

# Income Statement

Period: 02/01/26..02/28/26

## Association of Green Trails Phase II Homeowners

Fiscal Start Date: 01/01/26

All amounts are in USD.

| Description                          | CM Actual        | CM Budget        | Variance        | YTD Actual          | YTD Budget          | Variance         | Annual Budget       | Remaining         |
|--------------------------------------|------------------|------------------|-----------------|---------------------|---------------------|------------------|---------------------|-------------------|
| <b>INCOME</b>                        |                  |                  |                 |                     |                     |                  |                     |                   |
| 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       | 1,326.07         | 375.00           | 951.07          | 3,692.77            | 750.00              | 2,942.77         | 4,500.00            | 807.23            |
| INTEREST - OPERATING                 | 2,642.75         | 1,250.00         | 1,392.75        | 4,713.90            | 2,500.00            | 2,213.90         | 15,000.00           | 10,286.10         |
| INTEREST - CONTINGENCY               | 0.72             | -                | 0.72            | 1.52                | -                   | 1.52             | -                   | -1.52             |
| PARKVIEW SHARED BLVD                 | 2,251.66         | 3,625.25         | -1,373.59       | 4,332.51            | 7,250.50            | -2,917.99        | 43,503.00           | 39,170.49         |
| PATROL SERVICE                       | 10,832.66        | 12,603.42        | -1,770.76       | 21,665.32           | 25,206.84           | -3,541.52        | 151,241.04          | 129,575.72        |
| POOL/TENNIS ACCESS CARDS             | 76.52            | 125.00           | -48.48          | 76.52               | 250.00              | -173.48          | 1,500.00            | 1,423.48          |
| <b>TOTAL INCOME</b>                  | <b>17,130.38</b> | <b>17,978.67</b> | <b>-848.29</b>  | <b>2,368,277.54</b> | <b>2,369,752.34</b> | <b>-1,474.80</b> | <b>2,538,179.04</b> | <b>169,901.50</b> |
| <b>EXPENSES</b>                      |                  |                  |                 |                     |                     |                  |                     |                   |
| <b>SHARED BOULEVARD MAINTENANCE</b>  |                  |                  |                 |                     |                     |                  |                     |                   |
| IRR REPAIRS - PARKVIEW               | -                | 416.67           | 416.67          | -                   | 833.30              | 833.30           | 5,000.00            | 5,000.00          |
| LANDSCAPE CONTRACT - PARKVIEW        | 1,573.14         | 1,575.00         | 1.86            | 3,146.28            | 3,150.00            | 3.72             | 18,900.00           | 15,753.72         |
| LANDSCAPE EXTRAS - PARKVIEW          | -                | 250.00           | 250.00          | -                   | 500.00              | 500.00           | 3,000.00            | 3,000.00          |
| TREE MAINT - PARKVIEW                | -                | 1,350.00         | 1,350.00        | -                   | 2,700.00            | 2,700.00         | 16,200.00           | 16,200.00         |
| STREET LIGHTS - PARKVIEW             | 1,373.25         | 1,208.33         | -164.92         | 2,733.67            | 2,416.66            | -317.01          | 14,500.00           | 11,766.33         |
| ELECTRICITY-ENTRY/PARKVIEW           | 531.83           | 425.00           | -106.83         | 1,138.90            | 850.00              | -288.90          | 5,100.00            | 3,961.10          |
| WATER-IRRIGATION/PARKVIEW            | 571.00           | 1,627.50         | 1,056.50        | 731.00              | 3,255.00            | 2,524.00         | 19,530.00           | 18,799.00         |
| ADMINISTRATIVE-PARKVIEW              | 546.00           | 546.00           | -               | 1,092.00            | 1,092.00            | -                | 6,552.00            | 5,460.00          |
| <b>TOTAL SHARED BLDV MAINTENANCE</b> | <b>4,595.22</b>  | <b>7,398.50</b>  | <b>2,803.28</b> | <b>8,841.85</b>     | <b>14,796.96</b>    | <b>5,955.11</b>  | <b>88,782.00</b>    | <b>79,940.15</b>  |
| <b>ANNUAL CONTRACTS</b>              |                  |                  |                 |                     |                     |                  |                     |                   |

