

8:08 AM

12/30/23

Cash Basis

Green Valley Common Areas Trust DTD 6-29-1988

Balance Sheet

As of December 31, 2023

	<u>Dec 31, 23</u>
ASSETS	
Current Assets	
Checking/Savings	
10000 · General Account	161,115.03
10050 · Fidelity Account 2100230006	<u>350.61</u>
Total Checking/Savings	<u>161,465.64</u>
Total Current Assets	161,465.64
Fixed Assets	
15000 · Furniture and Equipment	-150.00
16000 · Development Improvement	62,120.00
17000 · Accumulated Depreciation	<u>-15,722.80</u>
Total Fixed Assets	<u>46,247.20</u>
TOTAL ASSETS	<u><u>207,712.84</u></u>
LIABILITIES & EQUITY	
Equity	
32000 · Retained Earnings	158,907.82
Net Income	<u>48,805.02</u>
Total Equity	<u>207,712.84</u>
TOTAL LIABILITIES & EQUITY	<u><u>207,712.84</u></u>

8:08 AM

12/30/23

Cash Basis

Green Valley Common Areas Trust DTD 6-29-1988
Profit & Loss YTD Comparison
December 2023

	Dec 23	Jan - Dec ...
Ordinary Income/Expense		
Income		
42450 · Resale Certificate Fee	-1,875.00	0.00
42506 · 2021 Fee	0.00	225.00
42507 · 2022 Fee	600.00	1,350.00
42508 · 2023 Fee	1,125.00	131,330.00
42509 · 2024 Fees	1,325.00	1,325.00
43000 · Late Fee	200.00	625.00
60310 · Returned Check Charges	0.00	25.00
Total Income	1,375.00	134,880.00
Gross Profit	1,375.00	134,880.00
Expense		
60400 · Bank Service Charges	10.62	199.51
61700 · Computer and Internet Expen...	0.00	279.84
62400 · Depreciation Expense	332.21	3,986.52
62600 · Discount Granted	125.00	12,325.00
63000 · Groundskeeping	0.00	50,452.66
63300 · Insurance Expense	0.00	1,212.00
63800 · Management Fee	1,000.00	12,000.00
66900 · Property Taxes	0.00	1,058.26
67200 · Repairs and Maintenance	0.00	626.19
67800 · Snow Services	0.00	185.00
68200 · Trust Fees	0.00	3,750.00
Total Expense	1,467.83	86,074.98
Net Ordinary Income	-92.83	48,805.02
Net Income	-92.83	48,805.02

8:09 AM

Green Valley Common Areas Trust DTD 6-29-1988

12/30/23

A/R Aging Summary

As of December 31, 2023

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Andrew and Jamie Deck	0.00	0.00	0.00	0.00	474.45	474.45
Anthony & Krysta Reber	0.00	0.00	25.00	0.00	-25.00	0.00
Daniel and Bridget Glover	0.00	0.00	0.00	0.00	250.00	250.00
David Mack	0.00	0.00	25.00	0.00	-25.00	0.00
Douglas Dezso & Enrique Yunes	0.00	0.00	25.00	0.00	225.00	250.00
E & L Investments LLC	0.00	0.00	0.00	0.00	250.00	250.00
Emmanuel Vlastos and Elizabeth Leh...	0.00	0.00	0.00	0.00	250.00	250.00
Eric Trissel	0.00	0.00	0.00	0.00	500.00	500.00
Hason Tran and Kim Ha	0.00	0.00	0.00	0.00	250.00	250.00
Michael and Kerri Little	0.00	0.00	0.00	0.00	500.00	500.00
Rachit and Sheetal Bahl	0.00	0.00	0.00	0.00	250.00	250.00
Shawn Koller and James Beamer	0.00	0.00	0.00	0.00	250.00	250.00
The Estate of Robert Pugh	0.00	0.00	0.00	0.00	1,621.11	1,621.11
Thomas and Mary McDonald	0.00	0.00	0.00	0.00	500.00	500.00
William and Susan Garceau	0.00	0.00	0.00	0.00	500.00	500.00
William Corchado & Kimberly Andino	0.00	0.00	0.00	0.00	250.00	250.00
TOTAL	0.00	0.00	75.00	0.00	6,020.56	6,095.56

8:09 AM
12/30/23

Green Valley Common Areas Trust DTD 6-29-1988
A/P Aging Summary
As of December 30, 2023

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
TOTAL	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Green Valley Common Areas Trust DTD 6-29-1988

