

Income Statement

12/15/2025

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JOANNE.MCINTYRE

Period: 11/01/25..11/30/25

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	145.47	333.33	-187.86	5,069.24	3,666.67	1,402.57	4,000.00	-1,069.24
INTEREST - OPERATING	894.29	833.33	60.96	19,326.77	9,166.63	10,160.14	10,000.00	-9,326.77
INTEREST - CONTINGENCY	21.20	-	21.20	254.47	-	254.47	-	-254.47
PARKVIEW SHARED BLVD	5,009.73	3,471.08	1,538.65	39,020.49	38,181.88	838.61	41,653.00	2,632.51
PATROL SERVICE	10,832.66	12,604.67	-1,772.01	110,371.98	138,651.37	-28,279.39	151,256.00	40,884.02
POOL/TENNIS ACCESS CARDS	-	125.00	-125.00	2,629.88	1,375.00	1,254.88	1,500.00	-1,129.88
MISCELLANEOUS INCOME	-	-	-	65.00	-	65.00	-	-65.00
TOTAL INCOME	16,903.35	17,367.41	-464.06	2,449,011.31	2,462,992.55	-13,981.24	2,480,360.00	31,348.69
EXPENSES								
SHARED BOULEVARD MAINTENANCE								
IRR REPAIRS - PARKVIEW	-	416.66	416.66	-	4,583.34	4,583.34	5,000.00	5,000.00
LANDSCAPE CONTRACT - PARKVIEW	1,573.14	1,548.67	-24.47	17,304.54	17,035.37	-269.17	18,584.00	1,279.46
LANDSCAPE EXTRAS - PARKVIEW	2,316.40	241.66	-2,074.74	4,770.95	2,658.34	-2,112.61	2,900.00	-1,870.95
TREE MAINT - PARKVIEW	-	1,358.33	1,358.33	13,789.28	14,941.67	1,152.39	16,300.00	2,510.72
STREET LIGHTS - PARKVIEW	2,544.66	1,240.08	-1,304.58	14,579.60	13,640.88	-938.72	14,881.00	301.40
ELECTRICITY-ENTRY/PARKVIEW	515.73	201.25	-314.48	4,969.08	2,213.75	-2,755.33	2,415.00	-2,554.08
WATER-IRRIGATION/PARKVIEW	2,728.00	1,531.25	-1,196.75	17,214.20	16,843.75	-370.45	18,375.00	1,160.80
ADMINISTRATIVE-PARKVIEW	546.00	546.00	-	6,006.00	6,006.00	-	6,552.00	546.00
TOTAL SHARED BLDV MAINTENANCE	10,223.93	7,083.90	-3,140.03	78,633.65	77,923.10	-710.55	85,007.00	6,373.35