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|-------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-----------------|---------------------|---------------------|
| LANDSCAPE CONTRACT            | 26,220.79         | 26,346.33         | 125.54            | 52,441.58         | 52,692.70         | 251.12          | 316,156.00          | 263,714.42          |
| POOL CONTRACT                 | 99,952.42         | -                 | -99,952.42        | 99,952.42         | 99,953.00         | 0.58            | 99,953.00           | 0.58                |
| PEST CONTROL                  | 107.22            | 137.83            | 30.61             | 278.11            | 275.70            | -2.41           | 1,654.00            | 1,375.89            |
| MOSQUITO CONTROL              | -                 | 666.67            | 666.67            | -                 | 1,333.34          | 1,333.34        | 8,000.00            | 8,000.00            |
| TRASH SERVICE                 | 48,254.50         | 48,254.50         | -                 | 96,509.00         | 96,509.00         | -               | 579,054.00          | 482,545.00          |
| PATROL SERVICE                | 36,296.00         | 38,972.00         | 2,676.00          | 72,592.00         | 77,944.00         | 5,352.00        | 467,664.00          | 395,072.00          |
| DETENTION POND MANAGEMENT     | 600.00            | 600.00            | -                 | 1,200.00          | 1,200.00          | -               | 7,200.00            | 6,000.00            |
| SPLASH PAD MANAGEMENT         | 145.00            | 145.00            | -                 | 290.00            | 290.00            | -               | 1,740.00            | 1,450.00            |
| HOLIDAY DECORATIONS           | -                 | -                 | -                 | -                 | -                 | -               | 9,981.00            | 9,981.00            |
| <b>TOTAL ANNUAL CONTRACTS</b> | <b>211,575.93</b> | <b>115,122.33</b> | <b>-96,453.60</b> | <b>323,263.11</b> | <b>330,197.74</b> | <b>6,934.63</b> | <b>1,491,402.00</b> | <b>1,168,138.89</b> |
| <b>MAINTENANCE</b>            |                   |                   |                   |                   |                   |                 |                     |                     |
| GENERAL R & M - GREEN TRAILS  | -                 | 833.33            | 833.33            | 286.02            | 1,666.66          | 1,380.64        | 10,000.00           | 9,713.98            |
| POWER WASH - WALLS/FENCES     | -                 | -                 | -                 | -                 | -                 | -               | 3,500.00            | 3,500.00            |
| IRRIGATION REPAIRS            | 3,522.46          | 5,000.00          | 1,477.54          | 5,351.62          | 10,000.00         | 4,648.38        | 60,000.00           | 54,648.38           |
| DETENTION POND REPAIRS        | -                 | 141.67            | 141.67            | -                 | 283.34            | 283.34          | 1,700.00            | 1,700.00            |
| TREE/SHRUB REMOVAL & TRIMMING | 1,991.25          | 5,000.00          | 3,008.75          | 18,778.00         | 10,000.00         | -8,778.00       | 60,000.00           | 41,222.00           |
| SPLASH PAD REPAIRS & MAINT    | 2,255.00          | -                 | -2,255.00         | 4,510.00          | -                 | -4,510.00       | 2,000.00            | -2,510.00           |
| POOL REPAIRS & MAINT          | 863.77            | 2,083.33          | 1,219.56          | 1,418.77          | 4,166.66          | 2,747.89        | 25,000.00           | 23,581.23           |
| POOL SUPPLIES & EQUIPMENT     | -                 | -                 | -                 | 480.00            | -                 | -480.00         | 5,000.00            | 4,520.00            |
| ACCESS GATE REPAIRS & MAINT   | -                 | 291.67            | 291.67            | 1,940.92          | 583.30            | -1,357.62       | 3,500.00            | 1,559.08            |
| ELECTRICAL REPAIRS            | -                 | 416.67            | 416.67            | 564.03            | 833.34            | 269.31          | 5,000.00            | 4,435.97            |

