

Village of Green Trails Association

Balance Sheet For 12/31/2024

Operating Cash

1010 - Montgomery Bank - Board	\$28,356.45
1012 - CAB Operating Account	\$71,129.06

Total Operating Cash **\$99,485.51**

Certificate of Deposit

1020 - CAB 12 mth CD 4.25% 10/7/2025	\$54,285.19
1021 - Montgomery CD 8/28/2024 3.94%	\$52,545.38
1022 - Montgomery CD 8/28/2024 3.94%	\$52,545.38

Total Certificate of Deposit **\$159,375.95**

Total Assets **\$258,861.46**

Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$7,844.00
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Total Liabilites **\$7,844.00**

Equity

5010 - Net Assets - Unrestricted	\$221,235.55
5520 - Current Year Net Income (Loss)	\$29,781.91

Total Equity **\$251,017.46**

Total Liabilities / Equity **\$258,861.46**

Village of Green Trails Association

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	410.00	11,737.50	(11,327.50)	147,345.79	140,850.00	6,495.79	140,850.00
Total Income	410.00	11,737.50	(11,327.50)	147,345.79	140,850.00	6,495.79	140,850.00
Other Income							
6340 - Interest/Late Fee Income	137.95	83.37	54.58	893.72	1,000.00	(106.28)	1,000.00
6770 - Misc. Owner Income	-	-	-	230.00	-	230.00	-
6910 - Bank Interest Income	192.42	166.63	25.79	6,625.94	2,000.00	4,625.94	2,000.00
Total Other Income	330.37	250.00	80.37	7,749.66	3,000.00	4,749.66	3,000.00
Total Income	740.37	11,987.50	(11,247.13)	155,095.45	143,850.00	11,245.45	143,850.00
Operating Expense							
Administration							
7010 - Management Fees	700.00	708.37	8.37	8,422.00	8,500.00	78.00	8,500.00
7020 - Collection Letter Expense Net	(180.00)	62.50	242.50	(2,089.92)	750.00	2,839.92	750.00
7140 - Accounting & Professional Fees	-	37.50	37.50	350.00	450.00	100.00	450.00
7160 - Legal Fees	1,334.17	208.37	(1,125.80)	4,607.56	2,500.00	(2,107.56)	2,500.00
7280 - Office Supplies	-	83.37	83.37	311.75	1,000.00	688.25	1,000.00
7305 - Bank Fee	-	6.25	6.25	130.35	75.00	(55.35)	75.00
7310 - Miscellaneous Admin	25.00	25.00	-	300.00	300.00	-	300.00
7320 - P.O. Box	-	37.50	37.50	400.00	450.00	50.00	450.00
7330 - Copying & Printing - Newsletter	-	91.63	91.63	-	1,100.00	1,100.00	1,100.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	-	116.63	116.63	1,273.47	1,400.00	126.53	1,400.00
7340 - Copying & Printing - Letters to Owners	3.18	83.37	80.19	791.18	1,000.00	208.82	1,000.00
Total Administration	1,882.35	1,460.49	(421.86)	14,496.39	17,525.00	3,028.61	17,525.00
Grounds							
8610 - Lawn Care & Mowing	1,787.00	4,333.37	2,546.37	57,790.00	52,000.00	(5,790.00)	52,000.00
8620 - Drainage & Erosion Control	-	1,666.63	1,666.63	-	20,000.00	20,000.00	20,000.00
8640 - Grounds Maintenance	-	6,208.37	6,208.37	37,035.00	74,500.00	37,465.00	74,500.00
8960 - Lake Maintenance	-	416.63	416.63	5,236.00	5,000.00	(236.00)	5,000.00
Total Grounds	1,787.00	12,625.00	10,838.00	100,061.00	151,500.00	51,439.00	151,500.00
Insurance							
9010 - Insurance	-	1,525.00	1,525.00	10,756.15	18,300.00	7,543.85	18,300.00
Total Insurance	-	1,525.00	1,525.00	10,756.15	18,300.00	7,543.85	18,300.00
Total Expense	3,669.35	15,610.49	11,941.14	125,313.54	187,325.00	62,011.46	187,325.00
Operating Net Total	(2,928.98)	(3,622.99)	694.01	29,781.91	(43,475.00)	73,256.91	(43,475.00)
Net Total	(2,928.98)	(3,622.99)	694.01	29,781.91	(43,475.00)	73,256.91	(43,475.00)