Profit & Loss Budget vs. Actual

December 1 - 30, 2023

Ordinary Income/Expense	Dec 1 - 30, 23	Budget	\$ Over Bud...	% of Budget
Income				
42400 • Commission Income	0.00	0.00	0.00	0.0%
42420 • Investment Interest & Dividen...	0.00	0.00	0.00	0.0%
42450 • Resale Certificate Fee	-1,875.00	0.00	-1,875.00	100.0%
42500 • 2016 Fee	0.00	0.00	0.00	0.0%
42501 • 2017 Fee	0.00	0.00	0.00	0.0%
42502 • 2015 Fee	0.00	0.00	0.00	0.0%
42503 • 2018 Fee	0.00	0.00	0.00	0.0%
42504 • 2019 Fee	0.00	0.00	0.00	0.0%
42505 • 2020 Fee	0.00	0.00	0.00	0.0%
42506 • 2021 Fee	0.00	0.00	0.00	0.0%
42507 • 2022 Fee	600.00	0.00	600.00	100.0%
42508 • 2023 Fee	1,125.00	0.00	1,125.00	100.0%
42509 • 2024 Fees	1,325.00	0.00	1,325.00	100.0%
43000 • Late Fee	200.00	0.00	200.00	100.0%
60300 • Uncollectable Fees / Bad Debt	0.00	0.00	0.00	0.0%
60310 • Returned Check Charges	0.00	0.00	0.00	0.0%
Total Income	1,375.00	0.00	1,375.00	100.0%
Cost of Goods Sold				
50000 • Cost of Goods Sold	0.00	0.00	0.00	0.0%
50300 • Commissions Paid	0.00	0.00	0.00	0.0%
Total COGS	0.00	0.00	0.00	0.0%
Gross Profit	1,375.00	0.00	1,375.00	100.0%
Expense				
60000 • Advertising and Promotion	0.00	0.00	0.00	0.0%
60200 • Automobile Expense	0.00	0.00	0.00	0.0%
60400 • Bank Service Charges	10.62	4.84	5.78	219.4%
61000 • Business Licenses and Permi...	0.00	0.00	0.00	0.0%
61700 • Computer and Internet Expen...	0.00	0.00	0.00	0.0%
62000 • Continuing Education	0.00	0.00	0.00	0.0%
62400 • Depreciation Expense	332.21	0.00	332.21	100.0%
62500 • Dues and Subscriptions	0.00	0.00	0.00	0.0%
62600 • Discount Granted	125.00	0.00	125.00	100.0%
63000 • Groundskeeping	0.00	0.00	0.00	0.0%
63300 • Insurance Expense	0.00	0.00	0.00	0.0%
63400 • Interest Expense	0.00	0.00	0.00	0.0%
63800 • Management Fee	1,000.00	967.74	32.26	103.3%
64300 • Meals and Entertainment	0.00	0.00	0.00	0.0%
64900 • Office Supplies	0.00	0.00	0.00	0.0%
66000 • Payroll Expenses	0.00	0.00	0.00	0.0%
66300 • Playground Maintenance	0.00	0.00	0.00	0.0%
66500 • Postage and Delivery	0.00	0.00	0.00	0.0%

8:10 AM

12/30/23

Cash Basis

Green Valley Common Areas Trust DTD 6-29-1988
Profit & Loss Budget vs. Actual
December 1 - 30, 2023

	Dec 1 - 30, 23	Budget	\$ Over Bud...	% of Budget
66600 · Printing and Reproduction	0.00	0.00	0.00	0.0%
66700 · Professional Fees	0.00	0.00	0.00	0.0%
66900 · Property Taxes	0.00	0.00	0.00	0.0%
67100 · Rent Expense	0.00	0.00	0.00	0.0%
67200 · Repairs and Maintenance	0.00	0.00	0.00	0.0%
67800 · Snow Services	0.00	604.84	-604.84	0.0%
68100 · Telephone Expense	0.00	0.00	0.00	0.0%
68200 · Trust Fees	0.00	0.00	0.00	0.0%
68600 · Utilities	0.00	0.00	0.00	0.0%
Total Expense	1,467.83	1,577.42	-109.59	93.1%
Net Ordinary Income	-92.83	-1,577.42	1,484.59	5.9%
Other Income/Expense				
Other Expense				
80000 · Ask My Accountant	0.00	0.00	0.00	0.0%
Total Other Expense	0.00	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.00	0.0%
Net Income	-92.83	-1,577.42	1,484.59	5.9%

