



# **Green Mountain Phase 1 Homeowners Association**

## **Unaudited Financial Reports**

**4/30/2025**

The reports may not include adjustments if any, that were made by your CPA's at your last year end. We strongly suggest you use the CPA prepared financials for any official purpose.

**Green Mountain Phase 1 Homeowners Association**  
**Balance Sheet**  
**4/30/2025**

|                                                        | Operating   | Shared Pool<br>Operating | Reserves    | Shared Pool<br>Reserve | Total        |
|--------------------------------------------------------|-------------|--------------------------|-------------|------------------------|--------------|
| <b>Assets</b>                                          |             |                          |             |                        |              |
| <u>Current Assets</u>                                  |             |                          |             |                        |              |
| 1000 - Alliance Bank Operating (Primary) - Rate Varies | \$53,766.06 | \$39,382.30              |             |                        | \$93,148.36  |
| 1100 - Alliance Bank Money Market - Rate Varies        |             |                          | \$15,499.94 |                        | \$15,499.94  |
| 1105 - Alliance Bank Pool Reserves - Rate Varies       |             |                          |             | \$52,129.57            | \$52,129.57  |
| 1130 - Key Bank Checking - Rate Varies                 | \$196.33    |                          |             |                        | \$196.33     |
| 1145 - Key Bank - CD 5.00% Exp 4/29/25                 |             |                          | \$83,791.64 |                        | \$83,791.64  |
| 1155 - Key Bank - CD 3.5% Exp 11/05/25                 | \$32,294.24 |                          |             |                        | \$32,294.24  |
| 1200 - Assessments Receivable                          | \$6,907.74  | \$421.42                 |             |                        | \$7,329.16   |
| 1350 - Prepaid Insurance                               | \$2,543.44  | \$2,543.44               |             |                        | \$5,086.88   |
| <u>Total Current Assets</u>                            | \$95,707.81 | \$42,347.16              | \$99,291.58 | \$52,129.57            | \$289,476.12 |
| <i>Assets Total</i>                                    | \$95,707.81 | \$42,347.16              | \$99,291.58 | \$52,129.57            | \$289,476.12 |
| <br>                                                   |             |                          |             |                        |              |
|                                                        | Operating   | Shared Pool<br>Operating | Reserves    | Shared Pool<br>Reserve | Total        |
| <b>Liabilities &amp; Equity</b>                        |             |                          |             |                        |              |
| <u>Current Liabilities</u>                             |             |                          |             |                        |              |
| 2000 - Accounts Payable                                | \$8,217.73  | \$392.57                 |             |                        | \$8,610.30   |
| 2200 - Prepaid Assessments                             | \$18,804.63 |                          |             |                        | \$18,804.63  |
| 2520 - Other Accrued Liabilities                       | \$390.00    | \$1,002.00               |             |                        | \$1,392.00   |
| <u>Total Current Liabilities</u>                       | \$27,412.36 | \$1,394.57               | \$0.00      | \$0.00                 | \$28,806.93  |
| <br>                                                   |             |                          |             |                        |              |
| <u>Long-Term Liabilities</u>                           |             |                          |             |                        |              |
| 2900 - Reserves - Contract Liability                   |             |                          | \$99,291.58 | \$52,129.57            | \$151,421.15 |
| <u>Total Long-Term Liabilities</u>                     | \$0.00      |                          | \$99,291.58 | \$52,129.57            | \$151,421.15 |
| <br>                                                   |             |                          |             |                        |              |
| <u>Retained Earnings</u>                               | \$61,430.34 | \$26,219.14              | \$0.00      | \$0.00                 | \$87,649.48  |
| <br>                                                   |             |                          |             |                        |              |
| <u>Net Income</u>                                      | \$6,865.11  | \$14,733.45              | \$0.00      | \$0.00                 | \$21,598.56  |
| <br>                                                   |             |                          |             |                        |              |
| <i>Liabilities and Equity Total</i>                    | \$95,707.81 | \$42,347.16              | \$99,291.58 | \$52,129.57            | \$289,476.12 |

