000.00</u>	<u>8,000.00</u>
<b>Net Ordinary Income</b>	<u>4,000.00</u>	<u>8,000.00</u>
<b>Net Income</b>	<u><u>4,000.00</u></u>	<u><u>8,000.00</u></u>

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Accrual Basis

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

	<u>Feb 19</u>	<u>Jan - Feb 19</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>5011 - Capital Expenditure Fees - Road Improvement</b>	1,600.00	3,200.00
<b>Total Income</b>	<u>1,600.00</u>	<u>3,200.00</u>
<b>Gross Profit</b>	<u>1,600.00</u>	<u>3,200.00</u>
<b>Net Ordinary Income</b>	<u>1,600.00</u>	<u>3,200.00</u>
<b>Net Income</b>	<u><u>1,600.00</u></u>	<u><u>3,200.00</u></u>