

Income Statement

Period: 08/01/26..08/31/26

Association of Green Trails Phase II Homeowners

Fiscal Start Date: 01/01/26

All amounts are in USD.

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JOANNE.MCINTYRE

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
INCOME								
MAINTENANCE FEE INCOME	-	-	-	2,333,795.00	2,333,795.00	-	2,333,795.00	-
DELINQUENCIES	-	-	-	-	-	-	-11,360.00	-11,360.00
INTEREST ON UNPAID ASSESSMENTS	371.95	375.00	-3.05	7,045.90	3,000.00	4,045.90	4,500.00	-2,545.90
INTEREST - OPERATING	640.58	1,250.00	-609.42	14,040.32	10,000.00	4,040.32	15,000.00	959.68
PARKVIEW SHARED BLVD	5,382.73	3,625.25	1,757.48	30,555.35	29,002.00	1,553.35	43,503.00	12,947.65
PATROL SERVICE	10,832.66	12,603.42	-1,770.76	86,661.28	100,827.36	-14,166.08	151,241.04	64,579.76
POOL/TENNIS ACCESS CARDS	190.16	125.00	65.16	1,409.24	1,000.00	409.24	1,500.00	90.76
MISCELLANEOUS INCOME	35.00	-	35.00	35.00	-	35.00	-	-35.00
TOTAL INCOME	17,453.08	17,978.67	-525.59	2,473,542.09	2,477,624.36	-4,082.27	2,538,179.04	64,636.95
EXPENSES								
SHARED BOULEVARD MAINTENANCE								
IRR REPAIRS - PARKVIEW	-	416.67	416.67	-	3,333.32	3,333.32	5,000.00	5,000.00
LANDSCAPE CONTRACT - PARKVIEW	1,573.14	1,575.00	1.86	12,585.12	12,600.00	14.88	18,900.00	6,314.88
LANDSCAPE EXTRAS - PARKVIEW	1,884.37	250.00	-1,634.37	1,884.37	2,000.00	115.63	3,000.00	1,115.63
TREE MAINT - PARKVIEW	1,391.69	1,350.00	-41.69	10,699.69	10,800.00	100.31	16,200.00	5,500.31
STREET LIGHTS - PARKVIEW	1,855.83	1,208.33	-647.50	13,274.23	9,666.64	-3,607.59	14,500.00	1,225.77
ELECTRICITY-ENTRY/PARKVIEW	520.73	425.00	-95.73	4,364.05	3,400.00	-964.05	5,100.00	735.95
WATER-IRRIGATION/PARKVIEW	3,213.40	1,627.50	-1,585.90	15,182.40	13,020.00	-2,162.40	19,530.00	4,347.60
ADMINISTRATIVE-PARKVIEW	546.00	546.00	-	4,368.00	4,368.00	-	6,552.00	2,184.00
TOTAL SHARED BLDV MAINTENANCE	10,985.16	7,398.50	-3,586.66	62,357.86	59,187.96	-3,169.90	88,782.00	26,424.14

