

Village of Green Trails Association

Balance Sheet For 4/30/2024

Operating Cash

1010 - Montgomery Bank - Board	\$26,872.45	
1012 - CAB Operating Account	\$121,853.88	

Total Operating Cash

\$148,726.33

Certificate of Deposit

1020 - CAB CD 10/7/2024	\$52,632.59	
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

\$154,959.03

Total Assets

\$303,685.36

Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$6,360.00	
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Total Liabilites

\$6,360.00

Equity

5010 - Net Assets - Unrestricted	\$221,235.55	
5520 - Current Year Net Income (Loss)	\$76,089.81	

Total Equity

\$297,325.36

Total Liabilities / Equity

\$303,685.36

Village of Green Trails Association

Statement of Revenues and Expenses 4/1/2024 - 4/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	82,400.71	11,737.50	70,663.21	84,010.71	46,950.00	37,060.71	140,850.00
Total Income	82,400.71	11,737.50	70,663.21	84,010.71	46,950.00	37,060.71	140,850.00
Other Income							
6340 - Interest/Late Fee Income	763.72	83.33	680.39	589.33	333.32	256.01	1,000.00
6910 - Bank Interest Income	214.92	166.67	48.25	2,171.10	666.68	1,504.42	2,000.00
Total Other Income	978.64	250.00	728.64	2,760.43	1,000.00	1,760.43	3,000.00
Total Income	83,379.35	11,987.50	71,391.85	86,771.14	47,950.00	38,821.14	143,850.00
Operating Expense							
Administration							
7010 - Management Fees	700.00	708.33	8.33	2,822.00	2,833.32	11.32	8,500.00
7020 - Collection Letter Expense Net	(390.00)	62.50	452.50	(513.54)	250.00	763.54	750.00
7140 - Accounting & Professional Fees	-	37.50	37.50	-	150.00	150.00	450.00
7160 - Legal Fees	(2,303.50)	208.33	2,511.83	(841.61)	833.32	1,674.93	2,500.00
7280 - Office Supplies	23.06	83.33	60.27	40.96	333.32	292.36	1,000.00
7305 - Bank Fee	80.00	6.25	(73.75)	110.00	25.00	(85.00)	75.00
7310 - Miscellaneous Admin	25.00	25.00	-	100.00	100.00	-	300.00
7320 - P.O. Box	-	37.50	37.50	400.00	150.00	(250.00)	450.00
7330 - Copying & Printing - Newsletter	-	91.67	91.67	-	366.68	366.68	1,100.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	843.99	116.67	(727.32)	1,273.47	466.68	(806.79)	1,400.00
7340 - Copying & Printing - Letters to Owners	4.74	83.33	78.59	14.05	333.32	319.27	1,000.00
Total Administration	(1,016.71)	1,460.41	2,477.12	3,405.33	5,841.64	2,436.31	17,525.00
Grounds							
8610 - Lawn Care & Mowing	3,276.00	4,333.33	1,057.33	3,276.00	17,333.32	14,057.32	52,000.00
8620 - Drainage & Erosion Control	-	1,666.67	1,666.67	-	6,666.68	6,666.68	20,000.00
8640 - Grounds Maintenance	-	6,208.33	6,208.33	4,000.00	24,833.32	20,833.32	74,500.00
8960 - Lake Maintenance	-	416.67	416.67	-	1,666.68	1,666.68	5,000.00
Total Grounds	3,276.00	12,625.00	9,349.00	7,276.00	50,500.00	43,224.00	151,500.00
Insurance							
9010 - Insurance	-	1,525.00	1,525.00	-	6,100.00	6,100.00	18,300.00
Total Insurance	-	1,525.00	1,525.00	-	6,100.00	6,100.00	18,300.00
Total Expense	2,259.29	15,610.41	13,351.12	10,681.33	62,441.64	51,760.31	187,325.00
Operating Net Total	81,120.06	(3,622.91)	84,742.97	76,089.81	(14,491.64)	90,581.45	(43,475.00)
Net Total	81,120.06	(3,622.91)	84,742.97	76,089.81	(14,491.64)	90,581.45	(43,475.00)