**Green Mountain Phase 1 Homeowners Association**  
**Budget Comparison Report by Cost Center - Operating**  
**4/1/2025 - 4/30/2025**

| 4/1/2025 - 4/30/2025 |                   |                     |                                               | 1/1/2025 - 4/30/2025 |                   |                     |                      |
|----------------------|-------------------|---------------------|-----------------------------------------------|----------------------|-------------------|---------------------|----------------------|
| <u>MTD Actual</u>    | <u>MTD Budget</u> | <u>MTD Variance</u> | <u>Accounts</u>                               | <u>YTD Actual</u>    | <u>YTD Budget</u> | <u>YTD Variance</u> | <u>Annual Budget</u> |
| <b>Income</b>        |                   |                     |                                               |                      |                   |                     |                      |
|                      |                   |                     | <u>Revenue</u>                                |                      |                   |                     |                      |
| \$12,957.16          | \$12,957.89       | (\$0.73)            | 4000 - Assessment Income                      | \$51,828.64          | \$51,831.56       | (\$2.92)            | \$155,494.67         |
| \$200.00             | \$0.00            | \$200.00            | 4200 - Late Fees                              | \$737.50             | \$0.00            | \$737.50            | \$0.00               |
| \$109.26             | \$416.67          | (\$307.41)          | 4350 - Interest Income                        | \$2,006.96           | \$1,666.68        | \$340.28            | \$5,000.00           |
| \$458.76             | \$0.00            | \$458.76            | 4360 - Other Income                           | \$1,580.61           | \$0.00            | \$1,580.61          | \$0.00               |
| \$13,725.18          | \$13,374.56       | \$350.62            | <u>Total Revenue</u>                          | \$56,153.71          | \$53,498.24       | \$2,655.47          | \$160,494.67         |
| \$13,725.18          | \$13,374.56       | \$350.62            | <b>Total Income</b>                           | \$56,153.71          | \$53,498.24       | \$2,655.47          | \$160,494.67         |
| <b>Expense</b>       |                   |                     |                                               |                      |                   |                     |                      |
|                      |                   |                     | <u>Grounds Maintenance &amp; Repair</u>       |                      |                   |                     |                      |
| \$185.00             | \$222.26          | \$37.26             | 5000 - Landscape Maintenance Contract         | \$684.19             | \$889.04          | \$204.85            | \$2,667.17           |
| \$0.00               | \$83.33           | \$83.33             | 5200 - Property Maintenance                   | \$0.00               | \$333.32          | \$333.32            | \$1,000.00           |
| \$185.00             | \$305.59          | \$120.59            | <u>Total Grounds Maintenance &amp; Repair</u> | \$684.19             | \$1,222.36        | \$538.17            | \$3,667.17           |
|                      |                   |                     | <u>Operating Expenses</u>                     |                      |                   |                     |                      |
| \$6,810.00           | \$6,810.00        | \$0.00              | 7500 - Master Association Dues                | \$27,240.00          | \$27,240.00       | \$0.00              | \$81,720.00          |
| \$0.00               | \$0.00            | \$0.00              | 7510 - Audit/Review Expense                   | \$350.00             | \$350.00          | \$0.00              | \$2,800.00           |
| \$0.00               | \$83.33           | \$83.33             | 7550 - Community Function Expense             | \$0.00               | \$333.32          | \$333.32            | \$1,000.00           |
| \$0.00               | \$0.00            | \$0.00              | 7580 - Income Tax Expense                     | \$1,650.00           | \$1,200.00        | (\$450.00)          | \$1,200.00           |
| \$195.96             | \$195.62          | (\$0.34)            | 7590 - Insurance                              | \$783.84             | \$782.48          | (\$1.36)            | \$2,347.50           |
| \$0.00               | \$708.33          | \$708.33            | 7650 - Legal                                  | \$0.00               | \$2,833.32        | \$2,833.32          | \$8,500.00           |
| \$0.00               | \$0.00            | \$0.00              | 7670 - Lien Filing                            | \$495.00             | \$0.00            | (\$495.00)          | \$0.00               |
| \$2,885.00           | \$2,630.75        | (\$254.25)          | 7690 - Management Fees                        | \$10,712.60          | \$10,523.00       | (\$189.60)          | \$31,569.00          |
| \$30.00              | \$708.33          | \$678.33            | 7730 - Office Supplies                        | \$709.29             | \$2,833.32        | \$2,124.03          | \$8,500.00           |
| \$1,509.67           | \$1,509.67        | \$0.00              | 7745 - Reserve Transfer                       | \$6,038.68           | \$6,038.68        | \$0.00              | \$18,116.00          |
| \$0.00               | \$0.00            | \$0.00              | 7750 - Reserve Study                          | \$625.00             | \$625.00          | \$0.00              | \$625.00             |
| \$0.00               | \$0.00            | \$0.00              | 7760 - Tax Return Preparation                 | \$0.00               | \$0.00            | \$0.00              | \$450.00             |
| \$11,430.63          | \$12,646.03       | \$1,215.40          | <u>Total Operating Expenses</u>               | \$48,604.41          | \$52,759.12       | \$4,154.71          | \$156,827.50         |

