

Green Valley Estates Development Trust

2022 Budget

Revenue:

Maintenance Fees	\$ 135,000.00
(600 homes x \$225)	
Rate for 2022	
Less: ESTIMATED discount for home owners	\$ (11,250.00)
paying at a discount - approximately 75% of homeowners anticipated to pay at discount	
Anticipated Collected Prior Year Fees	-
Anticipated 2021 Collected Fees (includes late fees)	2,000.00
<u>Total Revenue</u>	<u>\$ 125,750.00</u>

Expenses:

Insurance	1,262.10
Liability Insurance for common areas & pavilion	
Trustee Fees	3,000.00
Fees that can be collected by the trustee per the covenants/deed trust	
Accountant	1,500.00
Audit and tax preparation fees	
Trust Attorney	2,100.00
Cover any action that the attorney takes against past due collections	
And for advising the Property Management Team	
Ground Maintenance	44,634.96
Landscape Contract and Playground Mulch	
Playground Maintenance	12,100.00
Maintenance items at the playgrounds & common areas,	
also unexpected items such as sink holes, cleanup, etc	
Snow	2,500.00
At the Grande Blvd Playground & Connecticut Ave Bridge	
Real Estate Taxes	1,047.00
Taxes on the Common Area Properties	
Property Management Fees	12,000.00
Trust Administrator (NAI) Fees - \$1,000 per month	
Office Expenses	3,425.00
Website fees, bank charges, offices supplies, postage	
2022 Projects	40,000.00
<u>Total Expenses:</u>	<u>\$ 123,569.06</u>
<u>Net Income or Deficit:</u>	<u>\$ 2,180.94</u>