

Green Valley Ranch Community Association													APPROVED	
Operating and Reserve Budget For year Ended December 31, 2010														
	January	February	March	April	May	June	July	August	September	October	November	December	Total	Percentages
Operating Revenue														
Assessment Dues	\$ 160,474	\$ 160,474	\$ 160,474	\$ 160,474	\$ 160,474	\$ 160,474	\$ 160,474	\$ 160,474	\$ 160,474	\$ 160,474	\$ 160,474	\$ 160,474	\$ 1,925,688	99.75%
Misc. Inc.-Late Chrgs&Fines	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 250	\$ 3,000	0.16%
Interest Income	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800	0.09%
Total Operating Revenue	\$ 160,874	\$ 160,874	\$ 160,874	\$ 160,874	\$ 160,874	\$ 160,874	\$ 160,874	\$ 160,874	\$ 160,874	\$ 160,874	\$ 160,874	\$ 160,874	\$ 1,930,488	100.00%
Operating Expenses														
Real Estate Taxes								\$ 1,360					\$ 1,360	0.07%
Insurance	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 42,000	2.18%
Worker's Comp	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 50	\$ 600	0.03%
Electricity	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 3,900	\$ 46,800	2.42%
Water / Sewer	\$ 8,000	\$ 8,000	\$ 15,000	\$ 20,000	\$ 25,000	\$ 35,000	\$ 35,000	\$ 25,000	\$ 20,000	\$ 15,000	\$ 12,000	\$ 12,000	\$ 230,000	11.91%
Telephone	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 200	\$ 2,400	0.12%
Landscaping - Contract	\$ 53,500	\$ 53,500	\$ 53,500	\$ 53,500	\$ 53,500	\$ 53,500	\$ 53,500	\$ 53,500	\$ 53,500	\$ 53,500	\$ 53,500	\$ 53,500	\$ 642,000	33.26%
Landscaping - Other	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 48,000	2.49%
Backflow Prevention Testing								\$ 4,500					\$ 4,500	0.23%
R & M Lighting	\$ 4,500	\$ 4,500	\$ 5,000	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 5,000	\$ 4,500	\$ 4,500	\$ 55,000	2.85%
R & M General	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 2,200	\$ 26,400	1.37%
R & M Graffiti/Vandalism	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 1,400	\$ 16,800	0.87%
Lighting Expense					\$ 40,000								\$ 40,000	2.07%
Management Fees	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 19,800	\$ 237,600	12.31%
Ombudsman Fees			\$ 11,742										\$ 11,742	0.61%
Legal	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 6,250	\$ 75,000	3.89%
Accounting Fees							\$ 4,500						\$ 4,500	0.23%
Postage	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 38,400	1.99%
Bulk Copies							\$ 2,000	\$ 2,000	\$ 2,000	\$ 3,000	\$ 2,400	\$ 5,000	\$ 16,400	0.85%
Newsletter		\$ 6,000		\$ 6,000		\$ 6,000		\$ 6,000		\$ 6,000	\$ 6,000	\$ 6,000	\$ 42,000	2.18%
Room Rental & Related	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 2,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 12,000	0.62%
Education & Membership					\$ 600								\$ 600	0.03%
Website	\$ 150	\$ 150	\$ 200	\$ 150	\$ 150	\$ 200	\$ 150	\$ 150	\$ 200	\$ 150	\$ 150	\$ 200	\$ 2,000	0.10%
Social Events		\$ 500	\$ 4,000	\$ 750	\$ 5,500	\$ 2,300	\$ 500	\$ 500	\$ 1,500	\$ 1,450			\$ 17,000	0.88%
Reserve Study	\$ -	\$ 10,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,000	0.52%
Bad Debts	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 60,000	3.11%
Lighting Inspection (Res.)	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,000	0.31%
Depreciation Expenses	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 35	\$ 420	0.02%
Budget Reserve Transfer	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 198,000	10.26%
Total Operating Expenses	\$ 133,685	\$ 150,185	\$ 156,977	\$ 152,435	\$ 197,785	\$ 169,035	\$ 167,685	\$ 160,545	\$ 153,735	\$ 151,635	\$ 146,085	\$ 147,735	\$ 1,887,522	97.77%
Oper. Income(Loss)	\$ 27,189	\$ 10,689	\$ 3,897	\$ 8,439	\$ (36,911)	\$ (8,161)	\$ (6,811)	\$ 329	\$ 7,139	\$ 9,239	\$ 14,789	\$ 13,139	\$ 42,966	2.23%
Reserves														
Reserve Interest Income	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 7,200	3.51%
Reserve Transfer	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 16,500	\$ 198,000	96.49%
Total Reserve Income	\$ 17,100	\$ 17,100	\$ 17,100	\$ 17,100	\$ 17,100	\$ 17,100	\$ 17,100	\$ 17,100	\$ 17,100	\$ 17,100	\$ 17,100	\$ 17,100	\$ 205,200	100.00%
Reserve Expenses	\$ (5,000)	\$ (10,000)	\$ (10,000)	\$ (10,000)	\$ (5,000)	\$ (10,000)	\$ (5,000)	\$ (10,000)	\$ (10,000)	\$ (10,000)	\$ (10,000)	\$ (5,000)	\$ (100,000)	-48.73%
Reserve Net Income(Loss)	\$ 12,100	\$ 7,100	\$ 7,100	\$ 7,100	\$ 12,100	\$ 7,100	\$ 12,100	\$ 7,100	\$ 7,100	\$ 7,100	\$ 7,100	\$ 12,100	\$ 105,200	51.27%
Net Income (Loss)	\$ 39,289	\$ 17,789	\$ 10,997	\$ 15,539	\$ (24,811)	\$ (1,061)	\$ 5,289	\$ 7,429	\$ 14,239	\$ 16,339	\$ 21,889	\$ 25,239	\$ 148,166	6.94%

* Due to uncertainty with the current collectibility of accounts in this economic environment, we are keeping additional funds in the operating account to address a potential shortfall in income.