

Income Statement

Period: 09/01/25..09/30/25

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	189.66	333.33	-143.67	4,767.62	3,000.01	1,767.61	4,000.00	-767.62
INTEREST - OPERATING	1,361.40	833.33	528.07	17,724.49	7,499.97	10,224.52	10,000.00	-7,724.49
INTEREST - CONTINGENCY	22.42	-	22.42	211.36	-	211.36	-	-211.36
PARKVIEW SHARED BLVD	2,567.90	3,471.08	-903.18	31,800.60	31,239.72	560.88	41,653.00	9,852.40
PATROL SERVICE	10,832.66	12,604.67	-1,772.01	99,783.66	113,442.03	-13,658.37	151,256.00	51,472.34
POOL/TENNIS ACCESS CARDS	1,040.61	125.00	915.61	2,629.88	1,125.00	1,504.88	1,500.00	-1,129.88
MISCELLANEOUS INCOME	-	-	-	65.00	-	65.00	-	-65.00
TOTAL INCOME	16,014.65	17,367.41	-1,352.76	2,429,256.09	2,428,257.73	998.36	2,480,360.00	51,103.91
EXPENSES								
SHARED BOULEVARD MAINTENANCE								
IRR REPAIRS - PARKVIEW	-	416.66	416.66	-	3,750.02	3,750.02	5,000.00	5,000.00
LANDSCAPE CONTRACT - PARKVIEW	1,573.14	1,548.67	-24.47	14,158.26	13,938.03	-220.23	18,584.00	4,425.74
LANDSCAPE EXTRAS - PARKVIEW	-	241.66	241.66	2,454.55	2,175.02	-279.53	2,900.00	445.45
TREE MAINT - PARKVIEW	-	1,358.33	1,358.33	13,789.28	12,225.01	-1,564.27	16,300.00	2,510.72
STREET LIGHTS - PARKVIEW	1,129.06	1,240.08	111.02	10,785.68	11,160.72	375.04	14,881.00	4,095.32
ELECTRICITY-ENTRY/PARKVIEW	520.42	201.25	-319.17	3,945.21	1,811.25	-2,133.96	2,415.00	-1,530.21
WATER-IRRIGATION/PARKVIEW	1,472.00	1,531.25	59.25	13,852.20	13,781.25	-70.95	18,375.00	4,522.80
ADMINISTRATIVE-PARKVIEW	546.00	546.00	-	4,914.00	4,914.00	-	6,552.00	1,638.00
TOTAL SHARED BLDV MAINTENANCE	5,240.62	7,083.90	1,843.28	63,899.18	63,755.30	-143.88	85,007.00	21,107.82

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ANNUAL CONTRACTS								
LANDSCAPE CONTRACT	26,220.79	25,827.00	-393.79	235,767.26	232,443.00	-3,324.26	309,924.00	74,156.74
POOL CONTRACT	91.00	-	-91.00	98,302.80	97,564.00	-738.80	97,564.00	-738.80
PEST CONTROL	53.61	137.83	84.22	1,209.60	1,240.51	30.91	1,654.00	444.40
MOSQUITO CONTROL	-	800.00	800.00	3,210.00	5,600.00	2,390.00	8,000.00	4,790.00
TRASH SERVICE	45,967.48	45,967.50	0.02	413,707.32	413,707.50	0.18	551,610.00	137,902.68
PATROL SERVICE	25,219.00	38,975.75	13,756.75	281,462.00	350,781.75	69,319.75	467,709.00	186,247.00
DETENTION POND MANAGEMENT	600.00	600.00	-	5,400.00	5,400.00	-	7,200.00	1,800.00
SPLASH PAD MANAGEMENT	125.00	125.00	-	1,125.00	1,125.00	-	1,500.00	375.00
HOLIDAY DECORATIONS	-	-	-	7,869.27	9,981.00	2,111.73	9,981.00	2,111.73
TOTAL ANNUAL CONTRACTS	98,276.88	112,433.08	14,156.20	1,048,053.25	1,117,842.76	69,789.51	1,455,142.00	407,088.75
MAINTENANCE								
GENERAL R & M - GREEN TRAILS	140.75	833.33	692.58	3,418.18	7,500.01	4,081.83	10,000.00	6,581.82
POWER WASH - WALLS/FENCES	-	500.00	500.00	-	3,500.00	3,500.00	3,500.00	3,500.00
IRRIGATION REPAIRS	13,197.00	2,500.00	-10,697.00	56,217.54	22,500.00	-33,717.54	30,000.00	-26,217.54
DETENTION POND REPAIRS	99.00	141.67	42.67	879.75	1,275.03	395.28	1,700.00	820.25
TREE/SHRUB REMOVAL & TRIMMING	14,800.00	5,000.00	-9,800.00	58,728.56	45,000.00	-13,728.56	60,000.00	1,271.44
SPLASH PAD REPAIRS & MAINT	-	166.66	166.66	1,106.91	1,500.02	393.11	2,000.00	893.09
POOL REPAIRS & MAINT	5,160.46	1,666.67	-3,493.79	36,764.15	15,000.03	-21,764.12	20,000.00	-16,764.15
POOL SUPPLIES & EQUIPMENT	90.00	-	-90.00	2,015.00	5,000.00	2,985.00	5,000.00	2,985.00

