

# Village of Green Trails Association

## Balance Sheet For 2/29/2024

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### 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**

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### 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**

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# 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	
<b>Operating Income</b>							
<b>Income</b>							
6310 - Assessment Income	-	11,737.50	(11,737.50)	690.00	23,475.00	(22,785.00)	140,850.00
<b>Total Income</b>	<b>-</b>	<b>11,737.50</b>	<b>(11,737.50)</b>	<b>690.00</b>	<b>23,475.00</b>	<b>(22,785.00)</b>	<b>140,850.00</b>
<b>Other Income</b>							
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
<b>Total Other Income</b>	<b>13.56</b>	<b>250.00</b>	<b>(236.44)</b>	<b>1,582.48</b>	<b>500.00</b>	<b>1,082.48</b>	<b>3,000.00</b>
<b>Total Income</b>	<b>13.56</b>	<b>11,987.50</b>	<b>(11,973.94)</b>	<b>2,272.48</b>	<b>23,975.00</b>	<b>(21,702.52)</b>	<b>143,850.00</b>
<b>Operating Expense</b>							
<b>Administration</b>							
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
<b>Total Administration</b>	<b>1,296.41</b>	<b>1,460.41</b>	<b>164.00</b>	<b>1,927.36</b>	<b>2,920.82</b>	<b>993.46</b>	<b>17,525.00</b>
<b>Grounds</b>							
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
<b>Total Grounds</b>	<b>1,700.00</b>	<b>12,625.00</b>	<b>10,925.00</b>	<b>1,700.00</b>	<b>25,250.00</b>	<b>23,550.00</b>	<b>151,500.00</b>
<b>Insurance</b>							
9010 - Insurance	-	1,525.00	1,525.00	-	3,050.00	3,050.00	18,300.00
<b>Total Insurance</b>	<b>-</b>	<b>1,525.00</b>	<b>1,525.00</b>	<b>-</b>	<b>3,050.00</b>	<b>3,050.00</b>	<b>18,300.00</b>
<b>Total Expense</b>	<b>2,996.41</b>	<b>15,610.41</b>	<b>12,614.00</b>	<b>3,627.36</b>	<b>31,220.82</b>	<b>27,593.46</b>	<b>187,325.00</b>
<b>Operating Net Total</b>	<b>(2,982.85)</b>	<b>(3,622.91)</b>	<b>640.06</b>	<b>(1,354.88)</b>	<b>(7,245.82)</b>	<b>5,890.94</b>	<b>(43,475.00)</b>
<b>Net Total</b>	<b>(2,982.85)</b>	<b>(3,622.91)</b>	<b>640.06</b>	<b>(1,354.88)</b>	<b>(7,245.82)</b>	<b>5,890.94</b>	<b>(43,475.00)</b>

# Village of Green Trails Association

## Cash Disbursement - 2/29/2024

Date	CheckNo	Description	Amount
<b>1012 - CAB Operating</b>			
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
		<b>Total</b>	<b>3,194.95</b>

# Village of Green Trails Association

## Bank Account Reconciliation for Period 2/29/2024

### Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
CAB Operating	44,800.62	0.00	44,800.62	44,800.62	Balanced
CAB Money Market	0.00	0.00	0.00	0.00	Balanced
CAB CD 10/7/2024	52,223.26	0.00	52,223.26	52,223.26	Balanced

### Unreconciled Items

Date	Description	Check No	Amount
(No Items)			
<b>Total (No Items)</b>			

### Reconciled Items

Date	Description	Check No	Amount
<b>CAB Operating</b>			
2/21/2024	Lockbox Deposit - CIT		100.00
2/29/2024	February Interest		1.85
1/31/2024	Southdata Inc	ACH	-0.95
2/1/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	ACH	-670.00
2/1/2024	February Bank Fees		-10.00
2/6/2024	ELIA M. ELLIS, ATTORNEY AT LAW	ACH	-613.25
2/6/2024	County Tree Service	153	-1,700.00
2/6/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	ACH	-172.00
2/12/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	ACH	-25.00
2/22/2024	Southdata Inc	ACH	-4.70
2/26/2024	Acct: AGT47295 Chk #1088		-100.00
<b>Total CAB Operating</b>			<b>-3,194.05</b>
<b>CAB CD 10/7/2024</b>			
2/7/2024	February Interest		210.25
<b>Total CAB CD 10/7/2024</b>			<b>210.25</b>