Village of Green Trails Association

Cash Disbursement - 12/31/2024

Date	CheckNo	Description	Amount
1012 - CAB Operating			
12/2/2024	ACH	COMMUNITY PROPERTY MANAGEMENT (CPM) Inv # 6086743	700.00
	7010 - Management Fees		700.00
12/10/2024	ACH	COMMUNITY PROPERTY MANAGEMENT (CPM) Inv # 6121144	25.00
	7310 - Miscellaneous Admin - Non CAB Acct		25.00
12/26/2024	ACH	ELIA M. ELLIS, ATTORNEY AT LAW Inv # 4396	1,034.17
	7160 - Legal Fees		1,034.17
12/26/2024	ACH	Southdata Inc Inv # 994380526	1.02
	7340 - Copying & Printing - Letters to Owners - Mailings		1.02
12/31/2024	ACH	Southdata Inc Inv # 94392725	2.16
	7340 - Copying & Printing - Letters to Owners - Mailings		2.16
12/31/2024	Check 191	Danna McKittrick, P.C. Inv # 351942	300.00
	7160 - Legal Fees		300.00
12/31/2024	Check 192	Terrill Landscape Contracting Inv # 77474	1,787.00
	8610 - Lawn Care & Mowing - Terrill Enterprises		1,787.00
Total			3,849.35

Village of Green Trails Association

Bank Account Reconciliation for Period 12/31/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
CAB Operating	73,218.22	-2,089.16	71,129.06	71,129.06	Balanced
CAB Money Market	0.00	0.00	0.00	0.00	Balanced
CAB CD	54,285.19	0.00	54,285.19	54,285.19	Balanced

Unreconciled Items

Date	Description	Check No	Amount
CAB Operating			
12/31/2024	Danna McKitrick, P.C.	191	-300.00
12/31/2024	Terrill Landscape Contracting	192	-1,787.00
12/31/2024	Southdata Inc	ACH	-2.16
Total CAB Operating			-2,089.16

Reconciled Items

Date	Description	Check No	Amount
CAB Operating			
11/29/2024	One time payment - Account Number: AGT46882	8391	330.70
12/7/2024	One time payment - Account Number: AGT46885	2540	273.80
12/11/2024	Lockbox Deposit - First Citizens Bank (FCB)		100.00
12/23/2024	One time payment - Account Number: AGT46947	2247	354.15
12/31/2024	December Interest		3.13
11/19/2024	County Tree Service	188	-1,300.00
11/19/2024	County Tree Service	189	-1,500.00
12/2/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	ACH	-700.00
12/10/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	ACH	-25.00
12/26/2024	ELIA M. ELLIS, ATTORNEY AT LAW	ACH	-1,034.17
12/26/2024	Southdata Inc	ACH	-1.02
Total CAB Operating			-3,498.41

CAB CD

12/6/2024	December Interest		189.29
Total CAB CD			189.29

Village of Green Trails Association

Bank Register Report 12/1/2024 - 12/31/2024

Date	Description	Type	R	Check No	Amount
CAB Operating					
	Balance as of 12/1/2024				\$74,247.33
12/2/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	Invoice ACH	R		(\$700.00)
12/7/2024	ECheck - Acct:AGT46885	Owner eCheck	R	2540	\$273.80
12/10/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	Invoice ACH	R		(\$25.00)
12/11/2024	Lockbox Deposit - First Citizens Bank (FCB)	Lockbox Deposit	R	ACH	\$100.00
12/23/2024	ECheck - Acct:AGT46947	Owner eCheck	R	2247	\$354.15
12/26/2024	ELIA M. ELLIS, ATTORNEY AT LAW	Invoice ACH	R		(\$1,034.17)
12/26/2024	Southdata Inc	Invoice ACH	R		(\$1.02)
12/31/2024	Danna McKittrick, P.C.	Invoice Check		191	(\$300.00)
12/31/2024	Southdata Inc	Invoice ACH	R		(\$2.16)
12/31/2024	Terrill Landscape Contracting	Invoice Check		192	(\$1,787.00)
12/31/2024	December Interest	Interest	R	ACH	\$3.13
Total					(\$3,118.27)
Balance as of 12/31/2024					\$71,129.06
CAB CD					
	Balance as of 12/1/2024				\$54,095.90
12/6/2024	December Interest	Interest	R	ACH	\$189.29
Total					\$189.29
Balance as of 12/31/2024					\$54,285.19

