

Green Valley Estates Development Trust

2019 Budget

Revenue:

Maintenance Fees	\$ 90,000.00
(600 homes x \$150)	
Rate for 2019	

<u>Total Revenue</u>	<u>\$ 90,000.00</u>
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Expenses:

Insurance	777.00
Liability Insurance for common areas & pavilion	
Trustee Fees	3,000.00
Fees that can be collected by the trustee per the covenants/deed trust	
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	36,755.30
Landscape Contract and Playground Mulch	
Playground Maintenance	11,797.96
Maintenance items at the playgrounds and common areas	
Snow	900.00
At the Grande Blvd Playground & Connecticut Ave Bridge	
Real Estate Taxes	981.53
Taxes on the Common Area Properties	
Property Management Fees	12,000.00
Trust Administrator (NAI) Fees - \$1,000 per month	
Office Expenses	4,300.00
Website fees, bank charges, offices supplies, postage	
Capital Reserve	6,000.00
Reserve for emergencies	

<u>Total Expenses:</u>	\$ 80,111.79
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<u>Net Income or Loss:</u>	<u>\$ 9,888.21</u>
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