

Table of Contents

Table of Contents	
1. Balance Sheet	1
2. Income Statement	2
3. Accounts Receivable	3
4. Accounts Payable	8
5. Budget Comparison	9
6. Budget Comparison YTD	10
7. Bank Reconciliation	11
8. Bank Statement	15
9. ICS Bank Statement	20

Balance Sheet

Green Valley Common Areas Trust DTD 6/29/1988

As of December 31, 2025

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
10000 General Account	257,914.89
10050 Fidelity Account 2100230006	350.61
Total for Bank Accounts	\$258,265.50
Accounts Receivable	
11000 Accounts Receivable	0.00
Total for Accounts Receivable	\$0.00
Other Current Assets	
12000 Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$258,265.50
Fixed Assets	
15000 Furniture and Equipment	-150.00
16000 Development Improvement	70,702.00
17000 Accumulated Depreciation	-24,125.19
Total for Fixed Assets	\$46,426.81
Total for Assets	\$304,692.31
Liabilities and Equity	
Liabilities	
Current Liabilities	
Other Current Liabilities	
21000 Suspense	2,125.00
Total for Other Current Liabilities	\$2,125.00
Total for Current Liabilities	\$2,125.00
Total for Liabilities	\$2,125.00
Equity	
32000 Retained Earnings	247,939.81
Net Income	54,627.50
Total for Equity	\$302,567.31
Total for Liabilities and Equity	\$304,692.31

Profit and Loss YTD Comparison

Green Valley Common Areas Trust DTD 6/29/1988

December 1-31, 2025

DISTRIBUTION ACCOUNT	TOTAL	
	DEC 1 - DEC 31 2025	JAN 1 - DEC 31 2025 (YTD)
Income		
42450 Resale Certificate Fee	-2,000.00	0.00
42510 2025 Fee	200.00	116,375.00
Unapplied Cash Payment Income	28,632.05	28,632.05
42420 Investment Interest & Dividends		69.06
42508 2023 Fee		9.00
42509 2024 Fee		770.00
43000 Late Fee		551.00
Services		0.00
Total for Income	\$26,832.05	\$146,406.11
Cost of Goods Sold		
Gross Profit	\$26,832.05	\$146,406.11
Expenses		
60400 Bank Service Charges	-18.88	-375.94
62400 Depreciation Expense	392.67	4,415.87
62600 Discount Granted	125.00	13,081.55
63000 Groundskeeping	850.00	58,829.52
63800 Management Fee	1,000.00	11,000.00
66700 Professional Fees	121.90	1,473.35
63300 Insurance Expense		1,202.00
63350 Internet Expenses		343.44
66500 Postage and Delivery		5.08
66900 Property Taxes		1,146.62
67200 Repairs and Maintenance		657.12
Total for Expenses	\$2,470.69	\$91,778.61
Net Operating Income	\$24,361.36	\$54,627.50
Other Income		
Other Expenses		
Net Other Income		
Net Income	\$24,361.36	\$54,627.50

A/R Aging Summary Report

Green Valley Common Areas Trust DTD 6/29/1988

As of December 31, 2025

CUSTOMER	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
143 Connecticut Ave LLC		-175.00				-175.00
Alan and Susan Weisberg		-175.00				-175.00
Amanda Brensinger		-175.00				-175.00
Amanda Yeager		-175.00				-175.00
Amar and Madhu Sharma		-175.00				-175.00
Andrew and Jamie Deck					851.10	851.10
Andrew Miller & Christina Lippe		-175.00				-175.00
Annette Moyer and Brian Beitler		-175.00				-175.00
Anthony and Ellen Digirolamo		-175.00				-175.00
Anthony and Judith Byrne		-175.00				-175.00
Barry and Fina Whitmoyer		-175.00				-175.00
Berard & Cynthia Avella		-175.00				-175.00
Bernard and Esther Chernisky		-175.00				-175.00
Binh Nguyen		-175.00				-175.00
Brian and Barbara Boland		-200.00				-200.00
Brian and Patricia Hassinger		-175.00				-175.00
Calogero and Melissa Sottosanti		-175.00				-175.00
Calogero Sottosanti		-175.00				-175.00
Cary and Roseanne Campion		-175.00				-175.00
Charles and Alison Wagner		-175.00				-175.00
Chris and Wendy Peterson		-175.00				-175.00
Christopher and Allison Langdon		-175.00				-175.00
Christopher and Deborah Pilliod		-175.00				-175.00
Christopher and Lindsay Rada		-175.00				-175.00
Christopher Madeira		-175.00				-175.00
Danial Chan & Hang Thu Nguyen		-175.00				-175.00
Daniel and Bridget Glover					1,043.02	1,043.02
Daniel and Jennifer Kovalchick		-175.00				-175.00
Daniel & Ewelina McDevitt		-175.00				-175.00
Daniel & Joanne Urban		-175.00				-175.00
David and Francine Carroll		-175.00				-175.00
David and Marcia Seifert		-200.00				-200.00
David Hinkle and Grace Hinkle		-175.00				-175.00
Diane Rick and Randee Milam		-175.00				-175.00
Domenico and Lucy Brutto		-175.00				-175.00
Donald and Verna Stump		-175.00				-175.00
Donald & Debra Hamberger	-175.69					-175.69
Douglas Alan Garipoli II		-175.69				-175.69
Douglas and Frances Tieman		-175.00				-175.00
Douglas Dezso & Enrique Yunes					358.87	358.87
Eduardo & Jessica Espiridion		-175.00				-175.00
Edward and Erica Kairis		-175.00				-175.00
Edward and Gloria Thomas		-175.00				-175.00

