Green Valley Estates Development Trust

2027 Budget

Revenue:

Maintenance Fees (600 homes x $175) Rate for 2027	$ 105,000.00
Less: ESTIMATED discount for home owners paying at a discount - approximately 75% of homeowners anticipated to pay at discount	$ (13,000.00)
Anticipated Collected Prior Year Fees	-
Anticipated 2026 Collected Fees (includes late fees)	1,125.00
Total Revenue	**$ 93,125.00**

Expenses:

Insurance	1,282.00
Liability Insurance for common areas & pavilion	
Trustee Fees	3,000.00
Fees that can be collected by the trustee per the covenants/deed trust	
Trust Attorney	1,500.00
Cover any action that the attorney takes against past due collections And for advising the Property Management Team	
Ground Maintenance	43,215.25
Landscape Contract and Playground Mulch	
Playground Maintenance	9,400.00
Maintenance items at the playgrounds & common areas, also unexpected items such as sink holes, cleanup, etc	
Snow	4,500.00
At the Grande Blvd Playground & Connecticut Ave Bridge	
Real Estate Taxes	1,497.98
Taxes on the Common Area Properties	
Property Management Fees	14,400.00
Trust Administrator (NAI) Fees - $1,200 per month	
Office Expenses	2,537.20
Website fees, bank charges, offices supplies, postage	
2025 Projects	-
Total Expenses:	**$ 81,332.43**
Net Income or Deficit:	**$ 11,792.57**