

Income Statement

11/12/2025

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JOANNE.MCINTYRE

Period: 10/01/25..10/31/25

Association of Green Trails Phase II Homeowners

Fiscal Start Date: 01/01/25

All amounts are in USD.

Description	CM Actual	CM Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget	Remaining
INCOME								
MAINTENANCE FEE INCOME	-	-	-	2,283,063.00	2,283,063.00	-	2,283,063.00	-
DELINQUENCIES	-	-	-	-10,789.52	-11,112.00	322.48	-11,112.00	-322.48
INTEREST ON UNPAID ASSESSMENTS	156.15	333.33	-177.18	4,923.77	3,333.34	1,590.43	4,000.00	-923.77
INTEREST - OPERATING	707.99	833.33	-125.34	18,432.48	8,333.30	10,099.18	10,000.00	-8,432.48
INTEREST - CONTINGENCY	21.91	-	21.91	233.27	-	233.27	-	-233.27
PARKVIEW SHARED BLVD	2,210.16	3,471.08	-1,260.92	34,010.76	34,710.80	-700.04	41,653.00	7,642.24
PATROL SERVICE	-244.34	12,604.67	-12,849.01	99,539.32	126,046.70	-26,507.38	151,256.00	51,716.68
POOL/TENNIS ACCESS CARDS	-	125.00	-125.00	2,629.88	1,250.00	1,379.88	1,500.00	-1,129.88
MISCELLANEOUS INCOME	-	-	-	65.00	-	65.00	-	-65.00
TOTAL INCOME	2,851.87	17,367.41	-14,515.54	2,432,107.96	2,445,625.14	-13,517.18	2,480,360.00	48,252.04
EXPENSES								
SHARED BOULEVARD MAINTENANCE								
IRR REPAIRS - PARKVIEW	-	416.66	416.66	-	4,166.68	4,166.68	5,000.00	5,000.00
LANDSCAPE CONTRACT - PARKVIEW	1,573.14	1,548.67	-24.47	15,731.40	15,486.70	-244.70	18,584.00	2,852.60
LANDSCAPE EXTRAS - PARKVIEW	-	241.66	241.66	2,454.55	2,416.68	-37.87	2,900.00	445.45
TREE MAINT - PARKVIEW	-	1,358.33	1,358.33	13,789.28	13,583.34	-205.94	16,300.00	2,510.72
STREET LIGHTS - PARKVIEW	1,249.26	1,240.08	-9.18	12,034.94	12,400.80	365.86	14,881.00	2,846.06
ELECTRICITY-ENTRY/PARKVIEW	508.14	201.25	-306.89	4,453.35	2,012.50	-2,440.85	2,415.00	-2,038.35
WATER-IRRIGATION/PARKVIEW	634.00	1,531.25	897.25	14,486.20	15,312.50	826.30	18,375.00	3,888.80
ADMINISTRATIVE-PARKVIEW	546.00	546.00	-	5,460.00	5,460.00	-	6,552.00	1,092.00
TOTAL SHARED BLDV MAINTENANCE	4,510.54	7,083.90	2,573.36	68,409.72	70,839.20	2,429.48	85,007.00	16,597.28

