



Green Mountain Phase 1 Homeowners Association

Unaudited Financial Reports

10/31/2025

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
10/31/2025

	Operating	Shared Pool Operating	Reserves	Shared Pool Reserve	Total
Assets					
<u>Current Assets</u>					
1000 - Alliance Bank Operating (Primary) - Rate Varies	\$48,033.57	\$24,584.07			\$72,617.64
1100 - Alliance Bank Money Market - Rate Varies			\$34,370.82		\$34,370.82
1105 - Alliance Bank Pool Reserves - Rate Varies				\$47,343.03	\$47,343.03
1130 - Key Bank Checking - Rate Varies	\$196.33				\$196.33
1155 - Key Bank - CD 3.5% Exp 11/05/25	\$32,856.03				\$32,856.03
1160 - Alliance Bank - CD 3.69% Exp 06/13/26			\$75,406.18		\$75,406.18
1200 - Assessments Receivable	\$9,071.94	\$516.94			\$9,588.88
1350 - Prepaid Insurance	\$1,369.35	\$1,369.35			\$2,738.70
<u>Total Current Assets</u>	\$91,527.22	\$26,470.36	\$109,777.00	\$47,343.03	\$275,117.61
<i>Assets Total</i>	\$91,527.22	\$26,470.36	\$109,777.00	\$47,343.03	\$275,117.61
	Operating	Shared Pool Operating	Reserves	Shared Pool Reserve	Total
Liabilities & Equity					
<u>Current Liabilities</u>					
2000 - Accounts Payable	\$3,860.73	\$83.87			\$3,944.60
2200 - Prepaid Assessments	\$17,160.95				\$17,160.95
2520 - Other Accrued Liabilities	\$20.00				\$20.00
<u>Total Current Liabilities</u>	\$21,041.68	\$83.87	\$0.00	\$0.00	\$21,125.55
<u>Long-Term Liabilities</u>					
2900 - Reserves - Contract Liability			\$109,777.00	\$47,343.03	\$157,120.03
<u>Total Long-Term Liabilities</u>	\$0.00		\$109,777.00	\$47,343.03	\$157,120.03
<u>Retained Earnings</u>	\$61,955.34	\$26,219.14	\$0.00	\$0.00	\$88,174.48
<u>Net Income</u>	\$8,530.20	\$167.35	\$0.00	\$0.00	\$8,697.55
<i>Liabilities and Equity Total</i>	\$91,527.22	\$26,470.36	\$109,777.00	\$47,343.03	\$275,117.61

Green Mountain Phase 1 Homeowners Association
Budget Comparison Report by Cost Center - Operating
10/1/2025 - 10/31/2025

10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025				
<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	\$129,571.60	\$129,578.90	(\$7.30)	\$155,494.67
\$212.50	\$0.00	\$212.50	4200 - Late Fees	\$1,925.00	\$0.00	\$1,925.00	\$0.00
(\$70.54)	\$0.00	(\$70.54)	4230 - Board Waived Fees	(\$170.54)	\$0.00	(\$170.54)	\$0.00
\$25.00	\$0.00	\$25.00	4293 - Key/Fob Income	\$170.50	\$0.00	\$170.50	\$0.00
\$103.40	\$416.67	(\$313.27)	4350 - Interest Income	\$2,648.78	\$4,166.70	(\$1,517.92)	\$5,000.00
\$406.10	\$0.00	\$406.10	4360 - Other Income	\$5,805.51	\$0.00	\$5,805.51	\$0.00
\$0.00	\$0.00	\$0.00	4390 - Repair Reimbursements	\$6.60	\$0.00	\$6.60	\$0.00
\$13,633.62	\$13,374.56	\$259.06	<u>Total Revenue</u>	\$139,957.45	\$133,745.60	\$6,211.85	\$160,494.67
\$13,633.62	\$13,374.56	\$259.06	Total Income	\$139,957.45	\$133,745.60	\$6,211.85	\$160,494.67
Expense							
			<u>Grounds Maintenance & Repair</u>				
\$201.81	\$222.26	\$20.45	5000 - Landscape Maintenance Contract	\$1,861.40	\$2,222.60	\$361.20	\$2,667.17
\$0.00	\$83.33	\$83.33	5200 - Property Maintenance	\$0.00	\$833.30	\$833.30	\$1,000.00
\$201.81	\$305.59	\$103.78	<u>Total Grounds Maintenance & Repair</u>	\$1,861.40	\$3,055.90	\$1,194.50	\$3,667.17
			<u>Operating Expenses</u>				
\$6,810.00	\$6,810.00	\$0.00	7500 - Master Association Dues	\$68,100.00	\$68,100.00	\$0.00	\$81,720.00
\$0.00	\$0.00	\$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	\$199.17	\$833.30	\$634.13	\$1,000.00
\$0.00	\$0.00	\$0.00	7560 - Compliance Program - Violation Letters	\$875.00	\$0.00	(\$875.00)	\$0.00
\$0.00	\$0.00	\$0.00	7580 - Income Tax Expense	\$3,650.00	\$1,200.00	(\$2,450.00)	\$1,200.00
\$195.63	\$195.62	(\$0.01)	7590 - Insurance	\$1,957.93	\$1,956.20	(\$1.73)	\$2,347.50
\$41.00	\$708.33	\$667.33	7650 - Legal	\$3,732.65	\$7,083.30	\$3,350.65	\$8,500.00
\$0.00	\$0.00	\$0.00	7670 - Lien Filing	\$1,485.00	\$0.00	(\$1,485.00)	\$0.00
\$2,702.50	\$2,630.75	(\$71.75)	7690 - Management Fees	\$27,229.05	\$26,307.50	(\$921.55)	\$31,569.00
\$33.59	\$708.33	\$674.74	7730 - Office Supplies	\$3,365.35	\$7,083.30	\$3,717.95	\$8,500.00

