

Village of Green Trails Association

Balance Sheet For 2/29/2024

Operating Cash

1010 - Montgomery Bank - Board	\$26,466.35	
1012 - CAB Operating Account	\$44,800.62	

Total Operating Cash

\$71,266.97

Certificate of Deposit

1020 - CAB CD 10/7/2024	\$52,223.26	
1021 - Montgomery CD 8/28/2024 3.94%	\$51,163.22	
1022 - Montgomery CD 8/28/2024 3.94%	\$51,163.22	

Total Certificate of Deposit

\$154,549.70

Total Assets

\$225,816.67

Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$5,936.00	
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Total Liabilites

\$5,936.00

Equity

5010 - Net Assets - Unrestricted	\$221,235.55	
5520 - Current Year Net Income (Loss)	(\$1,354.88)	

Total Equity

\$219,880.67

Total Liabilities / Equity

\$225,816.67

Village of Green Trails Association

Statement of Revenues and Expenses 2/1/2024 - 2/29/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	-	11,737.50	(11,737.50)	690.00	23,475.00	(22,785.00)	140,850.00
Total Income	-	11,737.50	(11,737.50)	690.00	23,475.00	(22,785.00)	140,850.00
Other Income							
6340 - Interest/Late Fee Income	(198.54)	83.33	(281.87)	(174.39)	166.66	(341.05)	1,000.00
6910 - Bank Interest Income	212.10	166.67	45.43	1,756.87	333.34	1,423.53	2,000.00
Total Other Income	13.56	250.00	(236.44)	1,582.48	500.00	1,082.48	3,000.00
Total Income	13.56	11,987.50	(11,973.94)	2,272.48	23,975.00	(21,702.52)	143,850.00
Operating Expense							
Administration							
7010 - Management Fees	692.00	708.33	16.33	1,362.00	1,416.66	54.66	8,500.00
7020 - Collection Letter Expense Net	(48.54)	62.50	111.04	(123.54)	125.00	248.54	750.00
7140 - Accounting & Professional Fees	-	37.50	37.50	-	75.00	75.00	450.00
7160 - Legal Fees	613.25	208.33	(404.92)	613.25	416.66	(196.59)	2,500.00
7280 - Office Supplies	-	83.33	83.33	-	166.66	166.66	1,000.00
7305 - Bank Fee	10.00	6.25	(3.75)	20.00	12.50	(7.50)	75.00
7310 - Miscellaneous Admin	25.00	25.00	-	50.00	50.00	-	300.00
7320 - P.O. Box	-	37.50	37.50	-	75.00	75.00	450.00
7330 - Copying & Printing - Newsletter	-	91.67	91.67	-	183.34	183.34	1,100.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	-	116.67	116.67	-	233.34	233.34	1,400.00
7340 - Copying & Printing - Letters to Owners	4.70	83.33	78.63	5.65	166.66	161.01	1,000.00
Total Administration	1,296.41	1,460.41	164.00	1,927.36	2,920.82	993.46	17,525.00
Grounds							
8610 - Lawn Care & Mowing	-	4,333.33	4,333.33	-	8,666.66	8,666.66	52,000.00
8620 - Drainage & Erosion Control	-	1,666.67	1,666.67	-	3,333.34	3,333.34	20,000.00
8640 - Grounds Maintenance	1,700.00	6,208.33	4,508.33	1,700.00	12,416.66	10,716.66	74,500.00
8960 - Lake Maintenance	-	416.67	416.67	-	833.34	833.34	5,000.00
Total Grounds	1,700.00	12,625.00	10,925.00	1,700.00	25,250.00	23,550.00	151,500.00
Insurance							
9010 - Insurance	-	1,525.00	1,525.00	-	3,050.00	3,050.00	18,300.00
Total Insurance	-	1,525.00	1,525.00	-	3,050.00	3,050.00	18,300.00
Total Expense	2,996.41	15,610.41	12,614.00	3,627.36	31,220.82	27,593.46	187,325.00
Operating Net Total	(2,982.85)	(3,622.91)	640.06	(1,354.88)	(7,245.82)	5,890.94	(43,475.00)
Net Total	(2,982.85)	(3,622.91)	640.06	(1,354.88)	(7,245.82)	5,890.94	(43,475.00)

Village of Green Trails Association

Cash Disbursement - 2/29/2024

Date	CheckNo	Description	Amount
1012 - CAB Operating			
2/1/2024	ACH	COMMUNITY PROPERTY MANAGEMENT (CPM) Inv # 4988699	670.00
	7010 - Management Fees		670.00
2/1/2024	Bank Fees	February Bank Fees	10.00
	7305 - Bank Fee		10.00
2/6/2024	ACH	ELIA M. ELLIS, ATTORNEY AT LAW Inv # 1595	613.25
	7160 - Legal Fees - Lamberg & Little		613.25
2/6/2024	ACH	COMMUNITY PROPERTY MANAGEMENT (CPM) Inv # 4th Q	172.00
	7010 - Management Fees		22.00
	7020 - Collection Letter Expense Net		150.00
2/6/2024	Check 153	County Tree Service Inv # 774	1,700.00
	8640 - Grounds Maintenance - Speckman Aquisition One LLC		1,700.00
2/12/2024	ACH	COMMUNITY PROPERTY MANAGEMENT (CPM) Inv # 5028825	25.00
	7310 - Miscellaneous Admin - Non CAB Acct		25.00
2/22/2024	ACH	Southdata Inc Inv # 994153329	4.70
	7340 - Copying & Printing - Letters to Owners - Mailings		4.70
		Total	3,194.95