A/R Aging Summary Report

Green Valley Common Areas Trust DTD 6/29/1988

As of December 31, 2025

CUSTOMER	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
E.F. and Janet Muchoney	-175.00					-175.00
Elena and Ioan Popa	-175.00					-175.00
Emmaunel Vlastos and Elizabeth Lehman					225.00	225.00
Faraz Naseem	-175.69					-175.69
Fiorino Grande (3)	-175.00					-175.00
Fiorino Grande (4)	-175.00					-175.00
Frank and Amy Bartolone	-175.00					-175.00
Frank Dehaven	-175.00					-175.00
Fritz Dorcely	-175.00					-175.00
George Ainsworth and Janice Starsnic	-175.00					-175.00
Giuseppe and Maria Napoli	-175.00					-175.00
Gregory and Lisa Nelson	-175.00					-175.00
Gregory and Patricia Texter	-175.00					-175.00
Gustaw Woch and Agnieszka Radwan-Woch	-175.00					-175.00
H Anderson & Judith Ellsworth	-175.00					-175.00
Helma Rapp	-175.00					-175.00
Hicham Bsiri	-175.00					-175.00
James and Amanda Burleigh	-175.00					-175.00
James and Sharon Lee Pruzinsky	-175.00					-175.00
Jane Marquette	-175.00					-175.00
Jared & Alicia Green	-175.00					-175.00
Jason and Leslie Aizkalns	-175.00					-175.00
Jay and Anne Nigrini	-175.00					-175.00
Jay and Joanne Lemelin	-175.00					-175.00
Jeffery and Cheryl Orner	-175.00					-175.00
Jeffrey & Melissa Kerchner	-175.00					-175.00
Jennifer Grimes	-175.00					-175.00
Jennifer McSweeney	-175.00					-175.00
Jerome and Elaine Levkoff	-175.00					-175.00
Jesse & Catherine Thomas	-175.69					-175.69
Jesus Pena	-175.00					-175.00
Jimmy and Janet Conibear	-175.00					-175.00
Jing Chen & Wen Gang Yuan	-175.00					-175.00
Joel and Susan Pollet	-175.00					-175.00
John and Erin Dougherty	-175.00					-175.00
John and Melissa Sauppee					225.00	225.00
John & Mayra Tejada	-175.00					-175.00
Jonathon and Jennifer Dumas	-175.00					-175.00
Joseph and Carol Rudden	-175.00					-175.00
Joseph and Kristy Lucas	-175.00					-175.00
Joshua & Lauren Buckley	-175.00					-175.00
Joyce Walsh Kwasnieski					225.00	225.00
Kathleen and Anthony Meridionale	-175.00					-175.00

A/R Aging Summary Report

Green Valley Common Areas Trust DTD 6/29/1988

As of December 31, 2025

CUSTOMER	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Keith & Sarah Chisholm		-175.00				-175.00
Kevin & Adria Lara	-175.84					-175.84
Kevin & Theresa Moser		-175.00				-175.00
Kourtney Bernecker & Shane Puhlman		-175.00				-175.00
Kurt and Carie Seymour		-175.00				-175.00
Lawrence and Janice Jones		-175.00				-175.00
Leonard and Bonnie Renner		-175.00				-175.00
Leslie & Nichole McMullen		-175.69				-175.69
Lindy and Kitty Barile		-175.00				-175.00
Lisa Eckert		-175.00				-175.00
Mark and Donna Terefenko		-175.00				-175.00
Mark and Mimi Wolfe		-175.00				-175.00
Martin & Ania Braam		-200.00				-200.00
Matthew and Colleen Doyle					225.00	225.00
Matthew and Jahanna Labe		-175.00				-175.00
Matthew & Angela Lavin					225.00	225.00
Matthew Manfredi		-175.69				-175.69
Michael and Amanda Abboud		-175.00				-175.00
Michael and Amanda Schaeffer	-175.69					-175.69
Michael and Amy Hunt Gibbs		-175.00				-175.00
Michael and Andrea Wolfe		-175.00				-175.00
Michael and Despina Mackinnon		-175.00				-175.00
Michael and Diane Duff		-175.00				-175.00
Michael and Elizabeth Kowalick		-175.00				-175.00
Michael and Gay Wentzel		-175.00				-175.00
Michael Frasso & Erika Del Pozo		-175.00				-175.00
Michael & Jenna Riley					25.00	25.00
Michael & Lisa Umbenhauer		-175.00				-175.00
Michael & Megan DeTurck		-175.00				-175.00
Michelle and Marianna Dimartino		-175.00				-175.00
Michel Pyrame & Ronel Louis Jean					626.65	626.65
Nabil and Irene Allawh		-175.00				-175.00
Neha & Chetan Safi		-175.00				-175.00
Nicholas & Joanna Gawel		-175.00				-175.00
Ning Zhou and Fang Yunjing		-175.00				-175.00
Omar Peralta-Plasencia & Rafaela Abreu					225.00	225.00
Omer and Sallyanne Allen		-175.00				-175.00
Opoku Archampong and Leah Ahoya		-175.00				-175.00
Orazio and Panagiota Azzarello		-175.00				-175.00
Paolo and Adriana Brutto		-175.00				-175.00
Patrick Miller & Lauren Morrow		-175.00				-175.00
Paul and Joan Breidenstine		-175.00				-175.00
Paul and Lynn Ott		-175.00				-175.00