Village of Green Trails Association

Cash Disbursement - 4/30/2024

Date	CheckNo	Description	Amount
1012 - CAB Operating			
4/1/2024	ACH	COMMUNITY PROPERTY MANAGEMENT (CPM) Inv # 5241281	700.00
	7010 - Management Fees		700.00
4/1/2024	Bank Fees	April Bank Fees	10.00
	7305 - Bank Fee		10.00
4/2/2024	ACH	Southdata Inc Inv # 994191341	1.94
	7340 - Copying & Printing - Letters to Owners - Mailings		1.94
4/10/2024	ACH	COMMUNITY PROPERTY MANAGEMENT (CPM) Inv # 5276268	25.00
	7310 - Miscellaneous Admin - Non CAB Acct		25.00
4/11/2024	ACH	Southdata Inc Inv # 994203679	2.80
	7340 - Copying & Printing - Letters to Owners - Mailings		2.80
4/11/2024	Check 159	Danna McKitrick, P.C. Inv # 344360	510.00
	7160 - Legal Fees		510.00
4/11/2024	Check 160	Terrill Landscape Contracting Inv # 77110	3,276.00
	8610 - Lawn Care & Mowing - Terrill Enterprises		3,276.00
4/12/2024	ACH	ELIA M. ELLIS, ATTORNEY AT LAW Inv # 1915	264.00
	7160 - Legal Fees - Lamberg & Little		264.00
4/16/2024	ACH	ELIA M. ELLIS, ATTORNEY AT LAW Inv # 2029-103	865.75
	7160 - Legal Fees - Lamberg		865.75
4/16/2024	Check 161	Mary Monachella Inv # 041524	843.99
	7335 - Copying & Printing - Annual Meeting & Trustee Election		843.99
4/29/2024	ACH	COMMUNITY PROPERTY MANAGEMENT (CPM) Inv # 1st Q	308.06
	7160 - Legal Fees		180.00
	7280 - Office Supplies		23.06
	7305 - Bank Fee		105.00
Total			6,807.54

Village of Green Trails Association

Ownership Transfers for 4/1/2024 - 4/30/2024

Property	Current Owner	Address	Contact	Settlement	Processed	Previous Owner
170 Lighthorse Dr	Vincent Nutt	170 Lighthorse Dr, Chesterfield MO 63017	v.nutt.8@gmail.com (314) 922-8359	4/1/2024	4/9/2024	Phoenix Property Group LLC
14087 Ladue Rd	Xiangqian Li	14087 Ladue Rd, Chesterfield MO 63017		4/18/2024	4/18/2024	Finance of America Reverse LLC
14139 Parliament Dr	Adam Morgenthaler	14139 Parliament Dr, Chesterfield MO 63017		4/16/2024	4/24/2024	Donald Counts

Village of Green Trails Association

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
1010 - Montgomery Bank - Board		26,660.45	212.00	-	26,872.45
Date	Description	Debit	Credit	Type	
04/30/2024	Montgomery Bank	212.00	-	GL Entry	
1012 - CAB Operating Account		40,945.71	87,980.71	7,072.54	121,853.88
Date	Description	Debit	Credit	Type	
04/01/2024	5241281 - COMMUNITY PROPERTY MANAGEMENT (CPM)	-	700.00	Invoice	
04/01/2024	April Bank Fees	-	10.00	GL Entry	
04/02/2024	994191341 - Southdata Inc - Mailings	-	1.94	Invoice	
04/03/2024	eCheck (Vantaca Pay) One time payment	230.00	-	Owner Payment	
04/03/2024	Batched Check	1,480.00	-	Owner Payment	
04/04/2024	Batched Check	690.00	-	Owner Payment	
04/05/2024	Credit Card (Vantaca Pay) Scheduled Payment	230.00	-	Owner Payment	
04/05/2024	Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
04/05/2024	Batched Check	1,380.00	-	Owner Payment	
04/06/2024	eCheck (Vantaca Pay) One time payment	230.00	-	Owner Payment	
04/06/2024	Batched Credit Card (Vantaca Pay) One time payment	460.00	-	Owner Payment	
04/07/2024	Batched eCheck (Vantaca Pay) One time payment	460.00	-	Owner Payment	
04/08/2024	Batched Check	1,380.00	-	Owner Payment	
04/09/2024	Batched eCheck (Vantaca Pay) One time payment	460.00	-	Owner Payment	
04/09/2024	Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
04/09/2024	Batched Check	3,900.00	-	Owner Payment	
04/10/2024	5276268 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct	-	25.00	Invoice	
04/10/2024	Batched Check	3,450.00	-	Owner Payment	
04/11/2024	77110 - Terrill Enterprises	-	3,276.00	Invoice	
04/11/2024	994203679 - Southdata Inc - Mailings	-	2.80	Invoice	
04/11/2024	344360 - Danna McKitrick, P.C.	-	510.00	Invoice	
04/11/2024	Check	230.00	-	Owner Payment	
04/12/2024	Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
04/12/2024	1915 - ELIA M. ELLIS, ATTORNEY AT LAW - Lamberg & Little	-	264.00	Invoice	
04/12/2024	Batched Check	7,360.00	-	Owner Payment	
04/13/2024	eCheck (Vantaca Pay) One time payment	230.00	-	Owner Payment	
04/15/2024	Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
04/15/2024	eCheck (Vantaca Pay) One time payment	230.00	-	Owner Payment	
04/15/2024	Batched Check	10,600.00	-	Owner Payment	
04/16/2024	2029-103 - ELIA M. ELLIS, ATTORNEY AT LAW - Lamberg	-	865.75	Invoice	
04/16/2024	041524 - Mary Monachella	-	843.99	Invoice	
04/16/2024	Batched Check	2,530.00	-	Owner Payment	

