

# **Green Valley Estates Development Trust**

## **Approved 2018 Budget**

### **Revenue:**

**Maintenance Fees** \$ 88,950.00  
(593 homes x \$150)  
Rate approved for 2018

**Total Revenue** **\$ 88,950.00**

### **Expenses:**

**Insurance** 740.00  
Liability Insurance for common areas & pavilion

**Trustee Fees \*** 8,895.00  
Fees that can be collected by the trustee

**Accountant** 1,500.00  
Audit and tax preparation fees

**Trust Attorney** 2,400.00  
Cover any action that the attorney takes against past due collections  
And for advising the Property Management Team

**Ground Maintenance** 32,994.00  
Landscape Contract and Playground Mulch

**Playground Maintenance** 5,000.00  
Maintenance items at the playgrounds and common areas

**Snow** 2,500.00  
At the Grande Blvd Playground & Connecticut Ave Bridge

**Real Estate Taxes** 1,185.00  
Taxes on the Common Area Properties

**Property Management Fees** 12,000.00  
Trust Administrator (NAI) Fees - \$1,000 per month

**One Time Property Mgmt Fee** 6,000.00  
One Time fee for setting up receivables and payables

**Total Expenses:** **\$ 73,214.00**

**Net Income or Loss:** **\$ 15,736.00**

\* Provided for in the declaration, not paid in the past; Trustee indicates they will not charge in 2018