**Green Mountain Phase 1 Homeowners Association**  
**Budget Comparison Report by Cost Center - Operating**  
**4/1/2025 - 4/30/2025**

| 4/1/2025 - 4/30/2025 |                   |                     |                      | 1/1/2025 - 4/30/2025 |                   |                     |                      |
|----------------------|-------------------|---------------------|----------------------|----------------------|-------------------|---------------------|----------------------|
| <u>MTD Actual</u>    | <u>MTD Budget</u> | <u>MTD Variance</u> | <u>Accounts</u>      | <u>YTD Actual</u>    | <u>YTD Budget</u> | <u>YTD Variance</u> | <u>Annual Budget</u> |
| \$11,615.63          | \$12,951.62       | \$1,335.99          | <b>Total Expense</b> | \$49,288.60          | \$53,981.48       | \$4,692.88          | \$160,494.67         |
| \$2,109.55           | \$422.94          | \$1,686.61          | Operating Net Income | \$6,865.11           | (\$483.24)        | \$7,348.35          | \$0.00               |

**Green Mountain Phase 1 Homeowners Association**  
**Budget Comparison Report by Cost Center - Shared Pool Operating**  
**4/1/2025 - 4/30/2025**

| 4/1/2025 - 4/30/2025 |            |              |                                              | 1/1/2025 - 4/30/2025 |             |              |               |
|----------------------|------------|--------------|----------------------------------------------|----------------------|-------------|--------------|---------------|
| MTD Actual           | MTD Budget | MTD Variance | Accounts                                     | YTD Actual           | YTD Budget  | YTD Variance | Annual Budget |
| Income               |            |              |                                              |                      |             |              |               |
|                      |            |              | Revenue                                      |                      |             |              |               |
| \$3,613.84           | \$3,614.02 | (\$0.18)     | 4100 - Shared Pool Phase 1 Assessment Income | \$14,455.82          | \$14,456.08 | (\$0.26)     | \$43,368.20   |
| \$3,216.00           | \$3,216.00 | \$0.00       | 4105 - Shared Pool Phase 2 Assessment Income | \$12,863.54          | \$12,864.00 | (\$0.46)     | \$38,591.97   |
| \$6,829.84           | \$6,830.02 | (\$0.18)     | Total Revenue                                | \$27,319.36          | \$27,320.08 | (\$0.72)     | \$81,960.17   |
| \$6,829.84           | \$6,830.02 | (\$0.18)     | Total Income                                 | \$27,319.36          | \$27,320.08 | (\$0.72)     | \$81,960.17   |
| Expense              |            |              |                                              |                      |             |              |               |
|                      |            |              | Pool Services                                |                      |             |              |               |
| \$195.96             | \$195.62   | (\$0.34)     | 5500 - Pool - Insurance                      | \$783.84             | \$782.48    | (\$1.36)     | \$2,347.50    |
| \$0.00               | \$325.50   | \$325.50     | 5550 - Pool - Porter Services                | \$0.00               | \$1,302.00  | \$1,302.00   | \$3,906.00    |
| \$0.00               | \$35.42    | \$35.42      | 5575 - Pool - Porter Supplies                | \$0.00               | \$141.68    | \$141.68     | \$425.00      |
| \$501.00             | \$601.95   | \$100.95     | 5600 - Pool - Landscaping                    | \$2,059.81           | \$2,407.80  | \$347.99     | \$7,223.39    |
| \$0.00               | \$39.58    | \$39.58      | 5625 - Pool - Irrigation                     | \$0.00               | \$158.32    | \$158.32     | \$475.00      |
