

Income Statement

2/15/2026

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JOANNE.MCINTYRE

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

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
INCOME								
MAINTENANCE FEE INCOME	2,333,795.00	2,333,795.00	-	2,333,795.00	2,333,795.00	-	2,333,795.00	-
DELINQUENCIES	-	-	-	-	-	-	-11,360.00	-11,360.00
INTEREST ON UNPAID ASSESSMENTS	2,366.70	375.00	1,991.70	2,366.70	375.00	1,991.70	4,500.00	2,133.30
INTEREST - OPERATING	2,071.15	1,250.00	821.15	2,071.15	1,250.00	821.15	15,000.00	12,928.85
INTEREST - CONTINGENCY	0.80	-	0.80	0.80	-	0.80	-	-0.80
PARKVIEW SHARED BLVD	2,080.85	3,625.25	-1,544.40	2,080.85	3,625.25	-1,544.40	43,503.00	41,422.15
PATROL SERVICE	10,832.66	12,603.42	-1,770.76	10,832.66	12,603.42	-1,770.76	151,241.04	140,408.38
POOL/TENNIS ACCESS CARDS	-	125.00	-125.00	-	125.00	-125.00	1,500.00	1,500.00
TOTAL INCOME	2,351,147.16	2,351,773.67	-626.51	2,351,147.16	2,351,773.67	-626.51	2,538,179.04	187,031.88
EXPENSES								
SHARED BOULEVARD MAINTENANCE								
IRR REPAIRS - PARKVIEW	-	416.63	416.63	-	416.63	416.63	5,000.00	5,000.00
LANDSCAPE CONTRACT - PARKVIEW	1,573.14	1,575.00	1.86	1,573.14	1,575.00	1.86	18,900.00	17,326.86
LANDSCAPE EXTRAS - PARKVIEW	-	250.00	250.00	-	250.00	250.00	3,000.00	3,000.00
TREE MAINT - PARKVIEW	-	1,350.00	1,350.00	-	1,350.00	1,350.00	16,200.00	16,200.00
STREET LIGHTS - PARKVIEW	1,360.42	1,208.33	-152.09	1,360.42	1,208.33	-152.09	14,500.00	13,139.58
ELECTRICITY-ENTRY/PARKVIEW	607.07	425.00	-182.07	607.07	425.00	-182.07	5,100.00	4,492.93
WATER-IRRIGATION/PARKVIEW	160.00	1,627.50	1,467.50	160.00	1,627.50	1,467.50	19,530.00	19,370.00
ADMINISTRATIVE-PARKVIEW	546.00	546.00	-	546.00	546.00	-	6,552.00	6,006.00
TOTAL SHARED BLDV MAINTENANCE	4,246.63	7,398.46	3,151.83	4,246.63	7,398.46	3,151.83	88,782.00	84,535.37
ANNUAL CONTRACTS								

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LANDSCAPE CONTRACT	26,220.79	26,346.37	125.58	26,220.79	26,346.37	125.58	316,156.00	289,935.21
POOL CONTRACT	-	99,953.00	99,953.00	-	99,953.00	99,953.00	99,953.00	99,953.00
PEST CONTROL	170.89	137.87	-33.02	170.89	137.87	-33.02	1,654.00	1,483.11
MOSQUITO CONTROL	-	666.67	666.67	-	666.67	666.67	8,000.00	8,000.00
TRASH SERVICE	48,254.50	48,254.50	-	48,254.50	48,254.50	-	579,054.00	530,799.50
PATROL SERVICE	36,296.00	38,972.00	2,676.00	36,296.00	38,972.00	2,676.00	467,664.00	431,368.00
DETENTION POND MANAGEMENT	600.00	600.00	-	600.00	600.00	-	7,200.00	6,600.00
SPLASH PAD MANAGEMENT	145.00	145.00	-	145.00	145.00	-	1,740.00	1,595.00
HOLIDAY DECORATIONS	-	-	-	-	-	-	9,981.00	9,981.00
TOTAL ANNUAL CONTRACTS	111,687.18	215,075.41	103,388.23	111,687.18	215,075.41	103,388.23	1,491,402.00	1,379,714.82
MAINTENANCE								
GENERAL R & M - GREEN TRAILS	286.02	833.33	547.31	286.02	833.33	547.31	10,000.00	9,713.98
POWER WASH - WALLS/FENCES	-	-	-	-	-	-	3,500.00	3,500.00
IRRIGATION REPAIRS	1,829.16	5,000.00	3,170.84	1,829.16	5,000.00	3,170.84	60,000.00	58,170.84
DETENTION POND REPAIRS	-	141.67	141.67	-	141.67	141.67	1,700.00	1,700.00
TREE/SHRUB REMOVAL & TRIMMING	16,786.75	5,000.00	-11,786.75	16,786.75	5,000.00	-11,786.75	60,000.00	43,213.25
SPLASH PAD REPAIRS & MAINT	2,255.00	-	-2,255.00	2,255.00	-	-2,255.00	2,000.00	-255.00
POOL REPAIRS & MAINT	555.00	2,083.33	1,528.33	555.00	2,083.33	1,528.33	25,000.00	24,445.00
POOL SUPPLIES & EQUIPMENT	480.00	-	-480.00	480.00	-	-480.00	5,000.00	4,520.00
ACCESS GATE REPAIRS & MAINT	1,940.92	291.63	-1,649.29	1,940.92	291.63	-1,649.29	3,500.00	1,559.08
ELECTRICAL REPAIRS	564.03	416.67	-147.36	564.03	416.67	-147.36	5,000.00	4,435.97