A/R Aging Summary Report

Green Valley Common Areas Trust DTD 6/29/1988

As of December 31, 2025

CUSTOMER	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Peter and Cara Borian	-175.00					-175.00
Philip and Lorene Cornejo	-175.00					-175.00
Rajiv and Navdeep Kalra	-175.00					-175.00
Randen & Angela Dunlap & Deborah Rohrbach	-175.69					-175.69
Randy Rick	-175.00					-175.00
Raymond Hildenbrand and Lydia Ayala	-175.00					-175.00
Raymond Miller	-175.00					-175.00
Rebecca Cofsky	-175.00					-175.00
Rebecca & Jonathan Wittman					225.00	225.00
Richard and Jennifer Taylor	-175.00					-175.00
Richard Stewart	-175.00					-175.00
Rick Bean	-175.00					-175.00
Roberto Mandanici	-175.00					-175.00
Ronald and Claire Polinsky	-175.00					-175.00
Ronald Scalese and Karen Jacobs	-175.00					-175.00
Rujjwal Sharma	-175.69					-175.69
Russell and Amy Delrosario	-175.00					-175.00
Sandeep & Sanchaben Patel	-175.00					-175.00
Sandy & Gregory Chandler	-175.00					-175.00
Scott and Gail Hauseman	-175.00					-175.00
Scott and Margaret Speece	-175.00					-175.00
Scott Wolfe and Marcel Schatzman	-175.00					-175.00
Serafino and Karen Borelli					225.00	225.00
Sharon Swierczynski	-175.00					-175.00
Shawn Koller and James Beamer	-175.00					-175.00
Siddharth and Rachna Agrawal	-200.00					-200.00
Stephen and Debra Horvat	-175.00					-175.00
Stephine and Taylor Robertson					225.00	225.00
Steven and Jamie Wagner	-175.00					-175.00
Terence and Joie McKim					225.00	225.00
Terrance and Susan Larkin	-175.00					-175.00
Terrence and Sandy McKee	-175.00					-175.00
Terry and Lisa Klee	-200.00					-200.00
Theodore and Susan Maguire					225.00	225.00
Thomas and Jodi Houck	-175.00					-175.00
Thomas and June Wright	-175.00					-175.00
Thomas and Karen Lucas	-175.00					-175.00
Thomas and Linda Zogas	-175.00					-175.00
Thomas and Mary McDonald					225.00	225.00
Thomas Wenrich	-175.00					-175.00
Todd and Frances Wilson	-175.00					-175.00
Todd Duffey	-175.00					-175.00
Tony Buckholz	-175.00					-175.00

A/R Aging Summary Report

Green Valley Common Areas Trust DTD 6/29/1988

As of December 31, 2025

CUSTOMER	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Travis & Lindsay Berger		-175.00				-175.00
Victory Real Estate Ventures					225.00	225.00
Vivian Watson		-175.00				-175.00
Walter and Elizabeth Bochenek		-175.00				-175.00
Waqar and Fareeha Shah		-175.00				-175.00
Wendy Babitt		-175.00				-175.00
William and Nancy King		-175.00				-175.00
William and Rose Marie Rowlands		-175.00				-175.00
William Corchado & Kimberly Andino					225.00	225.00
William & Lori Gormley					225.00	225.00
William Woodward		-175.00				-175.00
TOTAL	-527.22	-28,129.83			6,279.64	-\$22,377.41

A/P Aging Summary Report

Green Valley Common Areas Trust DTD 6/29/1988

As of December 31, 2025

VENDOR	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Sal's Landscaping	655.00					655.00
TOTAL	655.00					\$655.00

Green Valley Common Areas Trust DTD 6/29/1988

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

December 2025

	DEC 2025				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income								
42450 Resale Certificate Fee	-2,000.00		-2,000.00		\$ -2,000.00	\$0.00	\$ -2,000.00	0.00%
42510 2025 Fee	200.00		200.00		\$200.00	\$0.00	\$200.00	0.00%
Unapplied Cash Payment Income	28,632.05		28,632.05		\$28,632.05	\$0.00	\$28,632.05	0.00%
Total Income	\$26,832.05	\$0.00	\$26,832.05	0.00%	\$26,832.05	\$0.00	\$26,832.05	0.00%
GROSS PROFIT	\$26,832.05	\$0.00	\$26,832.05	0.00%	\$26,832.05	\$0.00	\$26,832.05	0.00%
Expenses								
60400 Bank Service Charges	-18.88		-18.88		\$ -18.88	\$0.00	\$ -18.88	0.00%
62400 Depreciation Expense	392.67		392.67		\$392.67	\$0.00	\$392.67	0.00%
62600 Discount Granted	125.00		125.00		\$125.00	\$0.00	\$125.00	0.00%
63000 Groundskeeping	850.00		850.00		\$850.00	\$0.00	\$850.00	0.00%
63800 Management Fee	1,000.00		1,000.00		\$1,000.00	\$0.00	\$1,000.00	0.00%
66700 Professional Fees	121.90		121.90		\$121.90	\$0.00	\$121.90	0.00%
Total Expenses	\$2,470.69	\$0.00	\$2,470.69	0.00%	\$2,470.69	\$0.00	\$2,470.69	0.00%
NET OPERATING INCOME	\$24,361.36	\$0.00	\$24,361.36	0.00%	\$24,361.36	\$0.00	\$24,361.36	0.00%
NET INCOME	\$24,361.36	\$0.00	\$24,361.36	0.00%	\$24,361.36	\$0.00	\$24,361.36	0.00%