| \$0.00               | \$10.00    | \$10.00      | 5700 - Pool - Backflow                       | \$0.00               | \$40.00     | \$40.00      | \$120.00      |
| \$1,008.33           | \$1,008.33 | \$0.00       | 5725 - Pool - Reserve Transfer               | \$4,033.32           | \$4,033.32  | \$0.00       | \$12,100.00   |
| \$0.00               | \$708.33   | \$708.33     | 5730 - Pool - Security                       | \$0.00               | \$2,833.32  | \$2,833.32   | \$8,500.00    |
| \$222.75             | \$202.91   | (\$19.84)    | 5775 - Pool - Electric                       | \$1,149.61           | \$811.64    | (\$337.97)   | \$2,434.92    |
| \$26.62              | \$387.97   | \$361.35     | 5825 - Pool - Gas                            | \$85.06              | \$1,551.88  | \$1,466.82   | \$4,655.60    |
| \$143.20             | \$750.00   | \$606.80     | 5850 - Pool - Water & Sewer                  | \$276.52             | \$1,500.00  | \$1,223.48   | \$4,500.00    |
| \$84.55              | \$84.50    | (\$0.05)     | 5875 - Pool - Cable & Telephone              | \$338.14             | \$338.00    | (\$0.14)     | \$1,014.00    |
| \$296.87             | \$250.00   | (\$46.87)    | 6025 - Pool - General Maintenance            | \$1,184.09           | \$1,000.00  | (\$184.09)   | \$3,000.00    |
| \$129.20             | \$1,163.56 | \$1,034.36   | 6075 - Pool - Chemicals                      | \$651.52             | \$4,654.24  | \$4,002.72   | \$13,962.76   |
| \$0.00               | \$833.33   | \$833.33     | 6125 - Pool - Service Contract               | \$0.00               | \$3,333.32  | \$3,333.32   | \$10,000.00   |
| \$2,608.48           | \$6,597.00 | \$3,988.52   | Total Pool Services                          | \$10,561.91          | \$24,888.00 | \$14,326.09  | \$74,664.17   |

### Operating Expenses

**Green Mountain Phase 1 Homeowners Association**  
**Budget Comparison Report by Cost Center - Shared Pool Operating**  
**4/1/2025 - 4/30/2025**

| 4/1/2025 - 4/30/2025 |                   |                     |                                  | 1/1/2025 - 4/30/2025 |                   |                     |                      |
|----------------------|-------------------|---------------------|----------------------------------|----------------------|-------------------|---------------------|----------------------|
| <u>MTD Actual</u>    | <u>MTD Budget</u> | <u>MTD Variance</u> | <u>Accounts</u>                  | <u>YTD Actual</u>    | <u>YTD Budget</u> | <u>YTD Variance</u> | <u>Annual Budget</u> |
| \$0.00               | \$0.00            | \$0.00              | 7660 - Licenses and Fees         | \$1,399.00           | \$1,100.00        | (\$299.00)          | \$1,100.00           |
| \$0.00               | \$464.25          | \$464.25            | 7690 - Management Fees           | \$0.00               | \$1,857.00        | \$1,857.00          | \$5,571.00           |
| \$0.00               | \$0.00            | \$0.00              | 7750 - Reserve Study             | \$625.00             | \$625.00          | \$0.00              | \$625.00             |
| \$0.00               | \$464.25          | \$464.25            | <u>Total Operating Expenses</u>  | \$2,024.00           | \$3,582.00        | \$1,558.00          | \$7,296.00           |
| \$2,608.48           | \$7,061.25        | \$4,452.77          | <b>Total Expense</b>             | \$12,585.91          | \$28,470.00       | \$15,884.09         | \$81,960.17          |
| \$4,221.36           | (\$231.23)        | \$4,452.59          | Shared Pool Operating Net Income | \$14,733.45          | (\$1,149.92)      | \$15,883.37         | \$0.00               |