8:10 AM

12/30/23

Cash Basis

Green Valley Common Areas Trust DTD 6-29-1988

Profit & Loss Budget vs. Actual

January 1 through December 30, 2023

Ordinary Income/Expense	Jan 1 - Dec 30, ...	Budget	\$ Over Budget	% of Budget
Income				
42400 · Commission Income	0.00	0.00	0.00	0.0%
42420 · Investment Interest & Dividen...	0.00	0.00	0.00	0.0%
42450 · Resate Certificate Fee	0.00	0.00	0.00	0.0%
42500 · 2016 Fee	0.00	0.00	0.00	0.0%
42501 · 2017 Fee	0.00	0.00	0.00	0.0%
42502 · 2015 Fee	0.00	0.00	0.00	0.0%
42503 · 2018 Fee	0.00	0.00	0.00	0.0%
42504 · 2019 Fee	0.00	0.00	0.00	0.0%
42505 · 2020 Fee	0.00	0.00	0.00	0.0%
42506 · 2021 Fee	225.00	0.00	225.00	100.0%
42507 · 2022 Fee	1,350.00	3,500.00	-2,150.00	38.6%
42508 · 2023 Fee	131,330.00	135,000.00	-3,670.00	97.3%
42509 · 2024 Fees	1,325.00	0.00	1,325.00	100.0%
43000 · Late Fee	625.00	0.00	625.00	100.0%
60300 · Uncollectable Fees / Bad Debt	0.00	0.00	0.00	0.0%
60310 · Returned Check Charges	25.00	0.00	25.00	100.0%
Total Income	134,880.00	138,500.00	-3,620.00	97.4%
Cost of Goods Sold				
50000 · Cost of Goods Sold	0.00	0.00	0.00	0.0%
50300 · Commissions Paid	0.00	0.00	0.00	0.0%
Total COGS	0.00	0.00	0.00	0.0%
Gross Profit	134,880.00	138,500.00	-3,620.00	97.4%
Expense				
60000 · Advertising and Promotion	0.00	0.00	0.00	0.0%
60200 · Automobile Expense	0.00	0.00	0.00	0.0%
60400 · Bank Service Charges	199.51	59.84	139.67	333.4%
61000 · Business Licenses and Permi...	0.00	0.00	0.00	0.0%
61700 · Computer and Internet Expen...	279.84	0.00	279.84	100.0%
62000 · Continuing Education	0.00	0.00	0.00	0.0%
62400 · Depreciation Expense	3,986.52	0.00	3,986.52	100.0%
62500 · Dues and Subscriptions	0.00	0.00	0.00	0.0%
62600 · Discount Granted	12,325.00	13,500.00	-1,175.00	91.3%
63000 · Groundskeeping	50,452.66	43,418.70	7,033.96	116.2%
63300 · Insurance Expense	1,212.00	1,262.00	-50.00	96.0%
63400 · Interest Expense	0.00	0.00	0.00	0.0%
63800 · Management Fee	12,000.00	11,967.74	32.26	100.3%
64300 · Meals and Entertainment	0.00	0.00	0.00	0.0%
64900 · Office Supplies	0.00	365.00	-365.00	0.0%
66000 · Payroll Expenses	0.00	0.00	0.00	0.0%
66300 · Playground Maintenance	0.00	11,300.00	-11,300.00	0.0%
66500 · Postage and Delivery	0.00	3,000.00	-3,000.00	0.0%

8:10 AM

12/30/23

Cash Basis

Green Valley Common Areas Trust DTD 6-29-1988
Profit & Loss Budget vs. Actual
 January 1 through December 30, 2023

	Jan 1 - Dec 30, ...	Budget	\$ Over Budget	% of Budget
66600 · Printing and Reproduction	0.00	0.00	0.00	0.0%
66700 · Professional Fees	0.00	3,600.00	-3,600.00	0.0%
66900 · Property Taxes	1,058.26	1,090.00	-31.74	97.1%
67100 · Rent Expense	0.00	0.00	0.00	0.0%
67200 · Repairs and Maintenance	626.19	0.00	626.19	100.0%
67800 · Snow Services	185.00	2,479.84	-2,294.84	7.5%
68100 · Telephone Expense	0.00	0.00	0.00	0.0%
68200 · Trust Fees	3,750.00	3,000.00	750.00	125.0%
68600 · Utilities	0.00	0.00	0.00	0.0%
Total Expense	86,074.98	95,043.12	-8,968.14	90.6%
Net Ordinary Income	48,805.02	43,456.88	5,348.14	112.3%
Other Income/Expense				
Other Expense				
80000 · Ask My Accountant	0.00	0.00	0.00	0.0%
Total Other Expense				
Net Other Income				
Net Income	48,805.02	43,456.88	5,348.14	112.3%

