

# **Green Valley Estates Development Trust**

## **2026 Budget**

### **Revenue:**

|                                                                                       |                             |
|---------------------------------------------------------------------------------------|-----------------------------|
| <b>Maintenance Fees</b>                                                               | <b>\$ 120,000.00</b>        |
| (600 homes x \$200)                                                                   |                             |
| Rate for 2026                                                                         |                             |
| Less: ESTIMATED discount for home owners                                              | \$ (13,000.00)              |
| paying at a discount - approximately 75% of homeowners anticipated to pay at discount |                             |
| <b>Anticipated Collected Prior Year Fees</b>                                          | <b>-</b>                    |
| <b>Anticipated 2025 Collected Fees (includes late fees)</b>                           | <b>2,250.00</b>             |
| <b><u>Total Revenue</u></b>                                                           | <b><u>\$ 109,250.00</u></b> |

### **Expenses:**

|                                                                        |                            |
|------------------------------------------------------------------------|----------------------------|
| <b>Insurance</b>                                                       | <b>1,282.00</b>            |
| Liability Insurance for common areas & pavilion                        |                            |
| <b>Trustee Fees</b>                                                    | <b>3,000.00</b>            |
| Fees that can be collected by the trustee per the covenants/deed trust |                            |
| <b>Trust Attorney</b>                                                  | <b>1,000.00</b>            |
| Cover any action that the attorney takes against past due collections  |                            |
| And for advising the Property Management Team                          |                            |
| <b>Ground Maintenance</b>                                              | <b>41,541.00</b>           |
| Landscape Contract and Playground Mulch                                |                            |
| <b>Playground Maintenance</b>                                          | <b>13,700.00</b>           |
| Maintenance items at the playgrounds & common areas,                   |                            |
| also unexpected items such as sink holes, cleanup, etc                 |                            |
| <b>Snow</b>                                                            | <b>4,000.00</b>            |
| At the Grande Blvd Playground & Connecticut Ave Bridge                 |                            |
| <b>Real Estate Taxes</b>                                               | <b>1,204.00</b>            |
| Taxes on the Common Area Properties                                    |                            |
| <b>Property Management Fees</b>                                        | <b>14,400.00</b>           |
| Trust Administrator (NAI) Fees - \$1,200 per month                     |                            |
| <b>Office Expenses</b>                                                 | <b>2,664.00</b>            |
| Website fees, bank charges, offices supplies, postage                  |                            |
| <b>2025 Projects</b>                                                   | <b>-</b>                   |
| <b><u>Total Expenses:</u></b>                                          | <b><u>\$ 82,791.00</u></b> |
| <b><u>Net Income or Deficit:</u></b>                                   | <b><u>\$ 26,459.00</u></b> |