# Village of Green Trails Association

## Bank Register Report 2/1/2024 - 2/29/2024

Date	Description	Type	R	Check No	Amount
<b>CAB Operating</b>					
	<b>Balance as of 2/1/2024</b>				<b>\$47,313.72</b>
2/1/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	Invoice ACH	R		(\$670.00)
2/1/2024	February Bank Fees	Bank Fees	R	ACH	(\$10.00)
2/6/2024	ELIA M. ELLIS, ATTORNEY AT LAW	Invoice ACH	R		(\$613.25)
2/6/2024	County Tree Service	Invoice Check	R	153	(\$1,700.00)
2/6/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	Invoice ACH	R		(\$172.00)
2/12/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	Invoice ACH	R		(\$25.00)
2/21/2024	Lockbox Deposit - CIT	Lockbox Deposit	R	ACH	\$100.00
2/22/2024	Southdata Inc	Invoice ACH	R		(\$4.70)
2/26/2024	Acct: AGT47295 Chk #1088	Owner Return Payment	R	ACH	(\$100.00)
2/29/2024	February Interest	Interest	R	ACH	\$1.85

**Total (\$3,193.10)**  
**Balance as of 2/29/2024 \$44,120.62**

### CAB CD 10/7/2024

	<b>Balance as of 2/1/2024</b>				<b>\$52,013.01</b>
2/7/2024	February Interest	Interest	R	ACH	\$210.25

**Total \$210.25**  
**Balance as of 2/29/2024 \$52,223.26**

# Village of Green Trails Association

## GL Trial Balance For 2/29/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
1010 - Montgomery Bank - Board	26,254.35	212.00	-	26,466.35
1012 - CAB Operating Account	47,760.27	335.30	3,294.95	44,800.62
1020 - CAB CD 10/7/2024	52,013.01	210.25	-	52,223.26
1021 - Montgomery CD 8/28/2024 3.94%	51,163.22	-	-	51,163.22
1022 - Montgomery CD 8/28/2024 3.94%	51,163.22	-	-	51,163.22
3015 - Reimbursement to Owner	0.00	233.45	233.45	0.00
3025 - Reserve for Road Maintenance - Synagogue	-5,724.00	-	212.00	-5,936.00
5010 - Net Assets - Unrestricted	-221,002.10	-	233.45	-221,235.55
6310 - Assessment Income	-690.00	100.00	100.00	-690.00
6340 - Interest/Late Fee Income	-24.15	198.54	-	174.39
6910 - Bank Interest Income	-1,544.77	-	212.10	-1,756.87
7010 - Management Fees	670.00	692.00	-	1,362.00
7020 - Collection Letter Expense Net	-75.00	150.00	198.54	-123.54
7160 - Legal Fees	0.00	613.25	-	613.25
7305 - Bank Fee	10.00	10.00	-	20.00
7310 - Miscellaneous Admin	25.00	25.00	-	50.00
7340 - Copying & Printing - Letters to Owners	0.95	4.70	-	5.65
8640 - Grounds Maintenance	0.00	1,700.00	-	1,700.00
<b>Net Total</b>	<b>0.00</b>	<b>4,484.49</b>	<b>4,484.49</b>	<b>0.00</b>

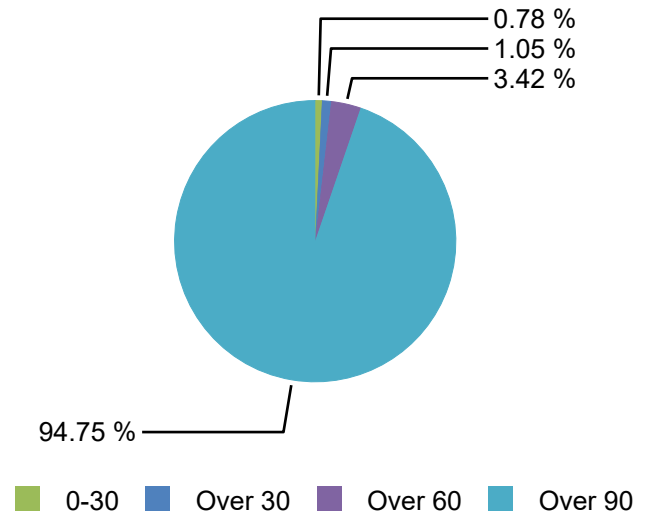
# Village of Green Trails Association

AR Aging - 2/29/2024

## SUMMARY

Charge	Balance
Assessments (13)	\$7,827.67
Bank Service Fee (1)	\$140.00
Collection Fee (13)	\$2,105.00
Late Fee (13)	\$2,640.03
Legal Fee Billed (4)	\$8,955.83
<b>Total</b>	<b>\$21,668.53</b>

## DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
<b>AGT47025 - 14148 Cross Trails Dr - Lamberg</b>					
<b>Coll Status: Foreclosure - Association AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW</b>	\$22.95	\$22.95	\$564.20	\$4,631.55	\$5,241.65
Assessments	-	-	-	\$1,530.00	\$1,530.00
Late Fee	\$22.95	\$22.95	\$22.95	\$564.30	\$633.15
Legal Fee Billed	-	-	\$541.25	\$2,452.25	\$2,993.50
Collection Fee	-	-	-	\$85.00	\$85.00
<b>AGT46874 - 14083 Augusta Dr - Clayman</b>					
<b>Coll Status: Judgement - Default AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW</b>	\$17.25	\$17.25	\$17.25	\$3,832.05	\$3,883.80
Assessments	-	-	-	\$1,150.00	\$1,150.00
Late Fee	\$17.25	\$17.25	\$17.25	\$393.30	\$445.05
Legal Fee Billed	-	-	-	\$2,203.75	\$2,203.75
Collection Fee	-	-	-	\$85.00	\$85.00
<b>AGT47436 - 211 Stablestone Dr - Little</b>					
<b>Coll Status: Foreclosure - Association AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW</b>	\$3.45	\$3.45	\$75.45	\$3,409.28	\$3,491.63
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	\$3.45	\$20.70	\$31.05
Legal Fee Billed	-	-	\$72.00	\$3,088.58	\$3,160.58
Collection Fee	-	-	-	\$70.00	\$70.00
<b>AGT46883 - 135 Bellechasse Dr - Weber</b>					
<b>Coll Status: Check Manager Response AR</b>	\$13.80	\$13.80	\$13.80	\$1,434.80	\$1,476.20
Assessments	-	-	-	\$920.00	\$920.00
Late Fee	\$13.80	\$13.80	\$13.80	\$289.80	\$331.20
Collection Fee	-	-	-	\$225.00	\$225.00

(\*\*\* indicates previous owners)

# Village of Green Trails Association

## AR Aging - 2/29/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
<b>AGT47295 - 14198 Parliament Dr - Campbell</b>					
<b>Coll Status: Attorney Payment Plan AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW</b>	\$35.00	\$35.00	-	\$1,250.77	\$1,320.77
Assessments	-	-	-	\$296.47	\$296.47
Late Fee	-	-	-	\$201.30	\$201.30
Legal Fee Billed	-	-	-	\$598.00	\$598.00
Collection Fee	-	-	-	\$85.00	\$85.00
Bank Service Fee	\$35.00	\$35.00	-	\$70.00	\$140.00
<b>AGT52591 - 14087 Ladue Rd - Finance of America Reverse LLC</b>					
<b>Coll Status: Check Manager Response AR</b>	\$10.35	\$10.35	\$10.35	\$1,116.30	\$1,147.35
Assessments	-	-	-	\$690.00	\$690.00
Late Fee	\$10.35	\$10.35	\$10.35	\$186.30	\$217.35
Collection Fee	-	-	-	\$240.00	\$240.00
<b>AGT47086 - 14119 Forestvale Dr - English</b>					
<b>Coll Status: Check Manager Response AR</b>	\$10.35	\$10.35	\$10.35	\$1,101.30	\$1,132.35
Assessments	-	-	-	\$690.00	\$690.00
Late Fee	\$10.35	\$10.35	\$10.35	\$186.30	\$217.35
Collection Fee	-	-	-	\$225.00	\$225.00
<b>AGT48535 - 102 Minitree Ct - Arrowhead Mini Tree LLC</b>					
<b>Coll Status: Check Manager Response AR</b>	\$10.35	\$10.35	\$10.35	\$1,101.30	\$1,132.35
Assessments	-	-	-	\$690.00	\$690.00
Late Fee	\$10.35	\$10.35	\$10.35	\$186.30	\$217.35
Collection Fee	-	-	-	\$225.00	\$225.00
<b>AGT53186 - 14020 Augusta Dr - Spell</b>					
<b>Coll Status: Check Manager Response AR</b>	\$6.90	\$26.90	\$6.90	\$707.80	\$748.50
Assessments	-	-	-	\$460.00	\$460.00
Late Fee	\$6.90	\$6.90	\$6.90	\$82.80	\$103.50
Collection Fee	-	\$20.00	-	\$165.00	\$185.00
<b>AGT47329 - 225 S Greentrails Dr - Scott</b>					
<b>Coll Status: Check Manager Response AR</b>	\$6.90	\$26.90	\$6.90	\$707.80	\$748.50
Assessments	-	-	-	\$460.00	\$460.00
Late Fee	\$6.90	\$6.90	\$6.90	\$82.80	\$103.50
Collection Fee	-	\$20.00	-	\$165.00	\$185.00
<b>AGT47291 - 14148 Parliament Dr - Groppe</b>					
<b>Coll Status: Non Credit Reporting Demand AR</b>	\$23.77	\$3.77	\$18.77	\$587.02	\$633.33
Assessments	-	-	-	\$251.20	\$251.20
Late Fee	\$3.77	\$3.77	\$3.77	\$65.82	\$77.13
Collection Fee	\$20.00	-	\$15.00	\$270.00	\$305.00
<b>AGT47230 - 14353 Ladue Rd - Cameron</b>					
<b>Coll Status: Non Credit Reporting Demand AR</b>	\$3.45	\$23.45	\$3.45	\$325.70	\$356.05
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	\$3.45	\$20.70	\$31.05
Collection Fee	-	\$20.00	-	\$75.00	\$95.00
<b>AGT47220 - 14440 Ladue Rd - Bernath Yosef</b>					
<b>Coll Status: Non Credit Reporting Demand AR</b>	\$3.45	\$23.45	\$3.45	\$325.70	\$356.05
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	\$3.45	\$20.70	\$31.05
Collection Fee	-	\$20.00	-	\$75.00	\$95.00
<b>Total:</b>	<b>\$167.97</b>	<b>\$227.97</b>	<b>\$741.22</b>	<b>\$20,531.37</b>	<b>\$21,668.53</b>