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ANNUAL CONTRACTS								
LANDSCAPE CONTRACT	26,220.79	26,346.33	125.54	209,766.32	210,770.68	1,004.36	316,156.00	106,389.68
POOL CONTRACT	81.00	-	-81.00	100,127.92	99,953.00	-174.92	99,953.00	-174.92
PEST CONTROL	107.22	137.83	30.61	1,458.77	1,102.68	-356.09	1,654.00	195.23
MOSQUITO CONTROL	918.00	666.67	-251.33	3,369.00	5,333.36	1,964.36	8,000.00	4,631.00
TRASH SERVICE	48,254.50	48,254.50	-	386,036.00	386,036.00	-	579,054.00	193,018.00
PATROL SERVICE	36,296.00	38,972.00	2,676.00	290,368.00	311,776.00	21,408.00	467,664.00	177,296.00
DETENTION POND MANAGEMENT	600.00	600.00	-	4,800.00	4,800.00	-	7,200.00	2,400.00
SPLASH PAD MANAGEMENT	145.00	145.00	-	1,160.00	1,160.00	-	1,740.00	580.00
HOLIDAY DECORATIONS	7,374.27	-	-7,374.27	7,869.27	7,000.00	-869.27	9,981.00	2,111.73
TOTAL ANNUAL CONTRACTS	119,996.78	115,122.33	-4,874.45	1,004,955.28	1,027,931.72	22,976.44	1,491,402.00	486,446.72
MAINTENANCE								
GENERAL R & M - GREEN TRAILS	7,426.00	833.33	-6,592.67	10,086.06	6,666.64	-3,419.42	10,000.00	-86.06
POWER WASH - WALLS/FENCES	-	-	-	-	3,500.00	3,500.00	3,500.00	3,500.00
IRRIGATION REPAIRS	3,466.48	5,000.00	1,533.52	31,187.78	40,000.00	8,812.22	60,000.00	28,812.22
DETENTION POND REPAIRS	-	141.67	141.67	149.70	1,133.36	983.66	1,700.00	1,550.30
TREE/SHRUB REMOVAL & TRIMMING	12,360.75	5,000.00	-7,360.75	41,404.57	40,000.00	-1,404.57	60,000.00	18,595.43
SPLASH PAD REPAIRS & MAINT	-1,122.00	-	1,122.00	6,865.03	9,300.00	2,434.97	9,300.00	2,434.97
POOL REPAIRS & MAINT	2,199.67	2,083.33	-116.34	14,353.58	16,666.64	2,313.06	25,000.00	10,646.42
POOL SUPPLIES & EQUIPMENT	94.47	1,000.00	905.53	3,094.94	5,000.00	1,905.06	5,000.00	1,905.06
ACCESS GATE REPAIRS & MAINT	325.00	291.67	-33.33	3,481.94	2,333.32	-1,148.62	3,500.00	18.06

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ELECTRICAL REPAIRS	1,460.97	416.67	-1,044.30	3,690.53	3,333.36	-357.17	5,000.00	1,309.47
TOTAL MAINTENANCE	26,211.34	14,766.67	-11,444.67	114,314.13	127,933.32	13,619.19	183,000.00	68,685.87
PROFESSIONAL SERVICES								
AUDIT/TAX PREPARATION	-	-	-	6,012.75	9,600.00	3,587.25	9,600.00	3,587.25
LEGAL - CORPORATE	385.88	125.00	-260.88	1,085.88	1,000.00	-85.88	1,500.00	414.12
LEGAL COLLECTIONS	140.00	1,250.00	1,110.00	8,159.21	10,000.00	1,840.79	15,000.00	6,840.79
LEGAL COLL - CHARGED TO OWNERS	-140.00	-625.00	-485.00	-8,207.19	-5,000.00	3,207.19	-7,500.00	707.19
LEGAL DEED VIOLATION	131.40	125.00	-6.40	1,639.04	1,000.00	-639.04	1,500.00	-139.04
LEGAL DR - CHARGED TO OWNERS	-131.40	-	131.40	-1,639.04	-	1,639.04	-	1,639.04
ADMINISTRATIVE FEES	5,104.00	4,954.00	-150.00	40,832.00	39,632.00	-1,200.00	59,448.00	18,616.00
GATE ADMINISTRATION	125.00	104.17	-20.83	1,484.20	833.36	-650.84	1,250.00	-234.20
TOTAL PROFESSIONAL SERVICES	5,614.88	5,933.17	318.29	49,366.85	57,065.36	7,698.51	80,798.00	31,431.15
UTILITIES								
STREET LIGHTS	18,657.57	14,041.67	-4,615.90	139,953.62	112,333.36	-27,620.26	168,500.00	28,546.38
ELECTRICITY - REC CENTERS	1,122.90	1,308.33	185.43	9,467.12	10,466.64	999.52	15,700.00	6,232.88
ELECTRICITY - ENTRIES	149.77	200.00	50.23	1,394.83	1,600.00	205.17	2,400.00	1,005.17
TELEPHONES-GREEN TRAILS	686.78	633.33	-53.45	5,273.90	5,066.64	-207.26	7,600.00	2,326.10
WATER & SEWER - REC CENTERS	651.61	1,286.25	634.64	7,591.91	10,290.00	2,698.09	15,435.00	7,843.09
WATER - IRRIGATION	8,765.88	8,750.00	-15.88	47,894.12	70,000.00	22,105.88	105,000.00	57,105.88
TOTAL UTILITIES	30,034.51	26,219.58	-3,814.93	211,575.50	209,756.64	-1,818.86	314,635.00	103,059.50