Budget vs. Actuals_FY_2025_Report

January 1-December 31, 2025

DISTRIBUTION ACCOUNT	2025				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Income								
42420 Investment Interest & Dividends	69.06		69.06		69.06		69.06	
42450 Resale Certificate Fee	0.00		0.00		0.00		0.00	
42508 2023 Fee	9.00		9.00		9.00		9.00	
42509 2024 Fee	770.00		770.00		770.00		770.00	
42510 2025 Fee	116,375.00	120,000.00	-3,625.00	96.98 %	116,375.00	120,000.00	-3,625.00	96.98 %
43000 Late Fee Services	551.00		551.00		551.00		551.00	
Unapplied Cash Payment Income	28,632.05		28,632.05		28,632.05		28,632.05	
Total for Income	146,406.11	120,000.00	26,406.11	122.01 %	\$146,406.11	\$120,000.00	\$26,406.11	122.01 %
Cost of Goods Sold								
Gross Profit	146,406.11	120,000.00	26,406.11	122.01 %	\$146,406.11	\$120,000.00	\$26,406.11	122.01 %
Expenses								
60400 Bank Service Charges	-375.94	675.00	-1,050.94	-55.69 %	-375.94	675.00	-1,050.94	-55.69 %
62400 Depreciation Expense	4,415.87	3,996.00	419.87	110.51 %	4,415.87	3,996.00	419.87	110.51 %
62600 Discount Granted	13,081.55	13,500.00	-418.45	96.9 %	13,081.55	13,500.00	-418.45	96.9 %
63000 Groundskeeping	58,829.52	46,000.00	12,829.52	127.89 %	58,829.52	46,000.00	12,829.52	127.89 %
63300 Insurance Expense	1,202.00	1,282.00	-80.00	93.76 %	1,202.00	1,282.00	-80.00	93.76 %
63350 Internet Expenses	343.44	350.00	-6.56	98.13 %	343.44	350.00	-6.56	98.13 %
63800 Management Fee	11,000.00	15,600.00	-4,600.00	70.51 %	11,000.00	15,600.00	-4,600.00	70.51 %
66500 Postage and Delivery	5.08	4,200.00	-4,194.92	0.12 %	5.08	4,200.00	-4,194.92	0.12 %
66700 Professional Fees	1,473.35	1,000.00	473.35	147.33 %	1,473.35	1,000.00	473.35	147.33 %
66900 Property Taxes	1,146.62	1,150.00	-3.38	99.71 %	1,146.62	1,150.00	-3.38	99.71 %
67200 Repairs and Maintenance	657.12	4,100.00	-3,442.88	16.03 %	657.12	4,100.00	-3,442.88	16.03 %
64900 Office Supplies		450.00	-450.00	0.0 %		450.00	-450.00	0.0 %
67800 Snow Services		4,000.00	-4,000.00	0.0 %		4,000.00	-4,000.00	0.0 %
68200 Trust Fees		3,000.00	-3,000.00	0.0 %		3,000.00	-3,000.00	0.0 %
Total for Expenses	91,778.61	99,303.00	-7,524.39	92.42 %	\$91,778.61	\$99,303.00	-\$7,524.39	92.42 %
Net Operating Income	54,627.50	20,697.00	33,930.50	263.94 %	\$54,627.50	\$20,697.00	\$33,930.50	263.94 %

Budget vs. Actuals_FY_2025_Report

January 1-December 31, 2025

DISTRIBUTION ACCOUNT	2025				TOTAL			
	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET	ACTUAL	BUDGET	OVER BUDGET BY	PERCENT OF BUDGET
Other Income								
Other Expenses								
Net Other Income								
Net Income	54,627.50	20,697.00	33,930.50	263.94 %	\$54,627.50	\$20,697.00	\$33,930.50	263.94 %

Green Valley Common Areas Trust DTD 6/29/1988

10000 General Account, Period Ending 12/31/2025

RECONCILIATION REPORT

Reconciled on: 01/05/2026

Reconciled by: Dominic Flowers

Any changes made to transactions after this date aren't included in this report.

Summary

USD

Statement beginning balance.....	231,060.86
Checks and payments cleared (5).....	-2,006.90
Deposits and other credits cleared (165).....	28,985.93
Statement ending balance.....	<u>258,039.89</u>

Uncleared transactions as of 12/31/2025.....	-125.00
Register balance as of 12/31/2025.....	257,914.89

Details

Checks and payments cleared (5)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/01/2025	Check	SVCCHRG		-10.00
12/03/2025	Bill Payment	4557	Keystone Commercial & Indus...	-1,000.00
12/10/2025	Bill Payment	4558	Sal's Landscaping	-850.00
12/10/2025	Bill Payment	4559	Keystone Commercial & Indus...	-121.90
12/12/2025	Refund	4563	David and Marcia Seifert	-25.00

Total -2,006.90

Deposits and other credits cleared (165)

