

**Green Valley Village Community Association
2020 Budget**

Total Units	2,263
Quarterly Assessment per Unit:	\$ 30.00

OPERATING REVENUE	QUARTERLY		ANNUAL	
	Per Unit	Quarterly	Per Unit	Annual
	Total Revenue:	\$ 30.00	\$ 67,890.00	\$ 120.00
OPERATING EXPENSES				
Assessments	\$ 30.00	\$ 67,890.00	\$ 120.00	\$ 271,560.00
Total Revenue:	\$ 30.00	\$ 67,890.00	\$ 120.00	\$ 271,560.00
Fire and Safety (Backflows)	\$ 0.05	\$ 112.50	\$ 0.20	\$ 450.00
General Repairs & Maintenance	\$ 1.04	\$ 2,350.00	\$ 4.15	\$ 9,400.00
Lighting Contract	0.35	795.00	1.41	3,180.00
Lighting Repairs	0.36	825.00	1.46	3,300.00
Holiday Decoration	1.99	4,500.00	7.95	18,000.00
Insurance - Liab/D&O/Crime	0.49	1,104.00	1.95	4,416.00
Landscape - Contract	3.78	8,565.00	15.14	34,260.00
Landscape - Additional	6.63	15,000.00	26.51	60,000.00
Management Fee	4.11	9,300.00	16.44	37,200.00
Bank Fees	0.03	60.00	0.11	240.00
Ombudsman	0.64	1,448.25	2.56	5,793.00
Business License / Permits	0.01	12.50	0.02	50.00
Bad Debt	0.23	510.00	0.90	2,040.00
Audit & Tax Preparation	0.25	562.50	0.99	2,250.00
Postage, Copies & Office Supplies	1.33	3,000.00	5.30	12,000.00
Reserve Study	0.08	172.50	0.30	690.00
Electricity	0.30	675.00	1.19	2,700.00
Water	3.31	7,500.00	13.26	30,000.00
Total Operating Expenses	\$ 24.91	\$ 56,492.25	\$ 99.65	\$ 225,969.00
Reserve Fund Contribution Transfer	5.02	\$ 11,350.00	20.06	\$ 45,400.00
Total Expenses & Reserve Transfer	\$ 29.93	\$ 67,842.25	\$ 119.72	\$ 271,369.00

**Green Valley Village
2020 Reserve Study**

	Quarterly	Annual
Anticipated Reserve Balance, Beginning of Year		\$ 593,247.22
Anticipated Reserve Contribution	\$ 11,350.00	45,400.00
Anticipated Reserve Interest		622.91
Funds Available		\$ 639,270.13
Anticipated Reserve Expenditures for 2020		
Reserve Expenses		66,670.44
Total Expenditures		\$ 66,670.44
ANTICIPATED RESERVE BALANCE AS OF DECEMBER 31, 2019		\$ 600,023.04
Fully Funded Balance at End of 2019 per Reserve Study		\$ 593,247.22
Projected Percent Funded in Reserves at End of 2019		120%