8:08 AM

12/30/23

Green Valley Common Areas Trust DTD 6-29-1988

Reconciliation Detail

10000 - General Account, Period Ending 12/31/2023

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						160,925.65
Cleared Transactions						
Checks and Payments - 10 items						
Check	11/28/2023	4367	David Mack	X	-25.00	-25.00
Check	11/28/2023	4368	Anthony & Krysta...	X	-25.00	-50.00
Check	12/01/2023	Debit	Square	X	-7.70	-57.70
Bill Pmt -Check	12/05/2023	4369	Keystone Propert...	X	-1,000.00	-1,057.70
Check	12/24/2023	Debit	Keystone Comm...	X	-1,875.00	-2,932.70
General Journal	12/27/2023	2024 ...		X	-7.48	-2,940.18
General Journal	12/27/2023	2024 ...		X	-7.48	-2,947.66
General Journal	12/27/2023	2024 ...		X	-7.48	-2,955.14
General Journal	12/27/2023	2024 ...		X	-7.48	-2,962.62
General Journal	12/27/2023	2024 ...		X	-3.00	-2,965.62
Total Checks and Payments					-2,965.62	-2,965.62
Deposits and Credits - 12 items						
Deposit	12/01/2023			X	5.00	5.00
Payment	12/01/2023	CC	Todd and France...	X	250.00	255.00
Payment	12/05/2023	7817	Alan and Barbara...	X	250.00	505.00
Payment	12/09/2023	51	Theodore and Su...	X	500.00	1,005.00
Payment	12/12/2023	5309	William & Lori Go...	X	500.00	1,505.00
Payment	12/15/2023	1070	Jeffery & Diana N...	X	425.00	1,930.00
General Journal	12/27/2023	2024 ...		X	205.00	2,135.00
General Journal	12/27/2023	2024 ...		X	205.00	2,340.00
General Journal	12/27/2023	2024 ...		X	205.00	2,545.00
General Journal	12/27/2023	2024 ...		X	205.00	2,750.00
General Journal	12/27/2023	2024 ...		X	205.00	2,955.00
General Journal	12/28/2023	rinehi...		X	200.00	3,155.00
Total Deposits and Credits					3,155.00	3,155.00
Total Cleared Transactions					189.38	189.38
Cleared Balance					189.38	161,115.03
Register Balance as of 12/31/2023					189.38	161,115.03
Ending Balance					189.38	161,115.03



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Date 12/29/23
Primary Account

Page 1
8420015261

Green Valley Common Areas Trst DTD 7/18/
Green Valley Common Areas Trst
DTD 6/29/1988
875 Berkshire Blvd
Suite 102
Wyomissing PA 19610

CHECKING ACCOUNTS

Account Title: Green Valley Common Areas Trst DTD 7/18/
Green Valley Common Areas Trst
DTD 6/29/1988

Change to Business Acct Agreement: We may pay a debit transaction that exceeds your available balance under our standard overdraft practices, as applicable. We may also pay overdrafts if you are enrolled in an overdraft protection plan. Please see our Overdraft Courtesy Disclosure. For a copy or questions call 888-273-3210. Inapplicable references to the Electronic Fund Transfer Act (Reg E) have been deleted.

Small Business Checking		Number of Enclosures	3
Account Number	8420015261	Statement Dates	12/01/23 thru 12/31/23
Beginning Balance	160,925.65	Days in the statement period	31
14 Deposits/Credits	3,147.87	Average Current	161,193.12
11 Checks/Debits	2,958.49	Average Collected	161,105.22
Service Charge	.00		
Interest Paid	.00		
Ending Balance	161,115.03		

ACTIVITY IN DATE ORDER				
Date	Description	Debit	Credit	Balance
12/04	231204P2 Square Inc PPD 9424300002		247.30	161,172.95
12/06	Remote Deposit		250.00	161,422.95
12/06	Check 4369	1,000.00-		160,422.95
12/12	Remote Deposit		1,000.00	161,422.95
12/14	Check 4367	25.00-		161,397.95
12/15	Remote Deposit		425.00	161,822.95
12/15	Check 4368	25.00-		161,797.95
12/20	ACCTVERIFY INTUIT PPD 9215986206		.05	161,798.00
12/20	ACCTVERIFY INTUIT PPD 9215986206		.16	161,798.16
12/20	ACCTVERIFY INTUIT PPD 9215986206		.16	161,798.32