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/01/2025	Deposit	INTEREST		28.03
12/04/2025	Deposit		Signature Abstract	125.00
12/05/2025	Receive Payment	581	Michael and Andrea Wolfe	175.00
12/05/2025	Receive Payment		Richard Stewart	175.00
12/08/2025	Receive Payment		Thomas Wenrich	175.00
12/08/2025	Receive Payment		Scott and Margaret Speece	175.00
12/08/2025	Receive Payment		Kurt and Carie Seymour	175.00
12/08/2025	Receive Payment		Thomas and Linda Zogas	175.00
12/08/2025	Receive Payment		Michael and Gay Wentzel	175.00
12/08/2025	Receive Payment		Raymond Miller	175.00
12/08/2025	Receive Payment	1567	Philip and Lorene Cornejo	175.00
12/08/2025	Receive Payment		James and Sharon Lee Pruzin...	175.00
12/08/2025	Receive Payment		Anthony and Ellen Digirolamo	175.00
12/08/2025	Receive Payment		James and Amanda Burleigh	175.00
12/08/2025	Receive Payment		Sandeep & Sanchaben Patel	175.00
12/08/2025	Receive Payment		Jay and Anne Nigrini	175.00
12/08/2025	Receive Payment		Joseph and Carol Rudden	175.00
12/08/2025	Receive Payment		Michael & Megan DeTurck	175.00
12/08/2025	Receive Payment		Richard and Jennifer Taylor	175.00
12/08/2025	Receive Payment		Walter and Elizabeth Bochenek	175.00
12/08/2025	Receive Payment		Jennifer McSweeney	175.00
12/08/2025	Receive Payment		Jason and Leslie Aizkalns	175.00
12/08/2025	Receive Payment		Kathleen and Anthony Meridio...	175.00
12/08/2025	Receive Payment		Brian and Patricia Hassinger	175.00
12/08/2025	Receive Payment		Eduardo & Jessica Espiridion	175.00
12/08/2025	Receive Payment		Terrance and Susan Larkin	175.00
12/08/2025	Receive Payment		Douglas and Frances Tieman	175.00
12/08/2025	Receive Payment		Lawrence and Janice Jones	175.00
12/08/2025	Receive Payment		Opoku Archampong and Leah...	175.00
12/08/2025	Receive Payment		John and Erin Dougherty	175.00
12/08/2025	Receive Payment		Daniel and Jennifer Kovalchick	175.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/08/2025	Receive Payment		Ning Zhou and Fang Yunjing	175.00
12/08/2025	Receive Payment		Edward and Erica Kairis	175.00
12/08/2025	Receive Payment		Scott and Gail Hauseman	175.00
12/08/2025	Receive Payment		Randy Rick	175.00
12/08/2025	Receive Payment		Omer and Sallyanne Allen	175.00
12/08/2025	Receive Payment		Helma Rapp	175.00
12/08/2025	Receive Payment		Alan and Susan Weisberg	175.00
12/08/2025	Receive Payment	198	Rebecca Cofsky	175.00
12/08/2025	Receive Payment		Fritz Dorcely	175.00
12/08/2025	Receive Payment		Michael & Lisa Umbenhauer	175.00
12/08/2025	Receive Payment		Andrew Miller & Christina Lippe	175.00
12/08/2025	Receive Payment		Thomas and June Wright	175.00
12/08/2025	Receive Payment		Michael and Amanda Abboud	175.00
12/08/2025	Receive Payment		Gregory and Patricia Texter	175.00
12/08/2025	Receive Payment		Hicham Bsiri	175.00
12/09/2025	Receive Payment	1598	Keith & Sarah Chisholm	175.00
12/09/2025	Receive Payment	Square	Randen & Angela Dunlap & D...	175.69
12/09/2025	Receive Payment	10022	Raymond Hildenbrand and Ly...	175.00
12/09/2025	Receive Payment	280	Todd and Frances Wilson	175.00
12/10/2025	Receive Payment		Ruijwal Sharma	175.69
12/10/2025	Receive Payment		Faraz Naseem	175.69
12/11/2025	Receive Payment	853	David Hinkle and Grace Hinkle	175.00
12/11/2025	Receive Payment	4096	Ronald Scalese and Karen Ja...	175.00
12/11/2025	Receive Payment	124	Cary and Roseanne Champion	175.00
12/11/2025	Receive Payment	4733	Michael and Elizabeth Kowalick	175.00
12/11/2025	Receive Payment	4192	Daniel & Joanne Urban	175.00
12/11/2025	Receive Payment	8865	Anthony and Judith Byrne	175.00
12/11/2025	Receive Payment	1034	143 Connecticut Ave LLC	175.00
12/11/2025	Receive Payment	700	Sharon Swierczynski	175.00
12/11/2025	Receive Payment	143	Shawn Koller and James Bea...	175.00
12/11/2025	Receive Payment	1010	Michael Frasso & Erika Del P...	175.00
12/11/2025	Receive Payment	708	Rajiv and Navdeep Kalra	175.00
12/11/2025	Receive Payment	3283	Berard & Cynthia Avella	175.00
12/11/2025	Receive Payment	5113	Charles and Alison Wagner	175.00
12/11/2025	Receive Payment	5481	Donald and Verna Stump	175.00
12/11/2025	Receive Payment	1647	Christopher and Allison Langdon	175.00
12/11/2025	Receive Payment	3392	Leonard and Bonnie Renner	175.00
12/11/2025	Receive Payment	2803	E.F. and Janet Muchoney	175.00
12/11/2025	Receive Payment	355	Nabil and Irene Allawh	175.00
12/11/2025	Receive Payment	2163	Matthew and Jahanna Labe	175.00
12/11/2025	Receive Payment	1286	Bernard and Esther Chernisky	175.00
12/11/2025	Receive Payment	246	Scott Wolfe and Marcel Schat...	175.00
12/11/2025	Receive Payment	2105	David and Francine Carroll	175.00
12/11/2025	Receive Payment	102	Jared & Alicia Green	175.00
12/11/2025	Receive Payment	5010	Jay and Joanne Lemelin	175.00
12/12/2025	Receive Payment	1205	Martin & Ania Braam	200.00
12/12/2025	Receive Payment	117	Waqar and Fareeha Shah	175.00
12/12/2025	Receive Payment	3238	Orazio and Panagiota Azzarello	175.00
12/12/2025	Receive Payment	1074	Joseph and Kristy Lucas	175.00