Village of Green Trails Association

GL Trial Balance For 2/1/2024 - 2/29/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
1010 - Montgomery Bank - Board		26,254.35	212.00	-	26,466.35
Date	Description		Debit	Credit	Type
02/29/2024	Montgomery bank		212.00	-	GL Entry
1012 - CAB Operating Account		47,760.27	335.30	3,294.95	44,800.62
Date	Description		Debit	Credit	Type
02/01/2024	February Bank Fees		-	10.00	GL Entry
02/01/2024	4988699 - COMMUNITY PROPERTY MANAGEMENT (CPM)		-	670.00	Invoice
02/06/2024	1595 - ELIA M. ELLIS, ATTORNEY AT LAW - Lamberg & Little		-	613.25	Invoice
02/06/2024	774 - Speckman Aquisition One LLC		-	1,700.00	Invoice
02/06/2024	Batched 4th Q - COMMUNITY PROPERTY MANAGEMENT (CPM)		-	172.00	Invoice
02/12/2024	AGT - Owner Refund - Owner Refund for Acct: AGT47089		233.45	-	Invoice
02/12/2024	5028825 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		-	25.00	Invoice
02/21/2024	Check		100.00	-	Owner Payment
02/22/2024	994153329 - Southdata Inc - Mailings		-	4.70	Invoice
02/26/2024	Void NSF on Chk #1088		-	100.00	Void
02/29/2024	February Interest		1.85	-	GL Entry
1020 - CAB CD 10/7/2024		52,013.01	210.25	-	52,223.26
Date	Description		Debit	Credit	Type
02/07/2024	February Interest		210.25	-	GL Entry
1021 - Montgomery CD 8/28/2024 3.94%		51,163.22	-	-	51,163.22
Date	Description		Debit	Credit	Type
1022 - Montgomery CD 8/28/2024 3.94%		51,163.22	-	-	51,163.22
Date	Description		Debit	Credit	Type
3015 - Reimbursement to Owner		0.00	233.45	233.45	0.00
Date	Description		Debit	Credit	Type
02/12/2024	void ck131 owner refund		233.45	-	GL Entry
02/12/2024	AGT - Owner Refund - Owner Refund for Acct: AGT47089		-	233.45	Invoice

Village of Green Trails Association

GL Trial Balance For 2/1/2024 - 2/29/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
3025 - Reserve for Road Maintenance - Synagogue	-5,724.00	-	212.00	-5,936.00
Date	Description	Debit	Credit	Type
02/29/2024	Montgomery bank	-	212.00	GL Entry
5010 - Net Assets - Unrestricted	-221,002.10	-	233.45	-221,235.55
Date	Description	Debit	Credit	Type
02/12/2024	void ck131 owner refund	-	233.45	GL Entry
6310 - Assessment Income	-690.00	100.00	100.00	-690.00
Date	Description	Debit	Credit	Type
02/21/2024	Check	-	100.00	Owner Payment
02/26/2024	Void NSF on Chk #1088	100.00	-	Void
6340 - Interest/Late Fee Income	-24.15	198.54	-	174.39
Date	Description	Debit	Credit	Type
02/14/2024	Batched Credit Distribution	198.54	-	Credit Distribution
6910 - Bank Interest Income	-1,544.77	-	212.10	-1,756.87
Date	Description	Debit	Credit	Type
02/07/2024	February Interest	-	210.25	GL Entry
02/29/2024	February Interest	-	1.85	GL Entry
7010 - Management Fees	670.00	692.00	-	1,362.00
Date	Description	Debit	Credit	Type
02/01/2024	4988699 - COMMUNITY PROPERTY MANAGEMENT (CPM)	670.00	-	Invoice
02/06/2024	4th Q - COMMUNITY PROPERTY MANAGEMENT (CPM)	22.00	-	Invoice
7020 - Collection Letter Expense Net	-75.00	150.00	198.54	-123.54
Date	Description	Debit	Credit	Type
02/06/2024	4th Q - COMMUNITY PROPERTY MANAGEMENT (CPM)	150.00	-	Invoice
02/14/2024	Batched Credit Distribution	-	198.54	Credit Distribution
7160 - Legal Fees	0.00	613.25	-	613.25
Date	Description	Debit	Credit	Type

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GL Trial Balance For 2/1/2024 - 2/29/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
7160 - Legal Fees	0.00	613.25	-	613.25
Date	Description	Debit	Credit	Type
02/06/2024	1595 - ELIA M. ELLIS, ATTORNEY AT LAW - Lamberg & Little	613.25	-	Invoice
7305 - Bank Fee	10.00	10.00	-	20.00
Date	Description	Debit	Credit	Type
02/01/2024	February Bank Fees	10.00	-	GL Entry
7310 - Miscellaneous Admin	25.00	25.00	-	50.00
Date	Description	Debit	Credit	Type
02/12/2024	5028825 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct	25.00	-	Invoice
7340 - Copying & Printing - Letters to Owners	0.95	4.70	-	5.65
Date	Description	Debit	Credit	Type
02/22/2024	994153329 - Southdata Inc - Mailings	4.70	-	Invoice
8640 - Grounds Maintenance	0.00	1,700.00	-	1,700.00
Date	Description	Debit	Credit	Type
02/06/2024	774 - Speckman Aquistion One LLC	1,700.00	-	Invoice
Net Total		0.00	4,484.49	4,484.49
				0.00