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| <b>TOTAL MAINTENANCE</b>           | <b>8,632.48</b>  | <b>13,766.67</b> | <b>5,134.19</b> | <b>33,329.36</b> | <b>27,533.30</b> | <b>-5,796.06</b> | <b>175,700.00</b> | <b>142,370.64</b> |
| <b>PROFESSIONAL SERVICES</b>       |                  |                  |                 |                  |                  |                  |                   |                   |
| AUDIT/TAX PREPARATION              | -                | -                | -               | -                | -                | -                | 9,600.00          | 9,600.00          |
| LEGAL - CORPORATE                  | -                | 125.00           | 125.00          | 175.00           | 250.00           | 75.00            | 1,500.00          | 1,325.00          |
| LEGAL COLLECTIONS                  | -                | 1,250.00         | 1,250.00        | -                | 2,500.00         | 2,500.00         | 15,000.00         | 15,000.00         |
| LEGAL COLL - CHARGED TO OWNERS     | 203.70           | -625.00          | -828.70         | -                | -1,250.00        | -1,250.00        | -7,500.00         | -7,500.00         |
| LEGAL DEED VIOLATION               | 119.70           | 125.00           | 5.30            | 323.40           | 250.00           | -73.40           | 1,500.00          | 1,176.60          |
| LEGAL DR - CHARGED TO OWNERS       | -323.40          | -                | 323.40          | -323.40          | -                | 323.40           | -                 | 323.40            |
| ADMINISTRATIVE FEES                | 5,104.00         | 4,954.00         | -150.00         | 10,208.00        | 9,908.00         | -300.00          | 59,448.00         | 49,240.00         |
| GATE ADMINISTRATION                | 125.00           | 104.17           | -20.83          | 250.00           | 208.34           | -41.66           | 1,250.00          | 1,000.00          |
| <b>TOTAL PROFESSIONAL SERVICES</b> | <b>5,229.00</b>  | <b>5,933.17</b>  | <b>704.17</b>   | <b>10,633.00</b> | <b>11,866.34</b> | <b>1,233.34</b>  | <b>80,798.00</b>  | <b>70,165.00</b>  |
| <b>UTILITIES</b>                   |                  |                  |                 |                  |                  |                  |                   |                   |
| STREET LIGHTS                      | 15,798.71        | 14,041.67        | -1,757.04       | 31,532.34        | 28,083.34        | -3,449.00        | 168,500.00        | 136,967.66        |
| ELECTRICITY - REC CENTERS          | 1,205.21         | 1,308.33         | 103.12          | 2,623.66         | 2,616.66         | -7.00            | 15,700.00         | 13,076.34         |
| ELECTRICITY - ENTRIES              | 190.95           | 200.00           | 9.05            | 407.04           | 400.00           | -7.04            | 2,400.00          | 1,992.96          |
| TELEPHONES-GREEN TRAILS            | 631.92           | 633.33           | 1.41            | 1,309.82         | 1,266.66         | -43.16           | 7,600.00          | 6,290.18          |
| WATER & SEWER - REC CENTERS        | 87.41            | 1,286.25         | 1,198.84        | 105.91           | 2,572.50         | 2,466.59         | 15,435.00         | 15,329.09         |
| WATER - IRRIGATION                 | 1,719.68         | 8,750.00         | 7,030.32        | 3,162.78         | 17,500.00        | 14,337.22        | 105,000.00        | 101,837.22        |
| <b>TOTAL UTILITIES</b>             | <b>19,633.88</b> | <b>26,219.58</b> | <b>6,585.70</b> | <b>39,141.55</b> | <b>52,439.16</b> | <b>13,297.61</b> | <b>314,635.00</b> | <b>275,493.45</b> |

