



Green Mountain Phase 1 Homeowners Association

Unaudited Financial Reports

6/30/2025

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
6/30/2025

| | Operating | Shared Pool Operating | Reserves | Shared Pool Reserve | Total |
|--|--------------------|--------------------------|---------------------|------------------------|---------------------|
| Assets | | | | | |
| <u>Current Assets</u> | | | | | |
| 1000 - Alliance Bank Operating (Primary) - Rate Varies | \$46,963.23 | \$42,840.48 | | | \$89,803.71 |
| 1100 - Alliance Bank Money Market - Rate Varies | | | \$28,317.29 | | \$28,317.29 |
| 1105 - Alliance Bank Pool Reserves - Rate Varies | | | | \$54,162.15 | \$54,162.15 |
| 1130 - Key Bank Checking - Rate Varies | \$196.33 | | | | \$196.33 |
| 1155 - Key Bank - CD 3.5% Exp 11/05/25 | \$32,385.67 | | | | \$32,385.67 |
| 1160 - Alliance Bank - CD 3.74% Exp 11/05/25 | | | \$74,235.06 | | \$74,235.06 |
| 1200 - Assessments Receivable | \$9,750.24 | \$516.94 | | | \$10,267.18 |
| 1350 - Prepaid Insurance | \$2,151.87 | \$2,151.87 | | | \$4,303.74 |
| <u>Total Current Assets</u> | <u>\$91,447.34</u> | <u>\$45,509.29</u> | <u>\$102,552.35</u> | <u>\$54,162.15</u> | <u>\$293,671.13</u> |
| <i>Assets Total</i> | <i>\$91,447.34</i> | <i>\$45,509.29</i> | <i>\$102,552.35</i> | <i>\$54,162.15</i> | <i>\$293,671.13</i> |
| Liabilities & Equity | | | | | |
| <u>Current Liabilities</u> | | | | | |
| 2000 - Accounts Payable | \$5,765.12 | \$3,235.75 | | | \$9,000.87 |
| 2200 - Prepaid Assessments | \$19,282.37 | | | | \$19,282.37 |
| 2520 - Other Accrued Liabilities | \$205.00 | \$701.00 | | | \$906.00 |
| <u>Total Current Liabilities</u> | <u>\$25,252.49</u> | <u>\$3,936.75</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$29,189.24</u> |
| <u>Long-Term Liabilities</u> | | | | | |
| 2900 - Reserves - Contract Liability | | | \$102,552.35 | \$54,162.15 | \$156,714.50 |
| <u>Total Long-Term Liabilities</u> | <u>\$0.00</u> | | <u>\$102,552.35</u> | <u>\$54,162.15</u> | <u>\$156,714.50</u> |
| <u>Retained Earnings</u> | <u>\$61,830.34</u> | <u>\$26,219.14</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$88,049.48</u> |
| <u>Net Income</u> | <u>\$4,364.51</u> | <u>\$15,353.40</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$19,717.91</u> |
| <i>Liabilities and Equity Total</i> | <i>\$91,447.34</i> | <i>\$45,509.29</i> | <i>\$102,552.35</i> | <i>\$54,162.15</i> | <i>\$293,671.13</i> |

Green Mountain Phase 1 Homeowners Association
Budget Comparison Report by Cost Center - Operating
6/1/2025 - 6/30/2025

| 6/1/2025 - 6/30/2025 | | | 1/1/2025 - 6/30/2025 | | | | | |
|---|--------------------|---------------------|---|---|--------------------|---------------------|----------------------|---------------------|
| <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> | |
| Income | | | | | | | | |
| <u>Revenue</u> | | | | | | | | |
| \$12,957.16 | \$12,957.89 | (\$0.73) | 4000 - Assessment Income | \$77,742.96 | \$77,747.34 | (\$4.38) | \$155,494.67 | |
| \$187.50 | \$0.00 | \$187.50 | 4200 - Late Fees | \$1,187.50 | \$0.00 | \$1,187.50 | \$0.00 | |
| (\$75.00) | \$0.00 | (\$75.00) | 4230 - Board Waived Fees | (\$75.00) | \$0.00 | (\$75.00) | \$0.00 | |
| \$115.25 | \$0.00 | \$115.25 | 4293 - Key/Fob Income | \$115.25 | \$0.00 | \$115.25 | \$0.00 | |
| \$14.36 | \$416.67 | (\$402.31) | 4350 - Interest Income | \$2,126.19 | \$2,500.02 | (\$373.83) | \$5,000.00 | |
| \$1,322.91 | \$0.00 | \$1,322.91 | 4360 - Other Income | \$3,954.52 | \$0.00 | \$3,954.52 | \$0.00 | |
| \$14,522.18 | \$13,374.56 | \$1,147.62 | | <u>Total Revenue</u> | \$85,051.42 | \$80,247.36 | \$4,804.06 | \$160,494.67 |
| \$14,522.18 | \$13,374.56 | \$1,147.62 | | <u>Total Income</u> | \$85,051.42 | \$80,247.36 | \$4,804.06 | \$160,494.67 |
| Expense | | | | | | | | |
| <u>Grounds Maintenance & Repair</u> | | | | | | | | |
| \$184.98 | \$222.26 | \$37.28 | 5000 - Landscape Maintenance Contract | \$1,054.17 | \$1,333.56 | \$279.39 | \$2,667.17 | |
| \$0.00 | \$83.33 | \$83.33 | 5200 - Property Maintenance | \$0.00 | \$499.98 | \$499.98 | \$1,000.00 | |
| \$184.98 | \$305.59 | \$120.61 | | <u>Total Grounds Maintenance & Repair</u> | \$1,054.17 | \$1,833.54 | \$779.37 | \$3,667.17 |
| <u>Operating Expenses</u> | | | | | | | | |
| \$6,810.00 | \$6,810.00 | \$0.00 | 7500 - Master Association Dues | \$40,860.00 | \$40,860.00 | \$0.00 | \$81,720.00 | |
| \$2,450.00 | \$2,450.00 | \$0.00 | 7510 - Audit/Review Expense | \$2,800.00 | \$2,800.00 | \$0.00 | \$2,800.00 | |
| \$0.00 | \$83.33 | \$83.33 | 7550 - Community Function Expense | \$0.00 | \$499.98 | \$499.98 | \$1,000.00 | |
| \$700.00 | \$0.00 | (\$700.00) | 7560 - Compliance Program - Violation Letters | \$700.00 | \$0.00 | (\$700.00) | \$0.00 | |
| \$2,000.00 | \$0.00 | (\$2,000.00) | 7580 - Income Tax Expense | \$3,650.00 | \$1,200.00 | (\$2,450.00) | \$1,200.00 | |
| \$195.63 | \$195.62 | (\$0.01) | 7590 - Insurance | \$1,175.41 | \$1,173.72 | (\$1.69) | \$2,347.50 | |
| \$0.00 | \$708.33 | \$708.33 | 7650 - Legal | \$0.00 | \$4,249.98 | \$4,249.98 | \$8,500.00 | |
| \$990.00 | \$0.00 | (\$990.00) | 7670 - Lien Filing | \$1,485.00 | \$0.00 | (\$1,485.00) | \$0.00 | |
| \$3,263.65 | \$2,630.75 | (\$632.90) | 7690 - Management Fees | \$16,646.25 | \$15,784.50 | (\$861.75) | \$31,569.00 | |
| \$885.94 | \$708.33 | (\$177.61) | 7730 - Office Supplies | \$2,183.06 | \$4,249.98 | \$2,066.92 | \$8,500.00 | |
| \$1,509.67 | \$1,509.67 | \$0.00 | 7745 - Reserve Transfer | \$9,058.02 | \$9,058.02 | \$0.00 | \$18,116.00 | |