**Green Mountain Phase 1 Homeowners Association**  
**Budget Comparison Report by Cost Center - Reserves**  
**4/1/2025 - 4/30/2025**

| 4/1/2025 - 4/30/2025 |                   |                     |                        | 1/1/2025 - 4/30/2025 |                   |                     |                      |
|----------------------|-------------------|---------------------|------------------------|----------------------|-------------------|---------------------|----------------------|
| <u>MTD Actual</u>    | <u>MTD Budget</u> | <u>MTD Variance</u> | <u>Accounts</u>        | <u>YTD Actual</u>    | <u>YTD Budget</u> | <u>YTD Variance</u> | <u>Annual Budget</u> |
| <b>Income</b>        |                   |                     |                        |                      |                   |                     |                      |
|                      |                   |                     | <u>Revenue</u>         |                      |                   |                     |                      |
| (\$3,016.41)         | \$0.00            | (\$3,016.41)        | 4175 - Reserve Income  | (\$3,021.97)         | \$0.00            | (\$3,021.97)        | \$0.00               |
| \$3,016.41           | \$60.74           | \$2,955.67          | 4350 - Interest Income | \$3,021.97           | \$242.96          | \$2,779.01          | \$728.82             |
| \$0.00               | \$60.74           | (\$60.74)           | <u>Total Revenue</u>   | \$0.00               | \$242.96          | (\$242.96)          | \$728.82             |
| \$0.00               | \$60.74           | (\$60.74)           | <b>Total Income</b>    | \$0.00               | \$242.96          | (\$242.96)          | \$728.82             |
| <b>Expense</b>       |                   |                     |                        |                      |                   |                     |                      |
| \$0.00               | \$0.00            | \$0.00              | <b>Total Expense</b>   | \$0.00               | \$0.00            | \$0.00              | \$0.00               |
| \$0.00               | \$60.74           | (\$60.74)           | Reserves Net Income    | \$0.00               | \$242.96          | (\$242.96)          | \$728.82             |

**Green Mountain Phase 1 Homeowners Association**  
**Budget Comparison Report by Cost Center - Shared Pool Reserve**  
**4/1/2025 - 4/30/2025**

| 4/1/2025 - 4/30/2025 |                   |                     |                                | 1/1/2025 - 4/30/2025 |                   |                     |                      |
|----------------------|-------------------|---------------------|--------------------------------|----------------------|-------------------|---------------------|----------------------|
| <u>MTD Actual</u>    | <u>MTD Budget</u> | <u>MTD Variance</u> | <u>Accounts</u>                | <u>YTD Actual</u>    | <u>YTD Budget</u> | <u>YTD Variance</u> | <u>Annual Budget</u> |
| <b>Income</b>        |                   |                     |                                |                      |                   |                     |                      |
|                      |                   |                     | <u>Revenue</u>                 |                      |                   |                     |                      |
| (\$4.36)             | \$0.00            | (\$4.36)            | 4175 - Reserve Income          | (\$10.32)            | \$0.00            | (\$10.32)           | \$0.00               |
| \$4.36               | \$0.00            | \$4.36              | 4350 - Interest Income         | \$10.32              | \$0.00            | \$10.32             | \$0.00               |
| \$0.00               | \$0.00            | \$0.00              | <u>Total Revenue</u>           | \$0.00               | \$0.00            | \$0.00              | \$0.00               |
| \$0.00               | \$0.00            | \$0.00              | <b>Total Income</b>            | \$0.00               | \$0.00            | \$0.00              | \$0.00               |
| <b>Expense</b>       |                   |                     |                                |                      |                   |                     |                      |
| \$0.00               | \$0.00            | \$0.00              | <b>Total Expense</b>           | \$0.00               | \$0.00            | \$0.00              | \$0.00               |
| \$0.00               | \$0.00            | \$0.00              | Shared Pool Reserve Net Income | \$0.00               | \$0.00            | \$0.00              | \$0.00               |