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TENNIS COURTS REPAIRS & MAINT	-	835.00	835.00	-	835.00	835.00	10,020.00	10,020.00
TOTAL MAINTENANCE	24,696.88	14,601.63	-10,095.25	24,696.88	14,601.63	-10,095.25	185,720.00	161,023.12
PROFESSIONAL SERVICES								
AUDIT/TAX PREPARATION	-	-	-	-	-	-	9,600.00	9,600.00
LEGAL - CORPORATE	175.00	125.00	-50.00	175.00	125.00	-50.00	1,500.00	1,325.00
LEGAL COLLECTIONS	-	1,250.00	1,250.00	-	1,250.00	1,250.00	15,000.00	15,000.00
LEGAL COLL - CHARGED TO OWNERS	-203.70	-625.00	-421.30	-203.70	-625.00	-421.30	-7,500.00	-7,296.30
LEGAL DEED VIOLATION	203.70	125.00	-78.70	203.70	125.00	-78.70	1,500.00	1,296.30
ADMINISTRATIVE FEES	5,104.00	4,954.00	-150.00	5,104.00	4,954.00	-150.00	59,448.00	54,344.00
GATE ADMINISTRATION	125.00	104.17	-20.83	125.00	104.17	-20.83	1,250.00	1,125.00
TOTAL PROFESSIONAL SERVICES	5,404.00	5,933.17	529.17	5,404.00	5,933.17	529.17	80,798.00	75,394.00
UTILITIES								
STREET LIGHTS	15,733.63	14,041.67	-1,691.96	15,733.63	14,041.67	-1,691.96	168,500.00	152,766.37
ELECTRICITY - REC CENTERS	1,418.45	1,308.33	-110.12	1,418.45	1,308.33	-110.12	15,700.00	14,281.55
ELECTRICITY - ENTRIES	216.09	200.00	-16.09	216.09	200.00	-16.09	2,400.00	2,183.91
TELEPHONES-GREEN TRAILS	677.90	633.33	-44.57	677.90	633.33	-44.57	7,600.00	6,922.10
WATER & SEWER - REC CENTERS	18.50	1,286.25	1,267.75	18.50	1,286.25	1,267.75	15,435.00	15,416.50
WATER - IRRIGATION	1,443.10	8,750.00	7,306.90	1,443.10	8,750.00	7,306.90	105,000.00	103,556.90
TOTAL UTILITIES	19,507.67	26,219.58	6,711.91	19,507.67	26,219.58	6,711.91	314,635.00	295,127.33

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OTHER EXPENSES								
RENT/MEETING EXPENSES	-	200.00	200.00	-	200.00	200.00	2,000.00	2,000.00
STORAGE FEES	5.00	5.00	-	5.00	5.00	-	60.00	55.00
OFFICE SUPPLIES	-	41.67	41.67	-	41.67	41.67	500.00	500.00
COPIES	-	333.33	333.33	-	333.33	333.33	4,000.00	4,000.00
POSTAGE	-	500.00	500.00	-	500.00	500.00	6,000.00	6,000.00
DELIVERIES	-	-	-	-	-	-	150.00	150.00
DISTRIBUTION	-	-	-	-	-	-	800.00	800.00
DEED RESTRICTION EXPENSES	-	125.00	125.00	-	125.00	125.00	1,500.00	1,500.00
INSURANCE	3,597.58	3,777.50	179.92	3,597.58	3,777.50	179.92	45,330.00	41,732.42
PROPERTY TAXES	-	-	-	-	-	-	170.00	170.00
BANK CHARGES	20.00	10.00	-10.00	20.00	10.00	-10.00	50.00	30.00
MISCELLANEOUS	-	83.33	83.33	-	83.33	83.33	1,000.00	1,000.00
TOTAL OTHER EXPENSES	3,622.58	5,075.83	1,453.25	3,622.58	5,075.83	1,453.25	61,560.00	57,937.42
COMMITTEE OPERATING EXPENSES								
PARKS & PLAYGROUNDS	640.91	30,500.00	29,859.09	640.91	30,500.00	29,859.09	30,500.00	29,859.09
COMMUNICATIONS	300.00	300.00	-	300.00	300.00	-	3,600.00	3,300.00
COMMUNITY EVENTS	1,868.71	22,600.00	20,731.29	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	1,454.85	2,500.00	1,045.15	2,500.00	1,045.15
LANDSCAPE - OPERATING	-	28,450.00	28,450.00	-	28,450.00	28,450.00	28,450.00	28,450.00

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SWIM TEAM	-	3,000.00	3,000.00	-	3,000.00	3,000.00	3,000.00	3,000.00
TOTAL COMMITTEE OPER EXPENSES	4,264.47	87,350.00	83,085.53	4,264.47	87,350.00	83,085.53	90,650.00	86,385.53
CAPITAL RESERVES								
CAPITAL RESERVES	-	-	-	-	-	-	207,000.00	207,000.00
TOTAL CAPITAL RESERVES	-	-	-	-	-	-	207,000.00	207,000.00
COMMITTEE CAPITAL EXPENDITURES								
POOL	-	6,500.00	6,500.00	-	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	6,500.00	6,500.00
TOTAL EXPENSES	173,429.41	368,154.08	194,724.67	173,429.41	368,154.08	194,724.67	2,527,047.00	2,353,617.59
SURPLUS (DEFICIT)	2,177,717.75	1,983,619.59	194,098.16	2,177,717.75	1,983,619.59	194,098.16	11,132.04	-2,166,585.71