12/12/2025	Receive Payment	289	Christopher Madeira	175.00
12/12/2025	Receive Payment	2724	Lindy and Kitty Barile	175.00
12/12/2025	Receive Payment	1136	Daniel & Ewelina McDevitt	175.00
12/12/2025	Receive Payment	7932	Jerome and Elaine Levkoff	175.00
12/12/2025	Receive Payment	5292	William and Nancy King	175.00
12/12/2025	Receive Payment	9643	Calogero and Melissa Sottosanti	175.00
12/12/2025	Receive Payment	9643	Calogero Sottosanti	175.00
12/12/2025	Receive Payment	830	Danial Chan & Hang Thu Ngu...	175.00
12/12/2025	Receive Payment	9654	Frank Dehaven	175.00
12/12/2025	Receive Payment	6261	Fiorino Grande (3)	175.00
12/12/2025	Receive Payment	6261	Fiorino Grande (4)	175.00
12/12/2025	Receive Payment	1010	Mark and Donna Terefenko	175.00
12/12/2025	Receive Payment	3201	Travis & Lindsay Berger	175.00
12/12/2025	Receive Payment	697	Gregory and Lisa Nelson	175.00
12/12/2025	Receive Payment	47935075	Paul and Lynn Ott	175.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/12/2025	Receive Payment	168	Elena and Ioan Popa	175.00
12/12/2025	Receive Payment	986250	H Anderson & Judith Ellsworth	175.00
12/12/2025	Receive Payment	49887670	Chris and Wendy Peterson	175.00
12/12/2025	Receive Payment	9045	Roberto Mandanici	175.00
12/12/2025	Receive Payment	47956757	Michael and Amy Hunt Gibbs	175.00
12/12/2025	Receive Payment	47904725	Terry and Lisa Klee	200.00
12/12/2025	Receive Payment	2084	David and Marcia Seifert	200.00
12/12/2025	Receive Payment	9603	Brian and Barbara Boland	200.00
12/15/2025	Receive Payment	1987	Tony Buckholz	175.00
12/15/2025	Receive Payment	761	Sandy & Gregory Chandler	175.00
12/15/2025	Receive Payment	126	Steven and Jamie Wagner	175.00
12/15/2025	Receive Payment	150	Patrick Miller & Lauren Morrow	175.00
12/15/2025	Receive Payment	1094	George Ainsworth and Janice ...	175.00
12/15/2025	Receive Payment	2390	Lisa Eckert	175.00
12/15/2025	Receive Payment	3266	Ronald and Claire Polinsky	175.00
12/15/2025	Receive Payment	210	Michael and Despina Mackinnon	175.00
12/15/2025	Receive Payment	315	Kevin & Theresa Moser	175.00
12/15/2025	Receive Payment	2453	Peter and Cara Borian	175.00
12/15/2025	Receive Payment	48446163	Jeffery and Cheryl Orner	175.00
12/15/2025	Receive Payment	523	Rick Bean	175.00
12/16/2025	Receive Payment		Matthew Manfredi	175.69
12/16/2025	Receive Payment		Jesse & Catherine Thomas	175.69
12/16/2025	Receive Payment	1210	Gustaw Woch and Agnieszka ...	175.00
12/16/2025	Receive Payment	3671	Diane Rick and Randee Milam	175.00
12/16/2025	Receive Payment	2682	Barry and Fina Whitmoyer	175.00
12/16/2025	Receive Payment	1544	William and Rose Marie Rowl...	175.00
12/16/2025	Receive Payment	3739	Paolo and Adriana Brutto	175.00
12/16/2025	Receive Payment	4258	Thomas and Karen Lucas	175.00
12/16/2025	Receive Payment	1502	Thomas and Jodi Houck	175.00
12/16/2025	Receive Payment	1124	Jimmy and Janet Conibear	175.00
12/16/2025	Receive Payment	2	Jane Marquette	175.00
12/16/2025	Receive Payment	385	Amanda Brensinger	175.00
12/16/2025	Receive Payment	303	Jing Chen & Wen Gang Yuan	175.00
12/16/2025	Receive Payment	167	John & Mayra Tejada	175.00
12/16/2025	Receive Payment	406	William Woodward	175.00
12/16/2025	Receive Payment	6656	Stephen and Debra Horvat	175.00
12/16/2025	Receive Payment	1025	Nicholas & Joanna Gawel	175.00
12/16/2025	Receive Payment	1189	Jonathon and Jennifer Dumas	175.00
12/16/2025	Receive Payment	156	Kourtney Bernecker & Shane ...	175.00
12/16/2025	Receive Payment	744	Terrence and Sandy McKee	175.00
12/16/2025	Receive Payment	7686	Domenico and Lucy Brutto	175.00
12/16/2025	Receive Payment	2293	Michelle and Marianna Dimart...	175.00
12/16/2025	Receive Payment	48093161	Todd Duffey	175.00
12/16/2025	Receive Payment	192	Neha & Chetan Safi	175.00
12/16/2025	Receive Payment	3704	Jesus Pena	175.00
12/16/2025	Receive Payment	699	Annette Moyer and Brian Beitler	175.00
12/16/2025	Receive Payment	10006	Vivian Watson	175.00
12/17/2025	Receive Payment	648	Amanda Yeager	175.00
12/17/2025	Receive Payment	2138	Giuseppe and Maria Napoli	175.00
12/17/2025	Receive Payment	3471	Frank and Amy Bartolone	175.00
12/18/2025	Receive Payment	5288	Russell and Amy Delrosario	175.00
12/18/2025	Receive Payment	251	Jennifer Grimes	175.00
12/18/2025	Receive Payment	1101	Binh Nguyen	175.00
12/18/2025	Receive Payment	521	Jeffrey & Melissa Kerchner	175.00
12/18/2025	Receive Payment	1039	Michael and Diane Duff	175.00
12/18/2025	Receive Payment	1522	Joshua & Lauren Buckley	175.00
12/18/2025	Receive Payment	2949	Mark and Mimi Wolfe	175.00
12/18/2025	Receive Payment	9592	Christopher and Deborah Pilliod	175.00
12/19/2025	Receive Payment	51118163	Christopher and Lindsay Rada	175.00
12/19/2025	Receive Payment		Douglas Alan Garipoli II	175.69
12/19/2025	Receive Payment	1825	Edward and Gloria Thomas	175.00
12/19/2025	Receive Payment	156538863	Siddharth and Rachna Agrawal	200.00
12/19/2025	Receive Payment	7539	Paul and Joan Breidenstine	175.00
12/19/2025	Receive Payment	5993	Joel and Susan Pollet	175.00