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ACCESS GATE REPAIRS & MAINT	-	875.00	875.00	1,251.67	2,625.00	1,373.33	3,500.00	2,248.33
ELECTRICAL REPAIRS	-	416.67	416.67	5,379.30	3,750.03	-1,629.27	5,000.00	-379.30
TENNIS COURTS REPAIRS & MAINT	-	958.33	958.33	3,349.85	8,624.97	5,275.12	11,500.00	8,150.15
TOTAL MAINTENANCE	33,487.21	13,058.33	-20,428.88	169,110.91	116,275.09	-52,835.82	152,200.00	-16,910.91
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	1,125.00	215.00	1,500.00	590.00
LEGAL COLLECTIONS	1,804.39	1,250.00	-554.39	4,819.75	11,250.00	6,430.25	15,000.00	10,180.25
LEGAL COLL - CHARGED TO OWNERS	-1,804.39	-625.00	1,179.39	-4,632.04	-5,625.00	-992.96	-7,500.00	-2,867.96
LEGAL DEED VIOLATION	458.39	125.00	-333.39	1,769.37	1,125.00	-644.37	1,500.00	-269.37
LEGAL DR - CHARGED TO OWNERS	-458.39	-	458.39	-1,900.77	-	1,900.77	-	1,900.77
ADMINISTRATIVE FEES	4,954.00	4,954.00	-	44,586.00	44,586.00	-	59,448.00	14,862.00
GATE ADMINISTRATION	104.16	104.16	-	937.44	937.52	0.08	1,250.00	312.56
TOTAL PROFESSIONAL SERVICES	5,058.16	5,933.16	875.00	55,939.75	63,198.52	7,258.77	80,998.00	25,058.25
UTILITIES								
STREET LIGHTS	14,356.75	14,140.00	-216.75	126,645.89	127,260.00	614.11	169,680.00	43,034.11
ELECTRICITY - REC CENTERS	1,197.24	1,026.83	-170.41	11,662.23	9,241.47	-2,420.76	12,322.00	659.77
ELECTRICITY - ENTRIES	168.24	193.58	25.34	1,768.41	1,742.22	-26.19	2,323.00	554.59
TELEPHONES-GREEN TRAILS	642.85	575.00	-67.85	5,702.41	5,175.00	-527.41	6,900.00	1,197.59
WATER & SEWER - REC CENTERS	1,606.87	1,050.00	-556.87	11,364.05	9,450.00	-1,914.05	12,600.00	1,235.95
WATER - IRRIGATION	8,093.84	10,762.50	2,668.66	64,488.52	96,862.50	32,373.98	129,150.00	64,661.48
TOTAL UTILITIES	26,065.79	27,747.91	1,682.12	221,631.51	249,731.19	28,099.68	332,975.00	111,343.49

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OTHER EXPENSES								
RENT/MEETING EXPENSES	88.50	166.67	78.17	1,438.57	1,500.03	61.46	2,000.00	561.43
STORAGE FEES	5.00	5.00	-	45.00	45.00	-	60.00	15.00
OFFICE SUPPLIES	2.25	41.66	39.41	100.92	375.02	274.10	500.00	399.08
COPIES	39.45	333.33	293.88	2,420.70	3,000.01	579.31	4,000.00	1,579.30
POSTAGE	191.48	500.00	308.52	4,191.94	4,500.00	308.06	6,000.00	1,808.06
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	115.00	125.00	10.00	1,265.00	1,125.00	-140.00	1,500.00	235.00
INSURANCE	3,597.58	3,544.00	-53.58	30,821.91	31,896.00	1,074.09	42,528.00	11,706.09
PROPERTY TAXES	-	14.16	14.16	-	127.52	127.52	170.00	170.00
BANK CHARGES	-	4.16	4.16	20.00	37.52	17.52	50.00	30.00
MISCELLANEOUS	-	-	-	823.99	500.00	-323.99	1,000.00	176.01
TOTAL OTHER EXPENSES	4,039.26	4,733.98	694.72	42,051.76	43,956.10	1,904.34	58,658.00	16,606.24
COMMITTEE OPERATING EXPENSES								
PARKS & PLAYGROUNDS	-	-	-	19,450.95	37,800.00	18,349.05	37,800.00	18,349.05
COMMUNICATIONS	300.00	200.00	-100.00	1,700.00	1,800.00	100.00	2,400.00	700.00
COMMUNITY EVENTS	300.00	-	-300.00	14,021.59	24,900.00	10,878.41	24,900.00	10,878.41
PICKLEBALL	-	-	-	871.68	2,500.00	1,628.32	2,500.00	1,628.32
LANDSCAPE - OPERATING	-	-	-	9,853.85	27,450.00	17,596.15	27,450.00	17,596.15

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10/9/2025

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JOANNE.MCINTYRE

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SWIM TEAM	-	-	-	2,319.18	2,300.00	-19.18	2,300.00	-19.18
TOTAL COMMITTEE OPER EXPENSES	600.00	200.00	-400.00	48,217.25	96,750.00	48,532.75	97,350.00	49,132.75
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	172,767.92	171,190.36	-1,577.56	1,858,879.61	1,968,724.96	109,845.35	2,479,546.00	620,666.39
SURPLUS (DEFICIT)	-156,753.27	-153,822.95	-2,930.32	570,376.48	459,532.77	110,843.71	814.00	-569,562.48