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Primary AccountPage 2
8420015261

Small Business Checking

8420015261 (Continued)

ACTIVITY IN DATE ORDER				
Date	Description	Debit	Credit	Balance
12/20	ACCTVERIFY INTUIT PPD 9215986206		.20	161,798.52
12/20	ACCTVERIFY INTUIT PPD 9215986206	.25-		161,798.27
12/20	ACCTVERIFY INTUIT PPD 9215986206	.32-		161,797.95
12/26	DEPOSIT INTUIT 47850665 CCD 9215986202		205.00	162,002.95
12/26	DEPOSIT INTUIT 44644405 CCD 9215986202		205.00	162,207.95
12/26	Transfer CH x5261 to CH X6332 TMID:30fe4f8b-8a39-4	1,875.00-		160,332.95
12/26	TRAN FEE INTUIT 57007855 CCD 9215986202	3.00-		160,329.95
12/26	TRAN FEE INTUIT 53676475 CCD 9215986202	7.48-		160,322.47
12/27	Remote Deposit		200.00	160,522.47
12/27	DEPOSIT INTUIT 50617605 CCD 9215986202		205.00	160,727.47
12/27	TRAN FEE INTUIT 59725765 CCD 9215986202	7.48-		160,719.99
12/28	DEPOSIT INTUIT 52104785 CCD 9215986202		205.00	160,924.99
12/28	TRAN FEE INTUIT 61158765 CCD 9215986202	7.48-		160,917.51
12/29	DEPOSIT INTUIT 56721475 CCD 9215986202		205.00	161,122.51
12/29	TRAN FEE INTUIT 65855885 CCD 9215986202	7.48-		161,115.03

--- CHECKS PAID THIS STATEMENT ---					
Date	Check No	Amount	Date	Check No	Amount
12/14	4367	25.00	12/06	4369	1,000.00
12/15	4368	25.00			

* Denotes missing check numbers

DAILY BALANCE INFORMATION					
Date	Balance	Date	Balance	Date	Balance
12/01	160,925.65	12/14	161,397.95	12/27	160,719.99
12/04	161,172.95	12/15	161,797.95	12/28	160,917.51
12/06	160,422.95	12/20	161,797.95	12/29	161,115.03
12/12	161,422.95	12/26	160,322.47		

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$.00	\$.00
Total Returned Item Fees	\$.00	\$.00

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Check 4367 for \$25.00 dated 12/14/2023. Payable to Cash. Issued by David Mack, 428 E. Cortez Ave, Ithaca, NY 14850. MICR line: @000126700 00311111940 84100151212

Check: 4367 \$25.00 12/14/2023

Check 4367 for \$25.00 dated 12/14/2023. Payable to Cash. Issued by David Mack, 428 E. Cortez Ave, Ithaca, NY 14850. MICR line: @000126700 00311111940 84100151212

Check: 4367 \$25.00 12/14/2023

Check 4368 for \$25.00 dated 12/15/2023. Payable to Cash. Issued by Anthony & Rylee Peter, 111 Westburner Ave, Ithaca, NY 14850. MICR line: @000126700 00311111940 84100151212

Check: 4368 \$25.00 12/15/2023

Check 4368 for \$25.00 dated 12/15/2023. Payable to Cash. Issued by Anthony & Rylee Peter, 111 Westburner Ave, Ithaca, NY 14850. MICR line: @000126700 00311111940 84100151212

Check: 4368 \$25.00 12/15/2023

Check 4369 for \$1,000.00 dated 12/6/2023. Payable to Cash. Issued by Stephen Property & Asset Management, 511 Westburner Ave, Suite 102, Ithaca, NY 14850. MICR line: @000126700 00311111940 84100151212

Check: 4369 \$1,000.00 12/6/2023

Check 4369 for \$1,000.00 dated 12/6/2023. Payable to Cash. Issued by Stephen Property & Asset Management, 511 Westburner Ave, Suite 102, Ithaca, NY 14850. MICR line: @000126700 00311111940 84100151212

Check: 4369 \$1,000.00 12/6/2023