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OTHER EXPENSES								
RENT/MEETING EXPENSES	72.07	80.00	7.93	1,159.61	1,680.00	520.39	2,000.00	840.39
STORAGE FEES	5.00	5.00	-	40.00	40.00	-	60.00	20.00
OFFICE SUPPLIES	4.25	41.67	37.42	130.04	333.36	203.32	500.00	369.96
COPIES	63.00	333.33	270.33	1,689.15	2,666.64	977.49	4,000.00	2,310.85
POSTAGE	221.15	500.00	278.85	5,202.40	4,000.00	-1,202.40	6,000.00	797.60
DELIVERIES	-	-	-	-	150.00	150.00	150.00	150.00
DISTRIBUTION	950.00	-	-950.00	856.73	800.00	-56.73	800.00	-56.73
DEED RESTRICTION EXPENSES	85.00	125.00	40.00	1,063.00	1,000.00	-63.00	1,500.00	437.00
INSURANCE	3,656.75	3,777.50	120.75	29,165.85	30,220.00	1,054.15	45,330.00	16,164.15
PROPERTY TAXES	-18.75	-	18.75	-0.65	-	0.65	170.00	170.65
BANK CHARGES	10.00	-	-10.00	80.00	50.00	-30.00	50.00	-30.00
MISCELLANEOUS	-	83.33	83.33	857.83	666.64	-191.19	1,000.00	142.17
TOTAL OTHER EXPENSES	5,048.47	4,945.83	-102.64	40,243.96	41,606.64	1,362.68	61,560.00	21,316.04
COMMITTEE OPERATING EXPENSES								
PARKS & PLAYGROUNDS	-3,350.00	-	3,350.00	10,906.63	30,500.00	19,593.37	30,500.00	19,593.37
COMMUNICATIONS	300.00	300.00	-	2,200.00	2,400.00	200.00	3,600.00	1,400.00
COMMUNITY EVENTS	1,841.40	-	-1,841.40	14,880.34	22,600.00	7,719.66	22,600.00	7,719.66
PICKLEBALL	-	-	-	2,046.59	2,500.00	453.41	2,500.00	453.41
LANDSCAPE - OPERATING	1,884.38	-	-1,884.38	13,285.57	28,450.00	15,164.43	28,450.00	15,164.43

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TENNIS COURTS REPAIRS & MAINT	-	835.00	835.00	243.38	6,680.00	6,436.62	10,020.00	9,776.62
SWIM TEAM	-	-	-	-	3,000.00	3,000.00	3,000.00	3,000.00
TOTAL COMMITTEE OPER EXPENSES	675.78	1,135.00	459.22	43,562.51	96,130.00	52,567.49	100,670.00	57,107.49
CAPITAL RESERVES								
CAPITAL RESERVES	-	-	-	207,000.00	207,000.00	-	207,000.00	-
TOTAL CAPITAL RESERVES	-	-	-	207,000.00	207,000.00	-	207,000.00	-
COMMITTEE CAPITAL EXPENDITURES								
POOL	-	-	-	-	6,500.00	6,500.00	6,500.00	6,500.00
TOTAL COMMITTEE CAP EXPENDITURES	-	-	-	-	6,500.00	6,500.00	6,500.00	6,500.00
TOTAL EXPENSES	198,566.92	175,521.08	-23,045.84	1,733,376.09	1,833,111.64	99,735.55	2,534,347.00	800,970.91
SURPLUS (DEFICIT)	-181,113.84	-157,542.41	-23,571.43	740,166.00	644,512.72	95,653.28	3,832.04	-736,333.96