Green Mountain Phase 1 Homeowners Association
Budget Comparison Report by Cost Center - Operating
10/1/2025 - 10/31/2025

10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025			
<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>
\$1,509.67	\$1,509.67	\$0.00	7745 - Reserve Transfer	\$15,096.70	\$15,096.70	\$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	\$450.00	\$450.00	\$0.00	\$450.00
\$11,292.39	\$12,646.03	\$1,353.64	<u>Total Operating Expenses</u>	\$129,565.85	\$131,535.30	\$1,969.45	\$156,827.50
\$11,494.20	\$12,951.62	\$1,457.42	Total Expense	\$131,427.25	\$134,591.20	\$3,163.95	\$160,494.67
\$2,139.42	\$422.94	\$1,716.48	Operating Net Income	\$8,530.20	(\$845.60)	\$9,375.80	\$0.00

Green Mountain Phase 1 Homeowners Association
Budget Comparison Report by Cost Center - Shared Pool Operating
10/1/2025 - 10/31/2025

10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025			
<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>				
\$3,613.84	\$3,614.02	(\$0.18)	4100 - Shared Pool Phase 1 Assessment Income	\$36,138.86	\$36,140.20	(\$1.34)	\$43,368.20
\$3,216.00	\$3,216.00	\$0.00	4105 - Shared Pool Phase 2 Assessment Income	\$32,159.54	\$32,160.00	(\$0.46)	\$38,591.97
\$6,829.84	\$6,830.02	(\$0.18)	<u>Total Revenue</u>	\$68,298.40	\$68,300.20	(\$1.80)	\$81,960.17
\$6,829.84	\$6,830.02	(\$0.18)	Total Income	\$68,298.40	\$68,300.20	(\$1.80)	\$81,960.17
Expense							
			<u>Pool Services</u>				
\$195.63	\$195.62	(\$0.01)	5500 - Pool - Insurance	\$1,957.93	\$1,956.20	(\$1.73)	\$2,347.50
\$0.00	\$325.50	\$325.50	5550 - Pool - Porter Services	\$3,015.00	\$3,255.00	\$240.00	\$3,906.00
\$0.00	\$35.42	\$35.42	5575 - Pool - Porter Supplies	\$450.00	\$354.20	(\$95.80)	\$425.00
\$546.58	\$601.95	\$55.37	5600 - Pool - Landscaping	\$5,248.16	\$6,019.50	\$771.34	\$7,223.39
\$0.00	\$39.58	\$39.58	5625 - Pool - Irrigation	\$0.00	\$395.80	\$395.80	\$475.00
\$0.00	\$0.00	\$0.00	5700 - Pool - Backflow	\$120.00	\$120.00	\$0.00	\$120.00
\$1,008.33	\$1,008.33	\$0.00	5725 - Pool - Reserve Transfer	\$10,083.30	\$10,083.30	\$0.00	\$12,100.00
\$0.00	\$708.33	\$708.33	5730 - Pool - Security	\$0.00	\$7,083.30	\$7,083.30	\$8,500.00
\$83.87	\$202.91	\$119.04	5775 - Pool - Electric	\$2,637.15	\$2,029.10	(\$608.05)	\$2,434.92
\$26.62	\$387.97	\$361.35	5825 - Pool - Gas	\$4,403.05	\$3,879.70	(\$523.35)	\$4,655.60
\$0.00	\$0.00	\$0.00	5850 - Pool - Water & Sewer	\$5,424.61	\$3,750.00	(\$1,674.61)	\$4,500.00
\$0.19	\$84.50	\$84.31	5875 - Pool - Cable & Telephone	\$795.01	\$845.00	\$49.99	\$1,014.00
(\$1,455.24)	\$250.00	\$1,705.24	6025 - Pool - General Maintenance	\$4,283.36	\$2,500.00	(\$1,783.36)	\$3,000.00
\$0.00	\$1,163.56	\$1,163.56	6075 - Pool - Chemicals	\$7,535.38	\$11,635.60	\$4,100.22	\$13,962.76
\$0.00	\$833.33	\$833.33	6125 - Pool - Service Contract	\$20,154.10	\$8,333.30	(\$11,820.80)	\$10,000.00
\$405.98	\$5,837.00	\$5,431.02	<u>Total Pool Services</u>	\$66,107.05	\$62,240.00	(\$3,867.05)	\$74,664.17