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| <b>OTHER EXPENSES</b>               |                 |                 |                |                  |                  |               |                  |                  |
| RENT/MEETING EXPENSES               | 568.40          | 1,000.00        | 431.60         | 568.40           | 1,200.00         | 631.60        | 2,000.00         | 1,431.60         |
| STORAGE FEES                        | 5.00            | 5.00            | -              | 10.00            | 10.00            | -             | 60.00            | 50.00            |
| OFFICE SUPPLIES                     | 79.99           | 41.67           | -38.32         | 79.99            | 83.34            | 3.35          | 500.00           | 420.01           |
| COPIES                              | 749.10          | 333.33          | -415.77        | 749.10           | 666.66           | -82.44        | 4,000.00         | 3,250.90         |
| POSTAGE                             | 1,615.64        | 500.00          | -1,115.64      | 1,615.64         | 1,000.00         | -615.64       | 6,000.00         | 4,384.36         |
| DELIVERIES                          | -               | -               | -              | -                | -                | -             | 150.00           | 150.00           |
| DISTRIBUTION                        | 793.40          | 800.00          | 6.60           | 793.40           | 800.00           | 6.60          | 800.00           | 6.60             |
| DEED RESTRICTION EXPENSES           | 125.00          | 125.00          | -              | 125.00           | 250.00           | 125.00        | 1,500.00         | 1,375.00         |
| INSURANCE                           | 3,597.58        | 3,777.50        | 179.92         | 7,195.16         | 7,555.00         | 359.84        | 45,330.00        | 38,134.84        |
| PROPERTY TAXES                      | -               | -               | -              | -                | -                | -             | 170.00           | 170.00           |
| BANK CHARGES                        | 10.00           | 10.00           | -              | 30.00            | 20.00            | -10.00        | 50.00            | 20.00            |
| MISCELLANEOUS                       | -               | 83.33           | 83.33          | -                | 166.66           | 166.66        | 1,000.00         | 1,000.00         |
| <b>TOTAL OTHER EXPENSES</b>         | <b>7,544.11</b> | <b>6,675.83</b> | <b>-868.28</b> | <b>11,166.69</b> | <b>11,751.66</b> | <b>584.97</b> | <b>61,560.00</b> | <b>50,393.31</b> |
| <b>COMMITTEE OPERATING EXPENSES</b> |                 |                 |                |                  |                  |               |                  |                  |
| PARKS & PLAYGROUNDS                 | -               | -               | -              | 640.91           | 30,500.00        | 29,859.09     | 30,500.00        | 29,859.09        |
| COMMUNICATIONS                      | 100.00          | 300.00          | 200.00         | 400.00           | 600.00           | 200.00        | 3,600.00         | 3,200.00         |
| COMMUNITY EVENTS                    | -               | -               | -              | 1,868.71         | 22,600.00        | 20,731.29     | 22,600.00        | 20,731.29        |
| PICKLEBALL                          | -               | -               | -              | 1,454.85         | 2,500.00         | 1,045.15      | 2,500.00         | 1,045.15         |
| LANDSCAPE - OPERATING               | 88.97           | -               | -88.97         | 88.97            | 28,450.00        | 28,361.03     | 28,450.00        | 28,361.03        |

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|---|--------------------|--------------------|-------------------|---------------------|---------------------|-------------------|---------------------|----------------------|
| TENNIS COURTS REPAIRS & MAINT           | -                  | 835.00             | 835.00            | -                   | 1,670.00            | 1,670.00          | 10,020.00           | 10,020.00            |
| SWIM TEAM                               | -                  | -                  | -                 | -                   | 3,000.00            | 3,000.00          | 3,000.00            | 3,000.00             |
| <b>TOTAL COMMITTEE OPER EXPENSES</b>    | <b>188.97</b>      | <b>1,135.00</b>    | <b>946.03</b>     | <b>4,453.44</b>     | <b>89,320.00</b>    | <b>84,866.56</b>  | <b>100,670.00</b>   | <b>96,216.56</b>     |
| <b>CAPITAL RESERVES</b>                 |                    |                    |                   |                     |                     |                   |                     |                      |
| CAPITAL RESERVES                        | -                  | -                  | -                 | -                   | -                   | -                 | 207,000.00          | 207,000.00           |
| <b>TOTAL CAPITAL RESERVES</b>           | <b>-</b>           | <b>-</b>           | <b>-</b>          | <b>-</b>            | <b>-</b>            | <b>-</b>          | <b>207,000.00</b>   | <b>207,000.00</b>    |
| <b>COMMITTEE CAPITAL EXPENDITURES</b>   |                    |                    |                   |                     |                     |                   |                     |                      |
| POOL                                    | -                  | -                  | -                 | -                   | 6,500.00            | 6,500.00          | 6,500.00            | 6,500.00             |
| <b>TOTAL COMMITTEE CAP EXPENDITURES</b> | <b>-</b>           | <b>-</b>           | <b>-</b>          | <b>-</b>            | <b>6,500.00</b>     | <b>6,500.00</b>   | <b>6,500.00</b>     | <b>6,500.00</b>      |
| <b>TOTAL EXPENSES</b>                   | <b>257,399.59</b>  | <b>176,251.08</b>  | <b>-81,148.51</b> | <b>430,829.00</b>   | <b>544,405.16</b>   | <b>113,576.16</b> | <b>2,527,047.00</b> | <b>2,096,218.00</b>  |
| <b>SURPLUS (DEFICIT)</b>                | <b>-240,269.21</b> | <b>-158,272.41</b> | <b>-81,996.80</b> | <b>1,937,448.54</b> | <b>1,825,347.18</b> | <b>112,101.36</b> | <b>11,132.04</b>    | <b>-1,926,316.50</b> |