

Green Valley Resort Homes

2018 Proposed vs 2017 Approved Operating Budget

Account Name	2017 Approved Budget	2018 Approved Budget
Income:		
Assessments	179,112.00	184,400.00
Interest Income (Operating MM)	40.00	40.00
Late Charges / Fines / Legal	500.00	500.00
Pool Key Income	40.00	40.00
Community Enhancement Fee	900.00	900.00
Miscellaneous		
Total Income	180,592.00	185,880.00
Expenses:		
G&A Expenses		
Annual Report (ACC)	10.00	10.00
Bank Charges	50.00	50.00
Copies	257.00	257.00
GVCC Assessments	1,275.00	1,596.00
Insurance - Liability	1,350.00	1,900.00
Legal & Accounting		
Legal Fees	800.00	950.00
Accounting Fees	1,000.00	1,000.00
Management Fee	21,000.00	21,000.00
Office Supplies	200.00	200.00
Professional Fees		
Postage	400.00	400.00
Rental Fees	500.00	650.00
Taxes		
Arizona Income Taxes	50.00	50.00
Federal Income Taxes		
Property Taxes	15.00	15.00
Web Site	240.00	240.00
Miscellaneous G&A	300.00	300.00
<i>Sub Total</i>	<i>27,447.00</i>	<i>28,618.00</i>
Grounds		
Irrigation Repair		500.00
Landscaping	29,000.00	29,000.00
Landscape Improvements	1,800.00	2,000.00
Chemicals	300.00	300.00
Plant Replacement	600.00	600.00
Supplies	500.00	500.00
Tree Removal & Trimming	1,100.00	1,100.00
<i>Sub Total</i>	<i>33,300.00</i>	<i>34,000.00</i>
Maintenance - General		
Backflow Tests	210.00	250.00
Pest Control	900.00	900.00
Repair	3,000.00	3,000.00
Roof Repairs	500.00	500.00
Sidewalk	500.00	500.00
Supplies	500.00	500.00
Trash Removal	8,400.00	9,300.00
Miscellaneous	300.00	600.00
<i>Sub Total</i>	<i>14,310.00</i>	<i>15,550.00</i>

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Pool and Spa		
Furniture		
Cleaning Services	1,200.00	1,200.00
Pool Labor	4,000.00	4,100.00
Licenses	225.00	250.00
Deck Repair	1,000.00	1,000.00
Pool Repair	1,500.00	1,500.00
Spa Repair	1,000.00	1,000.00
Spa Remediation		
Supplies & Chemicals	2,400.00	2,400.00
Utilities (Pool & Spa)		
Electricity	7,200.00	8,400.00
Gas	14,000.00	14,000.00
Sewer	600.00	600.00
Telephone	600.00	600.00
Water	950.00	950.00
Sub Total	34,675.00	36,000.00
Utilities (common area)		
Electricity	3,360.00	5,700.00
Irrigation	2,900.00	2,900.00
Sub Total	6,260.00	8,600.00
Sub Total - Expenses	115,992.00	122,768.00
Reserve Contribution	64,600.00	64,600.00
		187,368.00
		-1,488.00
Total Expenses	180,592.00	185,880.00