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ANNUAL CONTRACTS								
LANDSCAPE CONTRACT	26,220.79	25,827.00	-393.79	288,208.84	284,097.00	-4,111.84	309,924.00	21,715.16
POOL CONTRACT	-	-	-	98,302.80	97,564.00	-738.80	97,564.00	-738.80
PEST CONTROL	-	137.83	137.83	1,434.10	1,516.17	82.07	1,654.00	219.90
MOSQUITO CONTROL	870.00	800.00	-70.00	4,935.00	7,200.00	2,265.00	8,000.00	3,065.00
TRASH SERVICE	45,967.48	45,967.50	0.02	505,642.28	505,642.50	0.22	551,610.00	45,967.72
PATROL SERVICE	36,296.00	38,975.75	2,679.75	342,977.00	428,733.25	85,756.25	467,709.00	124,732.00
DETENTION POND MANAGEMENT	600.00	600.00	-	6,600.00	6,600.00	-	7,200.00	600.00
SPLASH PAD MANAGEMENT	125.00	125.00	-	1,375.00	1,375.00	-	1,500.00	125.00
HOLIDAY DECORATIONS	2,458.09	-	-2,458.09	10,327.36	9,981.00	-346.36	9,981.00	-346.36
TOTAL ANNUAL CONTRACTS	112,537.36	112,433.08	-104.28	1,259,802.38	1,342,708.92	82,906.54	1,455,142.00	195,339.62
MAINTENANCE								
GENERAL R & M - GREEN TRAILS	-	833.33	833.33	5,268.18	9,166.67	3,898.49	10,000.00	4,731.82
POWER WASH - WALLS/FENCES	-	-	-	-	3,500.00	3,500.00	3,500.00	3,500.00
IRRIGATION REPAIRS	11,024.72	2,500.00	-8,524.72	69,555.54	27,500.00	-42,055.54	30,000.00	-39,555.54
DETENTION POND REPAIRS	-	141.67	141.67	879.75	1,558.37	678.62	1,700.00	820.25
TREE/SHRUB REMOVAL & TRIMMING	2,600.00	5,000.00	2,400.00	63,111.56	55,000.00	-8,111.56	60,000.00	-3,111.56
SPLASH PAD REPAIRS & MAINT	-	166.66	166.66	1,106.91	1,833.34	726.43	2,000.00	893.09
POOL REPAIRS & MAINT	490.00	1,666.67	1,176.67	39,657.10	18,333.37	-21,323.73	20,000.00	-19,657.10
POOL SUPPLIES & EQUIPMENT	-	-	-	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	4,583.37	-795.93	5,000.00	-379.30
TENNIS COURTS REPAIRS & MAINT	-	958.33	958.33	3,839.85	10,541.63	6,701.78	11,500.00	7,660.15
TOTAL MAINTENANCE	14,114.72	11,683.33	-2,431.39	193,045.37	139,641.75	-53,403.62	152,200.00	-40,845.37
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	1,375.00	465.00	1,500.00	590.00
LEGAL COLLECTIONS	31.75	1,250.00	1,218.25	5,128.00	13,750.00	8,622.00	15,000.00	9,872.00
LEGAL COLL - CHARGED TO OWNERS	-31.75	-625.00	-593.25	-4,940.29	-6,875.00	-1,934.71	-7,500.00	-2,559.71
LEGAL DEED VIOLATION	-	125.00	125.00	1,769.37	1,375.00	-394.37	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	-	54,494.00	54,494.00	-	59,448.00	4,954.00
GATE ADMINISTRATION	104.16	104.16	-	1,145.76	1,145.84	0.08	1,250.00	104.24
TOTAL PROFESSIONAL SERVICES	5,058.16	5,933.16	875.00	66,056.07	75,064.84	9,008.77	80,998.00	14,941.93
UTILITIES								
STREET LIGHTS	15,202.50	14,140.00	-1,062.50	156,925.19	155,540.00	-1,385.19	169,680.00	12,754.81
ELECTRICITY - REC CENTERS	1,131.25	1,026.83	-104.42	13,937.60	11,295.13	-2,642.47	12,322.00	-1,615.60
ELECTRICITY - ENTRIES	183.66	193.58	9.92	2,127.68	2,129.38	1.70	2,323.00	195.32
TELEPHONES-GREEN TRAILS	50.00	575.00	525.00	5,954.59	6,325.00	370.41	6,900.00	945.41
WATER & SEWER - REC CENTERS	1,221.05	1,050.00	-171.05	13,818.81	11,550.00	-2,268.81	12,600.00	-1,218.81
WATER - IRRIGATION	6,164.24	10,762.50	4,598.26	77,181.03	118,387.50	41,206.47	129,150.00	51,968.97
TOTAL UTILITIES	23,952.70	27,747.91	3,795.21	269,944.90	305,227.01	35,282.11	332,975.00	63,030.10

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OTHER EXPENSES								
RENT/MEETING EXPENSES	99.49	166.67	67.18	1,580.37	1,833.37	253.00	2,000.00	419.63
STORAGE FEES	878.87	5.00	-873.87	928.87	55.00	-873.87	60.00	-868.87
OFFICE SUPPLIES	1.75	41.66	39.91	104.17	458.34	354.17	500.00	395.83
COPIES	60.90	333.33	272.43	2,571.90	3,666.67	1,094.77	4,000.00	1,428.10
POSTAGE	184.12	500.00	315.88	4,579.00	5,500.00	921.00	6,000.00	1,421.00
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	95.00	125.00	30.00	1,505.00	1,375.00	-130.00	1,500.00	-5.00
INSURANCE	3,597.58	3,544.00	-53.58	38,017.07	38,984.00	966.93	42,528.00	4,510.93
PROPERTY TAXES	-	14.16	14.16	-	155.84	155.84	170.00	170.00
BANK CHARGES	-	4.16	4.16	20.00	45.84	25.84	50.00	30.00
MISCELLANEOUS	-	500.00	500.00	823.99	1,000.00	176.01	1,000.00	176.01
TOTAL OTHER EXPENSES	4,917.71	5,233.98	316.27	51,054.10	53,924.06	2,869.96	58,658.00	7,603.90
COMMITTEE OPERATING EXPENSES								
PARKS & PLAYGROUNDS	-	-	-	22,720.45	37,800.00	15,079.55	37,800.00	15,079.55
COMMUNICATIONS	500.00	200.00	-300.00	2,500.00	2,200.00	-300.00	2,400.00	-100.00
COMMUNITY EVENTS	4,657.14	-	-4,657.14	20,353.73	24,900.00	4,546.27	24,900.00	4,546.27
PICKLEBALL	-	-	-	871.68	2,500.00	1,628.32	2,500.00	1,628.32
LANDSCAPE - OPERATING	6,515.00	-	-6,515.00	18,640.25	27,450.00	8,809.75	27,450.00	8,809.75

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SWIM TEAM	-	-	-	2,319.18	2,300.00	-19.18	2,300.00	-19.18
TOTAL COMMITTEE OPER EXPENSES	11,672.14	200.00	-11,472.14	67,405.29	97,150.00	29,744.71	97,350.00	29,944.71
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	182,476.72	170,315.36	-12,161.36	2,195,917.76	2,308,855.68	112,937.92	2,479,546.00	283,628.24
SURPLUS (DEFICIT)	-165,573.37	-152,947.95	-12,625.42	253,093.55	154,136.87	98,956.68	814.00	-252,279.55