Village of Green Trails Association

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1012 - CAB Operating Account		40,945.71	87,980.71	7,072.54	121,853.88
Date	Description		Debit	Credit	Type
04/17/2024	eCheck (Vantaca Pay) One time payment		230.00	-	Owner Payment
04/17/2024	Check		230.00	-	Owner Payment
04/18/2024	Batched eCheck (Vantaca Pay) One time payment		690.00	-	Owner Payment
04/18/2024	Batched Check		12,905.58	-	Owner Payment
04/19/2024	Credit Card (Vantaca Pay) One time payment		230.00	-	Owner Payment
04/19/2024	Check		230.00	-	Owner Payment
04/22/2024	Credit Card (Vantaca Pay) One time payment		230.00	-	Owner Payment
04/22/2024	Batched Check		12,827.10	-	Owner Payment
04/23/2024	Void Stop Payment on Chk #13764		-	230.00	Void
04/23/2024	Batched Credit Card (Vantaca Pay) One time payment		460.00	-	Owner Payment
04/23/2024	Batched Check		5,060.00	-	Owner Payment
04/24/2024	Batched Check		2,530.00	-	Owner Payment
04/25/2024	Batched Credit Card (Vantaca Pay) Scheduled Payment		460.00	-	Owner Payment
04/25/2024	Batched Check		460.00	-	Owner Payment
04/26/2024	Credit Card (Vantaca Pay) Scheduled Payment		230.00	-	Owner Payment
04/26/2024	Batched Credit Distribution		35.00	35.00	Credit Distribution
04/26/2024	Batched Check		4,500.00	-	Owner Payment
04/28/2024	Batched eCheck (Vantaca Pay) One time payment		690.00	-	Owner Payment
04/29/2024	Batched eCheck (Vantaca Pay) One time payment		460.00	-	Owner Payment
04/29/2024	Batched 1st Q - COMMUNITY PROPERTY MANAGEMENT (CPM)		-	308.06	Invoice
04/29/2024	Batched Check		4,600.00	-	Owner Payment
04/30/2024	eCheck (Vantaca Pay) One time payment		230.00	-	Owner Payment
04/30/2024	Credit Card (Vantaca Pay) One time payment		230.00	-	Owner Payment
04/30/2024	Batched Check		4,010.00	-	Owner Payment
04/30/2024	April Interest		3.03	-	GL Entry
1020 - CAB CD 10/7/2024		52,420.70	211.89	-	52,632.59
Date	Description		Debit	Credit	Type
04/05/2024	April Interest		211.89	-	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

Village of Green Trails Association

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1022 - Montgomery CD 8/28/2024 3.94%		51,163.22	-	-	51,163.22
Date	Description		Debit	Credit	Type
3025 - Reserve for Road Maintenance - Synagogue		-6,148.00	-	212.00	-6,360.00
Date	Description		Debit	Credit	Type
04/30/2024	Montgomery Bank		-	212.00	GL Entry
5010 - Net Assets - Unrestricted		-221,235.55	-	-	-221,235.55
Date	Description		Debit	Credit	Type
6310 - Assessment Income		-1,610.00	265.00	82,665.71	-84,010.71
Date	Description		Debit	Credit	Type
04/03/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/03/2024	Batched Check		-	1,480.00	Owner Payment
04/04/2024	Batched Check		-	690.00	Owner Payment
04/05/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/05/2024	Credit Card (Vantaca Pay) Scheduled Payment		-	230.00	Owner Payment
04/05/2024	Batched Check		-	1,380.00	Owner Payment
04/06/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/06/2024	Batched Credit Card (Vantaca Pay) One time payment		-	460.00	Owner Payment
04/07/2024	Batched eCheck (Vantaca Pay) One time payment		-	460.00	Owner Payment
04/08/2024	Batched Check		-	1,380.00	Owner Payment
04/09/2024	Batched eCheck (Vantaca Pay) One time payment		-	460.00	Owner Payment
04/09/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/09/2024	Batched Check		-	3,900.00	Owner Payment
04/10/2024	Batched Check		-	3,450.00	Owner Payment
04/11/2024	Check		-	230.00	Owner Payment
04/12/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/12/2024	Batched Check		-	7,360.00	Owner Payment
04/13/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/15/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/15/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/15/2024	Batched Check		-	10,600.00	Owner Payment
04/16/2024	Batched Check		-	2,530.00	Owner Payment
04/17/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/17/2024	Check		-	230.00	Owner Payment
04/18/2024	Batched eCheck (Vantaca Pay) One time payment		-	690.00	Owner Payment