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ANNUAL CONTRACTS								
LANDSCAPE CONTRACT	26,220.79	25,827.00	-393.79	261,988.05	258,270.00	-3,718.05	309,924.00	47,935.95
POOL CONTRACT	-	-	-	98,302.80	97,564.00	-738.80	97,564.00	-738.80
PEST CONTROL	224.50	137.83	-86.67	1,434.10	1,378.34	-55.76	1,654.00	219.90
MOSQUITO CONTROL	855.00	800.00	-55.00	4,065.00	6,400.00	2,335.00	8,000.00	3,935.00
TRASH SERVICE	45,967.48	45,967.50	0.02	459,674.80	459,675.00	0.20	551,610.00	91,935.20
PATROL SERVICE	25,219.00	38,975.75	13,756.75	306,681.00	389,757.50	83,076.50	467,709.00	161,028.00
DETENTION POND MANAGEMENT	600.00	600.00	-	6,000.00	6,000.00	-	7,200.00	1,200.00
SPLASH PAD MANAGEMENT	125.00	125.00	-	1,250.00	1,250.00	-	1,500.00	250.00
HOLIDAY DECORATIONS	-	-	-	7,869.27	9,981.00	2,111.73	9,981.00	2,111.73
TOTAL ANNUAL CONTRACTS	99,211.77	112,433.08	13,221.31	1,147,265.02	1,230,275.84	83,010.82	1,455,142.00	307,876.98
MAINTENANCE								
GENERAL R & M - GREEN TRAILS	1,850.00	833.33	-1,016.67	5,268.18	8,333.34	3,065.16	10,000.00	4,731.82
POWER WASH - WALLS/FENCES	-	-	-	-	3,500.00	3,500.00	3,500.00	3,500.00
IRRIGATION REPAIRS	2,313.28	2,500.00	186.72	58,530.82	25,000.00	-33,530.82	30,000.00	-28,530.82
DETENTION POND REPAIRS	-	141.67	141.67	879.75	1,416.70	536.95	1,700.00	820.25
TREE/SHRUB REMOVAL & TRIMMING	1,783.00	5,000.00	3,217.00	60,511.56	50,000.00	-10,511.56	60,000.00	-511.56
SPLASH PAD REPAIRS & MAINT	-	166.66	166.66	1,106.91	1,666.68	559.77	2,000.00	893.09
POOL REPAIRS & MAINT	2,402.95	1,666.67	-736.28	39,167.10	16,666.70	-22,500.40	20,000.00	-19,167.10
POOL SUPPLIES & EQUIPMENT	980.51	-	-980.51	2,995.51	5,000.00	2,004.49	5,000.00	2,004.49

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ACCESS GATE REPAIRS & MAINT	-	-	-	1,251.67	2,625.00	1,373.33	3,500.00	2,248.33
ELECTRICAL REPAIRS	-	416.67	416.67	5,379.30	4,166.70	-1,212.60	5,000.00	-379.30
TENNIS COURTS REPAIRS & MAINT	490.00	958.33	468.33	3,839.85	9,583.30	5,743.45	11,500.00	7,660.15
TOTAL MAINTENANCE	9,819.74	11,683.33	1,863.59	178,930.65	127,958.42	-50,972.23	152,200.00	-26,730.65
PROFESSIONAL SERVICES								
AUDIT/TAX PREPARATION	-	-	-	9,450.00	9,800.00	350.00	9,800.00	350.00
LEGAL - CORPORATE	-	125.00	125.00	910.00	1,250.00	340.00	1,500.00	590.00
LEGAL COLLECTIONS	276.50	1,250.00	973.50	5,096.25	12,500.00	7,403.75	15,000.00	9,903.75
LEGAL COLL - CHARGED TO OWNERS	-276.50	-625.00	-348.50	-4,908.54	-6,250.00	-1,341.46	-7,500.00	-2,591.46
LEGAL DEED VIOLATION	-	125.00	125.00	1,769.37	1,250.00	-519.37	1,500.00	-269.37
LEGAL DR - CHARGED TO OWNERS	-	-	-	-1,900.77	-	1,900.77	-	1,900.77
ADMINISTRATIVE FEES	4,954.00	4,954.00	-	49,540.00	49,540.00	-	59,448.00	9,908.00
GATE ADMINISTRATION	104.16	104.16	-	1,041.60	1,041.68	0.08	1,250.00	208.40
TOTAL PROFESSIONAL SERVICES	5,058.16	5,933.16	875.00	60,997.91	69,131.68	8,133.77	80,998.00	20,000.09
UTILITIES								
STREET LIGHTS	15,076.80	14,140.00	-936.80	141,722.69	141,400.00	-322.69	169,680.00	27,957.31
ELECTRICITY - REC CENTERS	1,144.12	1,026.83	-117.29	12,806.35	10,268.30	-2,538.05	12,322.00	-484.35
ELECTRICITY - ENTRIES	175.61	193.58	17.97	1,944.02	1,935.80	-8.22	2,323.00	378.98
TELEPHONES-GREEN TRAILS	202.18	575.00	372.82	5,904.59	5,750.00	-154.59	6,900.00	995.41
WATER & SEWER - REC CENTERS	1,233.71	1,050.00	-183.71	12,597.76	10,500.00	-2,097.76	12,600.00	2.24
WATER - IRRIGATION	6,528.28	10,762.50	4,234.22	71,016.79	107,625.00	36,608.21	129,150.00	58,133.21
TOTAL UTILITIES	24,360.70	27,747.91	3,387.21	245,992.20	277,479.10	31,486.90	332,975.00	86,982.80