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
12/19/2025	Receive Payment	450	Wendy Babitt	175.00
12/19/2025	Receive Payment	562	Amar and Madhu Sharma	175.00
12/22/2025	Receive Payment		Leslie & Nichole McMullen	175.69
12/31/2025	Receive Payment		Kevin & Adria Lara	351.69
12/31/2025	Receive Payment		Michael and Amanda Schaeffer	175.69
12/31/2025	Receive Payment		Donald & Debra Hamberger	175.69

Total 28,985.93

Additional Information

Uncleared checks and payments as of 12/31/2025

DATE	TYPE	REF NO.	PAYEE	AMOUNT (USD)
02/24/2025	Check	4510	Anil & Anita Varghese	-25.00
12/12/2025	Refund	4561	Martin & Ania Braam	-25.00
12/12/2025	Refund	4562	Brian and Barbara Boland	-25.00
12/12/2025	Refund	4560	Terry and Lisa Klee	-25.00
12/19/2025	Refund	4526	Siddharth and Rachna Agrawal	-25.00

Total -125.00

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

Small Business Checking		Number of Enclosures	4
Account Number	8420015261	Statement Dates	12/01/25 thru 12/31/25
Beginning Balance	60,460.92	Days in the statement period	31
21 Deposits/Credits	28,957.90	Average Current	75,680.56
4 Checks/Debits	1,996.90	Average Collected	74,437.82
Service Charge	.00		
Interest Paid	.00		
Ending Balance	87,421.92		

ACTIVITY IN DATE ORDER				
Date	Description	Debit	Credit	Balance
12/05	Remote Deposit		125.00	60,585.92
12/05	Check 4557	1,000.00-		59,585.92
12/08	SQ251208 Square Inc PPD 9424300002		175.69	59,761.61
12/08	Remote Deposit		350.00	60,111.61
12/09	Remote Deposit		7,350.00	67,461.61
12/10	SQ251210 Square Inc PPD 9424300002		351.38	67,812.99
12/10	Remote Deposit		525.00	68,337.99
12/12	Remote Deposit		175.00	68,512.99
12/12	Remote Deposit		4,200.00	72,712.99
12/12	Check 4559	121.90-		72,591.09
12/15	SQ251215 Square Inc PPD 9424300002		175.69	72,766.78
12/15	Remote Deposit		4,650.00	77,416.78
12/16	SQ251216 Square Inc PPD 9424300002		175.69	77,592.47
12/16	Remote Deposit		3,500.00	81,092.47
12/17	Remote Deposit		875.00	81,967.47
12/18	Remote Deposit		525.00	82,492.47
12/18	Check 4558	850.00-		81,642.47

Small Business Checking

8420015261 (Continued)

ACTIVITY IN DATE ORDER				
Date	Description	Debit	Credit	Balance
12/19	SQ251219 Square Inc PPD 9424300002		175.69	81,818.16
12/19	Remote Deposit		2,650.00	84,468.16
12/22	SQ251222 Square Inc PPD 9424300002		175.69	84,643.85
12/23	Remote Deposit		2,100.00	86,743.85
12/24	SQ251224 Square Inc PPD 9424300002		175.69	86,919.54
12/24	Check 4560	25.00-		86,894.54
12/26	SQ251226 Square Inc PPD 9424300002		175.69	87,070.23
12/31	SQ251231 Square Inc PPD 9424300002		351.69	87,421.92

--- CHECKS PAID THIS STATEMENT ---					
Date	Check No	Amount	Date	Check No	Amount
12/05	4557	1,000.00	12/12	4559	121.90
12/18	4558	850.00	12/24	4560	25.00

* Denotes missing check numbers

DAILY BALANCE INFORMATION					
Date	Balance	Date	Balance	Date	Balance
12/01	60,460.92	12/15	77,416.78	12/23	86,743.85
12/05	59,585.92	12/16	81,092.47	12/24	86,894.54
12/08	60,111.61	12/17	81,967.47	12/26	87,070.23
12/09	67,461.61	12/18	81,642.47	12/31	87,421.92
12/10	68,337.99	12/19	84,468.16		
12/12	72,591.09	12/22	84,643.85		