Village of Green Trails Association

GL Trial Balance For 4/1/2024 - 4/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6310 - Assessment Income		-1,610.00	265.00	82,665.71	-84,010.71
Date	Description		Debit	Credit	Type
04/18/2024	Batched Check		-	8,018.28	Owner Payment
04/19/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/19/2024	Check		-	230.00	Owner Payment
04/22/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/22/2024	Batched Check		-	12,437.43	Owner Payment
04/23/2024	Batched Credit Card (Vantaca Pay) One time payment		-	460.00	Owner Payment
04/23/2024	Void Stop Payment on Chk #13764		230.00	-	Void
04/23/2024	Batched Check		-	5,060.00	Owner Payment
04/24/2024	Batched Check		-	2,530.00	Owner Payment
04/25/2024	Batched Credit Card (Vantaca Pay) Scheduled Payment		-	460.00	Owner Payment
04/25/2024	Batched Check		-	460.00	Owner Payment
04/26/2024	Credit Card (Vantaca Pay) Scheduled Payment		-	230.00	Owner Payment
04/26/2024	Credit Distribution		35.00	-	Credit Distribution
04/26/2024	Batched Check		-	4,500.00	Owner Payment
04/28/2024	Batched eCheck (Vantaca Pay) One time payment		-	690.00	Owner Payment
04/29/2024	Batched eCheck (Vantaca Pay) One time payment		-	460.00	Owner Payment
04/29/2024	Batched Check		-	4,600.00	Owner Payment
04/30/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/30/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
04/30/2024	Batched Check		-	4,010.00	Owner Payment
6340 - Interest/Late Fee Income		174.39	-	763.72	-589.33
Date	Description		Debit	Credit	Type
04/18/2024	Check		-	679.05	Owner Payment
04/22/2024	Check		-	84.67	Owner Payment
6910 - Bank Interest Income		-1,956.18	-	214.92	-2,171.10
Date	Description		Debit	Credit	Type
04/05/2024	April Interest		-	211.89	GL Entry
04/30/2024	April Interest		-	3.03	GL Entry
7010 - Management Fees		2,122.00	700.00	-	2,822.00
Date	Description		Debit	Credit	Type
04/01/2024	5241281 - COMMUNITY PROPERTY MANAGEMENT (CPM)		700.00	-	Invoice

Village of Green Trails Association

GL Trial Balance For 4/1/2024 - 4/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
7020 - Collection Letter Expense Net	-123.54	-	390.00	-513.54
Date	Description	Debit	Credit	Type
04/18/2024	Check	-	85.00	Owner Payment
04/22/2024	Check	-	305.00	Owner Payment
7160 - Legal Fees	1,461.89	1,819.75	4,123.25	-841.61
Date	Description	Debit	Credit	Type
04/11/2024	344360 - Danna McKittrick, P.C.	510.00	-	Invoice
04/12/2024	1915 - ELIA M. ELLIS, ATTORNEY AT LAW - Lamberg & Little	264.00	-	Invoice
04/16/2024	2029-103 - ELIA M. ELLIS, ATTORNEY AT LAW - Lamberg	865.75	-	Invoice
04/18/2024	Check	-	4,123.25	Owner Payment
04/29/2024	1st Q - COMMUNITY PROPERTY MANAGEMENT (CPM)	180.00	-	Invoice
7280 - Office Supplies	17.90	23.06	-	40.96
Date	Description	Debit	Credit	Type
04/29/2024	1st Q - COMMUNITY PROPERTY MANAGEMENT (CPM)	23.06	-	Invoice
7305 - Bank Fee	30.00	115.00	35.00	110.00
Date	Description	Debit	Credit	Type
04/01/2024	April Bank Fees	10.00	-	GL Entry
04/26/2024	Credit Distribution	-	35.00	Credit Distribution
04/29/2024	1st Q - COMMUNITY PROPERTY MANAGEMENT (CPM)	105.00	-	Invoice
7310 - Miscellaneous Admin	75.00	25.00	-	100.00
Date	Description	Debit	Credit	Type
04/10/2024	5276268 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct	25.00	-	Invoice
7320 - P.O. Box	400.00	-	-	400.00
Date	Description	Debit	Credit	Type
7335 - Copying & Printing - Annual Meeting & Trustee Election	429.48	843.99	-	1,273.47
Date	Description	Debit	Credit	Type
04/16/2024	041524 - Mary Monachella	843.99	-	Invoice