Operating Expenses

Green Mountain Phase 1 Homeowners Association
Budget Comparison Report by Cost Center - Shared Pool Operating
10/1/2025 - 10/31/2025

10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025			
<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	\$4,642.50	\$4,642.50	\$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	\$6,367.50	\$4,343.50	\$7,296.00
\$405.98	\$6,301.25	\$5,895.27	Total Expense	\$68,131.05	\$68,607.50	\$476.45	\$81,960.17
\$6,423.86	\$528.77	\$5,895.09	Shared Pool Operating Net Income	\$167.35	(\$307.30)	\$474.65	\$0.00

Green Mountain Phase 1 Homeowners Association
Budget Comparison Report by Cost Center - Reserves
10/1/2025 - 10/31/2025

10/1/2025 - 10/31/2025				1/1/2025 - 10/31/2025			
<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>				
(\$473.06)	\$0.00	(\$473.06)	4175 - Reserve Income	(\$4,449.37)	\$0.00	(\$4,449.37)	\$0.00
\$473.06	\$60.74	\$412.32	4350 - Interest Income	\$4,449.37	\$607.40	\$3,841.97	\$728.82
\$0.00	\$60.74	(\$60.74)	<u>Total Revenue</u>	\$0.00	\$607.40	(\$607.40)	\$728.82
\$0.00	\$60.74	(\$60.74)	Total Income	\$0.00	\$607.40	(\$607.40)	\$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	\$607.40	(\$607.40)	\$728.82

Green Mountain Phase 1 Homeowners Association
Budget Comparison Report by Cost Center - Shared Pool Reserve
10/1/2025 - 10/31/2025

10/1/2025 - 10/31/2025			1/1/2025 - 10/31/2025				
<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>				
\$2,353.22	\$0.00	\$2,353.22	4175 - Reserve Income	\$10,826.20	\$0.00	\$10,826.20	\$0.00
\$8.83	\$0.00	\$8.83	4350 - Interest Income	\$67.66	\$0.00	\$67.66	\$0.00
\$2,362.05	\$0.00	\$2,362.05	<u>Total Revenue</u>	\$10,893.86	\$0.00	\$10,893.86	\$0.00
\$2,362.05	\$0.00	\$2,362.05	Total Income	\$10,893.86	\$0.00	\$10,893.86	\$0.00
Expense							
			<u>Pool Services</u>				
\$2,362.05	\$0.00	(\$2,362.05)	6025 - Pool - General Maintenance	\$10,893.86	\$0.00	(\$10,893.86)	\$0.00
\$2,362.05	\$0.00	(\$2,362.05)	<u>Total Pool Services</u>	\$10,893.86	\$0.00	(\$10,893.86)	\$0.00
\$2,362.05	\$0.00	(\$2,362.05)	Total Expense	\$10,893.86	\$0.00	(\$10,893.86)	\$0.00
\$0.00	\$0.00	\$0.00	Shared Pool Reserve Net Income	\$0.00	\$0.00	\$0.00	\$0.00