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OTHER EXPENSES								
RENT/MEETING EXPENSES	42.31	166.67	124.36	1,480.88	1,666.70	185.82	2,000.00	519.12
STORAGE FEES	5.00	5.00	-	50.00	50.00	-	60.00	10.00
OFFICE SUPPLIES	1.50	41.66	40.16	102.42	416.68	314.26	500.00	397.58
COPIES	90.30	333.33	243.03	2,511.00	3,333.34	822.34	4,000.00	1,489.00
POSTAGE	202.94	500.00	297.06	4,394.88	5,000.00	605.12	6,000.00	1,605.12
DELIVERIES	-	-	-	148.58	50.00	-98.58	50.00	-98.58
DISTRIBUTION	-	-	-	775.15	800.00	24.85	800.00	24.85
DEED RESTRICTION EXPENSES	145.00	125.00	-20.00	1,410.00	1,250.00	-160.00	1,500.00	90.00
INSURANCE	3,597.58	3,544.00	-53.58	34,419.49	35,440.00	1,020.51	42,528.00	8,108.51
PROPERTY TAXES	-	14.16	14.16	-	141.68	141.68	170.00	170.00
BANK CHARGES	-	4.16	4.16	20.00	41.68	21.68	50.00	30.00
MISCELLANEOUS	-	-	-	823.99	500.00	-323.99	1,000.00	176.01
TOTAL OTHER EXPENSES	4,084.63	4,733.98	649.35	46,136.39	48,690.08	2,553.69	58,658.00	12,521.61
COMMITTEE OPERATING EXPENSES								
PARKS & PLAYGROUNDS	3,269.50	-	-3,269.50	22,720.45	37,800.00	15,079.55	37,800.00	15,079.55
COMMUNICATIONS	300.00	200.00	-100.00	2,000.00	2,000.00	-	2,400.00	400.00
COMMUNITY EVENTS	1,675.00	-	-1,675.00	15,696.59	24,900.00	9,203.41	24,900.00	9,203.41
PICKLEBALL	-	-	-	871.68	2,500.00	1,628.32	2,500.00	1,628.32
LANDSCAPE - OPERATING	2,271.40	-	-2,271.40	12,125.25	27,450.00	15,324.75	27,450.00	15,324.75

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SWIM TEAM	-	-	-	2,319.18	2,300.00	-19.18	2,300.00	-19.18
TOTAL COMMITTEE OPER EXPENSES	7,515.90	200.00	-7,315.90	55,733.15	96,950.00	41,216.85	97,350.00	41,616.85
CAPITAL RESERVES								
CAPITAL RESERVES	-	-	-	200,131.00	200,131.00	-	200,131.00	-
TOTAL CAPITAL RESERVES	-	-	-	200,131.00	200,131.00	-	200,131.00	-
COMMITTEE CAPITAL EXPENDITURES								
POOL	-	-	-	-	8,585.00	8,585.00	8,585.00	8,585.00
PARKS & PLAYGROUNDS	-	-	-	9,845.00	8,500.00	-1,345.00	8,500.00	-1,345.00
TOTAL COMMITTEE CAP EXPENDITURES	-	-	-	9,845.00	17,085.00	7,240.00	17,085.00	7,240.00
TOTAL EXPENSES	154,561.44	169,815.36	15,253.92	2,013,441.04	2,138,540.32	125,099.28	2,479,546.00	466,104.96
SURPLUS (DEFICIT)	-151,709.57	-152,447.95	738.38	418,666.92	307,084.82	111,582.10	814.00	-417,852.92