(\*\*\* indicates previous owners)



# Village of Green Trails Association

AR Aging - 2/29/2024

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Property	0-30	Over 30	Over 60	Over 90	Balance
Property Count:	13	13	12	13	

# Village of Green Trails Association

Pre Paid Homeowners For 2/29/2024

Account	Property	Owner Name	Credit Amount
AGT47284	213 N Greentrails Dr	Christos Athanasiadis	723.08
AGT46858	14001 Agusta Dr	Ales Fung	269.55
AGT47458	395 Statesman Ct	Chi Hong Vo-Ransdell	251.80
AGT46880	14070 Agusta Dr	Scott Cytron	230.00
AGT47144	14076 Ladue Rd	Karla Lester	230.00
AGT47077	14273 Forest Crest Dr	Samson Wang	230.00
AGT46943	14336 Bramblewood Ct	James Lakemeyer	230.00
AGT47414	162 Seabrook Dr	Wilhelm Family Truste	230.00
AGT47384	108 Saylesville Dr	Donald Martin	19.02
AGT47002	14132 Cross Trails Dr	Nora Obrien	8.03
AGT47031	14181 Cross Trails Dr	Patrick Walker	6.61
AGT53207	14391 Ladue Rd	Joanna Lester	3.45
AGT46898	14010 Boxford Ct	Scott Silk	3.34
AGT47369	135 S Greentrails Dr	Cillah Hall	1.64
AGT49286	14081 Cross Trails Dr	Thomas Baldwin	1.55
AGT47208	14340 Ladue Rd	Danielle Smith	.20
AGT48547	14492 Ladue Rd	Eric Lyons	.05
<b>Total</b>			<b>2,438.32</b>

(\*\*\* indicates previous owners)

# Village of Green Trails Association

Ownership Transfers for 2/1/2024 - 2/29/2024

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<b>Property</b>	<b>Current Owner</b>	<b>Address</b>	<b>Contact</b>	<b>Settlement Processed</b>	<b>Previous Owner</b>
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# Village of Green Trails Association