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

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GREEN VALLEY COMMON AREAS TRUST ITS SYSTEM
c/o KEYSTONE PROPERTY & ASSET MANAGEMENT
875 BIRCHWOOD BLVD, SUITE 102
WYOMING, PA 19683
80-04673 12/09/2025

PAY TO THE ORDER OF
Keystone Commercial & Industrial LLC \$ 1,000.00
One thousand and 00/100 DOLLARS

Keystone Commercial & Industrial LLC
875 Birchwood Blvd
Ste 102
Wyoming, PA 19610

MEMO

#004557# @021302648C @420015261#

Check: 4557 \$1,000.00 12/5/2025

GREEN VALLEY COMMON AREAS TRUST ITS SYSTEM
c/o KEYSTONE PROPERTY & ASSET MANAGEMENT
875 BIRCHWOOD BLVD, SUITE 102
WYOMING, PA 19683
80-04673 12/09/2025

MEMO

#004557# @021302648C @420015261#

Check: 4557 \$1,000.00 12/5/2025

GREEN VALLEY COMMON AREAS TRUST ITS SYSTEM
c/o KEYSTONE PROPERTY & ASSET MANAGEMENT
875 BIRCHWOOD BLVD, SUITE 102
WYOMING, PA 19683
80-04673 12/10/2025

PAY TO THE ORDER OF
Safe Landscaping \$ 850.00
Eight hundred fifty and 00/100 DOLLARS

Safe Landscaping
13 Sutherland Ln
Rushville, PA 17969

MEMO

#004558# @021302648C @420015261#

Check: 4558 \$850.00 12/18/2025

GREEN VALLEY COMMON AREAS TRUST ITS SYSTEM
c/o KEYSTONE PROPERTY & ASSET MANAGEMENT
875 BIRCHWOOD BLVD, SUITE 102
WYOMING, PA 19683
80-04673 12/10/2025

MEMO

#004558# @021302648C @420015261#

Check: 4558 \$850.00 12/18/2025

GREEN VALLEY COMMON AREAS TRUST ITS SYSTEM
c/o KEYSTONE PROPERTY & ASSET MANAGEMENT
875 BIRCHWOOD BLVD, SUITE 102
WYOMING, PA 19683
80-04673 12/10/2025

PAY TO THE ORDER OF
Keystone Commercial & Industrial LLC \$ 121.90
One hundred twenty-one and 90/100 DOLLARS

Keystone Commercial & Industrial LLC
875 Birchwood Blvd
Ste 102
Wyoming, PA 19610

MEMO

#004559# @021302648C @420015261#

Check: 4559 \$121.90 12/12/2025

GREEN VALLEY COMMON AREAS TRUST ITS SYSTEM
c/o KEYSTONE PROPERTY & ASSET MANAGEMENT
875 BIRCHWOOD BLVD, SUITE 102
WYOMING, PA 19683
80-04673 12/10/2025

MEMO

#004559# @021302648C @420015261#

Check: 4559 \$121.90 12/12/2025

GREEN VALLEY COMMON AREAS TRUST ITS SYSTEM
c/o KEYSTONE PROPERTY & ASSET MANAGEMENT
875 BIRCHWOOD BLVD, SUITE 102
WYOMING, PA 19683
80-04673 12/12/2025

PAY TO THE ORDER OF
Terry and Lisa Kline \$ 25.00
Twenty-five and 00/100 DOLLARS

Terry and Lisa Kline
4150 N98 Terrace Ct
Sinking Spring, PA 19088

MEMO

#004560# @021302648C @420015261#

Check: 4560 \$25.00 12/24/2025

GREEN VALLEY COMMON AREAS TRUST ITS SYSTEM
c/o KEYSTONE PROPERTY & ASSET MANAGEMENT
875 BIRCHWOOD BLVD, SUITE 102
WYOMING, PA 19683
80-04673 12/12/2025

MEMO

#004560# @021302648C @420015261#

Check: 4560 \$25.00 12/24/2025



BANKING | INSURANCE | WEALTH

PO Box 460 • Ithaca, NY 14851
(888) 273-3210 • TompkinsBank.com

Date 12/31/25
Primary Account

Page 1
8420242748

Green Valley Common Areas Trst DTD 7/18/
ICS SHADOW ACCOUNT
875 Berkshire Blvd
Suite 102
Wyomissing PA 19610

CHECKING ACCOUNTS

Account Title: Green Valley Common Areas Trst DTD 7/18/
ICS SHADOW ACCOUNT

ICS Shadow Account MMA		Number of Enclosures	0
Account Number	8420242748	Statement Dates	12/01/25 thru 12/31/25
Beginning Balance	170,599.94	Days in the statement period	31
Deposits/Credits	.00	Average Current	143,807.44
1 Checks/Debits	10.00	Average Collected	143,807.44
Service Charge	.00	Interest Earned	22.20
Interest Paid	28.03	Annual Percentage Yield Earned	0.15%
Ending Balance	170,617.97	2025 Interest Paid	451.63

ACTIVITY IN DATE ORDER				
Date	Description	Debit	Credit	Balance
12/01	Interest Deposit		28.03	170,627.97
12/01	Investment Sweep to DDA	10.00-		170,617.97
	Acct No.	8420242667-D		

DAILY BALANCE INFORMATION	
Date	Balance
12/01	170,617.97

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

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