Green Mountain Phase 1 Homeowners Association

Budget Comparison Report by Cost Center - Operating

6/1/2025 - 6/30/2025

**Green Mountain Phase 1 Homeowners Association
Budget Comparison Report by Cost Center - Shared Pool Operating
6/1/2025 - 6/30/2025**

**Green Mountain Phase 1 Homeowners Association
Budget Comparison Report by Cost Center - Shared Pool Operating
6/1/2025 - 6/30/2025**

| 6/1/2025 - 6/30/2025 | | | 1/1/2025 - 6/30/2025 | | | | | |
|----------------------|-------------------|---------------------|--------------------------|----------------------------------|--------------------|---------------------|----------------------|--------------------|
| <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 | \$2,785.50 | \$2,785.50 | \$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 | \$4,510.50 | \$2,486.50 | \$7,296.00 |
| \$6,782.83 | \$7,051.25 | \$268.42 | | Total Expense | \$25,625.64 | \$41,902.50 | \$16,276.86 | \$81,960.17 |
| | | | | | | | | |
| \$47.01 | (\$221.23) | \$268.24 | | Shared Pool Operating Net Income | \$15,353.40 | (\$922.38) | \$16,275.78 | \$0.00 |

Green Mountain Phase 1 Homeowners Association
Budget Comparison Report by Cost Center - Reserves
6/1/2025 - 6/30/2025

| 6/1/2025 - 6/30/2025 | | | 1/1/2025 - 6/30/2025 | | | | |
|----------------------|-------------------|---------------------|------------------------|-------------------|-------------------|---------------------|----------------------|
| <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> |
| Income | | | | | | | |
| | | | <u>Revenue</u> | | | | |
| (\$238.16) | \$0.00 | (\$238.16) | 4175 - Reserve Income | (\$3,263.40) | \$0.00 | (\$3,263.40) | \$0.00 |
| \$238.16 | \$60.74 | \$177.42 | 4350 - Interest Income | \$3,263.40 | \$364.44 | \$2,898.96 | \$728.82 |
| \$0.00 | \$60.74 | (\$60.74) | <u>Total Revenue</u> | \$0.00 | \$364.44 | (\$364.44) | \$728.82 |
| | | | | | | | |
| \$0.00 | \$60.74 | (\$60.74) | Total Income | \$0.00 | \$364.44 | (\$364.44) | \$728.82 |
| Expense | | | | | | | |
| \$0.00 | \$0.00 | \$0.00 | Total Expense | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| | | | | | | | |
| \$0.00 | \$60.74 | (\$60.74) | Reserves Net Income | \$0.00 | \$364.44 | (\$364.44) | \$728.82 |

Green Mountain Phase 1 Homeowners Association
Budget Comparison Report by Cost Center - Shared Pool Reserve
6/1/2025 - 6/30/2025

| 6/1/2025 - 6/30/2025 | | | 1/1/2025 - 6/30/2025 | | | | |
|----------------------|-------------------|---------------------|--------------------------------|-------------------|-------------------|---------------------|----------------------|
| <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> |
| Income | | | | | | | |
| | | | <u>Revenue</u> | | | | |
| (\$10.87) | \$0.00 | (\$10.87) | 4175 - Reserve Income | (\$26.24) | \$0.00 | (\$26.24) | \$0.00 |
| \$10.87 | \$0.00 | \$10.87 | 4350 - Interest Income | \$26.24 | \$0.00 | \$26.24 | \$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 | Total Income | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Expense | | | | | | | |
| \$0.00 | \$0.00 | \$0.00 | Total Expense | \$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 |