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

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
1010 - Montgomery Bank - Board	26,254.35	212.00	-	26,466.35
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/29/2024	Montgomery bank	212.00	-	GL Entry
1012 - CAB Operating Account	47,760.27	335.30	3,294.95	44,800.62
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
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
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/07/2024	February Interest	210.25	-	GL Entry
1021 - Montgomery CD 8/28/2024 3.94%	51,163.22	-	-	51,163.22
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
1022 - Montgomery CD 8/28/2024 3.94%	51,163.22	-	-	51,163.22
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
3015 - Reimbursement to Owner	0.00	233.45	233.45	0.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
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
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/29/2024	Montgomery bank	-	212.00	GL Entry
5010 - Net Assets - Unrestricted	-221,002.10	-	233.45	-221,235.55
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/12/2024	void ck131 owner refund	-	233.45	GL Entry
6310 - Assessment Income	-690.00	100.00	100.00	-690.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
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
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/14/2024	Batched Credit Distribution	198.54	-	Credit Distribution
6910 - Bank Interest Income	-1,544.77	-	212.10	-1,756.87
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
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
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
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
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
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
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>

# Village of Green Trails Association

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
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/06/2024	1595 - ELIA M. ELLIS, ATTORNEY AT LAW - Lamberg & Little	613.25	-	Invoice
7305 - Bank Fee	10.00	10.00	-	20.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/01/2024	February Bank Fees	10.00	-	GL Entry
7310 - Miscellaneous Admin	25.00	25.00	-	50.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
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
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/22/2024	994153329 - Southdata Inc - Mailings	4.70	-	Invoice
8640 - Grounds Maintenance	0.00	1,700.00	-	1,700.00
<b>Date</b>	<b>Description</b>	<b>Debit</b>	<b>Credit</b>	<b>Type</b>
02/06/2024	774 - Speckman Aquistion One LLC	1,700.00	-	Invoice
<b>Net Total</b>		<b>0.00</b>	<b>4,484.49</b>	<b>4,484.49</b>
				<b>0.00</b>

# Village of Green Trails Association

## Budget Spread For Fiscal Year 2024

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Income</b>														
<b>Income</b>														
Assessment Income	Budget	11,738	11,738	11,738	11,738	11,738	11,738	11,738	11,738	11,738	11,738	11,738	11,738	140,850
	Actual	690	-	-	-	-	-	-	-	-	-	-	-	690
	Variance	(11,048)	(11,738)	(11,738)	(11,738)	(11,738)	(11,738)	(11,738)	(11,738)	(11,738)	(11,738)	(11,738)	(11,738)	(140,160)
<b>Total Income</b>		<b>11,738</b>	<b>11,738</b>	<b>11,738</b>	<b>11,738</b>	<b>11,738</b>	<b>11,738</b>	<b>11,738</b>	<b>11,738</b>	<b>11,738</b>	<b>11,738</b>	<b>11,738</b>	<b>11,738</b>	<b>140,850</b>
<b>Other Income</b>														
Interest/Late Fee Income	Budget	83	83	83	83	83	83	83	83	83	83	83	83	1,000
	Actual	24	(199)	-	-	-	-	-	-	-	-	-	-	(174)
	Variance	(59)	(282)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(1,174)
Collection Fee Reimbursement	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Bank Interest Income	Budget	167	167	167	167	167	167	167	167	167	167	167	167	2,000
	Actual	1,545	212	-	-	-	-	-	-	-	-	-	-	1,757
	Variance	1,378	45	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(167)	(243)
<b>Total Other Income</b>		<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>250</b>	<b>3,000</b>
<b>Total Income</b>		<b>11,988</b>	<b>11,988</b>	<b>11,988</b>	<b>11,988</b>	<b>11,988</b>	<b>11,988</b>	<b>11,988</b>	<b>11,988</b>	<b>11,988</b>	<b>11,988</b>	<b>11,988</b>	<b>11,988</b>	<b>143,850</b>

### Operating Expense

<b>Administration</b>														
Management Fees	Budget	708	708	708	708	708	708	708	708	708	708	708	708	8,500
	Actual	670	692	-	-	-	-	-	-	-	-	-	-	1,362
	Variance	(38)	(16)	(708)	(708)	(708)	(708)	(708)	(708)	(708)	(708)	(708)	(708)	(7,138)
Collection Letter Expense Net	Budget	63	63	63	63	63	63	63	63	63	63	63	63	750
	Actual	(75)	(49)	-	-	-	-	-	-	-	-	-	-	(124)
	Variance	(138)	(111)	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(63)	(874)

# Village of Green Trails Association

## Budget Spread For Fiscal Year 2024

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>														
Accounting & Professional Fees	Budget	38	38	38	38	38	38	38	38	38	38	38	38	450
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)
Legal Fees	Budget	208	208	208	208	208	208	208	208	208	208	208	208	2,500
	Actual	-	613	-	-	-	-	-	-	-	-	-	-	613
	Variance	(208)	405	(208)	(208)	(208)	(208)	(208)	(208)	(208)	(208)	(208)	(208)	(208)
Office Supplies	Budget	83	83	83	83	83	83	83	83	83	83	83	83	1,000
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)
Bank Fee	Budget	6	6	6	6	6	6	6	6	6	6	6	6	75
	Actual	10	10	-	-	-	-	-	-	-	-	-	-	20
	Variance	4	4	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(6)	(55)
Miscellaneous Admin	Budget	25	25	25	25	25	25	25	25	25	25	25	25	300
	Actual	25	25	-	-	-	-	-	-	-	-	-	-	50
	Variance	-	-	(25)	(25)	(25)	(25)	(25)	(25)	(25)	(25)	(25)	(25)	(25)
P.O. Box	Budget	38	38	38	38	38	38	38	38	38	38	38	38	450
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)
Copying & Printing - Welcome Letters	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Copying & Printing - Newsletter	Budget	92	92	92	92	92	92	92	92	92	92	92	92	1,100
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(92)	(92)	(92)	(92)	(92)	(92)	(92)	(92)	(92)	(92)	(92)	(92)	(92)
Copying & Printing - Annual Meeting & Trustee Election	Budget	117	117	117	117	117	117	117	117	117	117	117	117	1,400
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(117)	(117)	(117)	(117)	(117)	(117)	(117)	(117)	(117)	(117)	(117)	(117)	(117)



# Village of Green Trails Association

## Budget Spread For Fiscal Year 2024

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
<b>Operating Expense</b>														
Copying & Printing - Letters to Owners	Budget	83	83	83	83	83	83	83	83	83	83	83	83	1,000
	Actual	1	5	-	-	-	-	-	-	-	-	-	-	6
	Variance	(82)	(79)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(83)	(994)
<b>Total Administration</b>		<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>17,525</b>
<b>Grounds</b>														
Lawn Care & Mowing	Budget	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	4,333	52,000
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(4,333)	(4,333)	(4,333)	(4,333)	(4,333)	(4,333)	(4,333)	(4,333)	(4,333)	(4,333)	(4,333)	(4,333)	(52,000)
Drainage & Erosion Control	Budget	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	1,667	20,000
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(1,667)	(1,667)	(1,667)	(1,667)	(1,667)	(1,667)	(1,667)	(1,667)	(1,667)	(1,667)	(1,667)	(1,667)	(20,000)
Grounds Maintenance	Budget	6,208	6,208	6,208	6,208	6,208	6,208	6,208	6,208	6,208	6,208	6,208	6,208	74,500
	Actual	-	1,700	-	-	-	-	-	-	-	-	-	-	1,700
	Variance	(6,208)	(4,508)	(6,208)	(6,208)	(6,208)	(6,208)	(6,208)	(6,208)	(6,208)	(6,208)	(6,208)	(6,208)	(72,800)
Lake Maintenance	Budget	417	417	417	417	417	417	417	417	417	417	417	417	5,000
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(417)	(417)	(417)	(417)	(417)	(417)	(417)	(417)	(417)	(417)	(417)	(417)	(5,000)
<b>Total Grounds</b>		<b>12,625</b>	<b>12,625</b>	<b>12,625</b>	<b>12,625</b>	<b>12,625</b>	<b>12,625</b>	<b>12,625</b>	<b>12,625</b>	<b>12,625</b>	<b>12,625</b>	<b>12,625</b>	<b>12,625</b>	<b>151,500</b>
<b>Insurance</b>														
Insurance	Budget	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	1,525	18,300
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(18,300)
<b>Total Insurance</b>		<b>1,525</b>	<b>1,525</b>	<b>1,525</b>	<b>1,525</b>	<b>1,525</b>	<b>1,525</b>	<b>1,525</b>	<b>1,525</b>	<b>1,525</b>	<b>1,525</b>	<b>1,525</b>	<b>1,525</b>	<b>18,300</b>
<b>Total Expense</b>		<b>15,610</b>	<b>15,610</b>	<b>15,610</b>	<b>15,610</b>	<b>15,610</b>	<b>15,610</b>	<b>15,610</b>	<b>15,610</b>	<b>15,610</b>	<b>15,610</b>	<b>15,610</b>	<b>15,610</b>	<b>187,325</b>
<b>Operating Net Total</b>		<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$43,475)</b>
<b>Net Total</b>		<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$3,623)</b>	<b>(\$43,475)</b>