Village of Green Trails Association

GL Trial Balance For 12/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
1010 - Montgomery Bank - Board	28,356.45	-	-	28,356.45
1012 - CAB Operating Account	74,247.33	731.08	3,849.35	71,129.06
1020 - CAB 12 mth CD 4.25% 10/7/2025	54,095.90	189.29	-	54,285.19
1021 - Montgomery CD 8/28/2024 3.94%	52,545.38	-	-	52,545.38
1022 - Montgomery CD 8/28/2024 3.94%	52,545.38	-	-	52,545.38
3025 - Reserve for Road Maintenance - Synagogue	-7,844.00	-	-	-7,844.00
5010 - Net Assets - Unrestricted	-221,235.55	-	-	-221,235.55
6310 - Assessment Income	-146,935.79	-	410.00	-147,345.79
6340 - Interest/Late Fee Income	-755.77	-	137.95	-893.72
6770 - Misc. Owner Income	-230.00	-	-	-230.00
6910 - Bank Interest Income	-6,433.52	-	192.42	-6,625.94
7010 - Management Fees	7,722.00	700.00	-	8,422.00
7020 - Collection Letter Expense Net	-1,909.92	-	180.00	-2,089.92
7140 - Accounting & Professional Fees	350.00	-	-	350.00
7160 - Legal Fees	3,273.39	1,334.17	-	4,607.56
7280 - Office Supplies	311.75	-	-	311.75
7305 - Bank Fee	130.35	-	-	130.35
7310 - Miscellaneous Admin	275.00	25.00	-	300.00
7320 - P.O. Box	400.00	-	-	400.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	1,273.47	-	-	1,273.47
7340 - Copying & Printing - Letters to Owners	788.00	3.18	-	791.18
8610 - Lawn Care & Mowing	56,003.00	1,787.00	-	57,790.00
8640 - Grounds Maintenance	37,035.00	-	-	37,035.00
8960 - Lake Maintenance	5,236.00	-	-	5,236.00
9010 - Insurance	10,756.15	-	-	10,756.15
Net Total	0.00	4,769.72	4,769.72	0.00

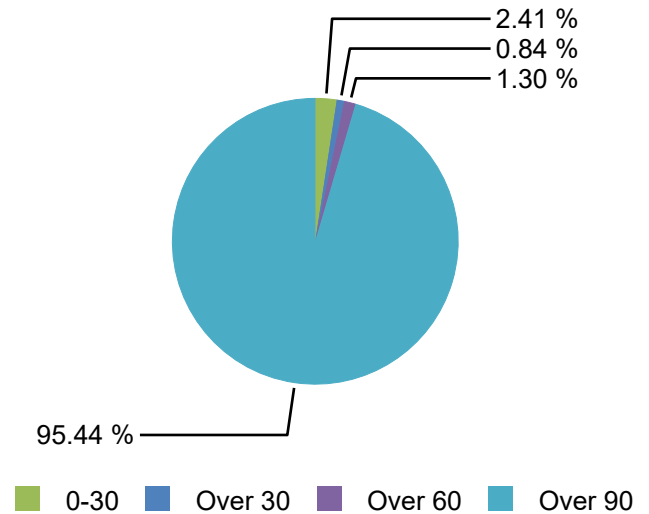
Village of Green Trails Association

AR Aging - 12/31/2024

SUMMARY

Charge	Balance
Assessments (17)	\$8,318.77
Bank Service Fee (3)	\$185.35
Collection Fee (24)	\$2,759.15
Late Fee (21)	\$2,604.92
Legal Fee Billed (8)	\$7,947.82
Total	\$21,816.01

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
AGT46874 - 14083 Agusta Dr - Clayman					
Coll Status: Judgement - Default AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$110.70	\$20.70	-	\$4,581.05	\$4,712.45
Assessments	-	-	-	\$1,380.00	\$1,380.00
Late Fee	\$20.70	\$20.70	-	\$600.30	\$641.70
Legal Fee Billed	\$90.00	-	-	\$2,515.75	\$2,605.75
Collection Fee	-	-	-	\$85.00	\$85.00
AGT47436 - 211 Stablestone Dr - Little					
Coll Status: Foreclosure - Association AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$62.90	\$6.90	-	\$3,838.48	\$3,908.28
Assessments	-	-	-	\$460.00	\$460.00
Late Fee	\$6.90	\$6.90	-	\$75.90	\$89.70
Legal Fee Billed	\$56.00	-	-	\$3,232.58	\$3,288.58
Collection Fee	-	-	-	\$70.00	\$70.00
AGT46883 - 135 Bellechasse Dr - Weber					
Coll Status: Attorney Demand AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$49.93	\$17.25	\$36.00	\$2,184.85	\$2,288.03
Assessments	-	-	-	\$1,150.00	\$1,150.00
Late Fee	\$17.25	\$17.25	-	\$458.85	\$493.35
Legal Fee Billed	\$32.68	-	\$36.00	\$276.00	\$344.68
Collection Fee	-	-	-	\$300.00	\$300.00
AGT47086 - 14119 Forestvale Dr - English					
Coll Status: Attorney Demand AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$15.48	\$13.80	\$36.00	\$1,813.40	\$1,878.68
Assessments	-	-	-	\$920.00	\$920.00
Late Fee	\$13.80	\$13.80	-	\$317.40	\$345.00
Legal Fee Billed	\$1.68	-	\$36.00	\$276.00	\$313.68
Collection Fee	-	-	-	\$300.00	\$300.00

(*** indicates previous owners)

Village of Green Trails Association

AR Aging - 12/31/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
AGT48535 - 102 Minitree Ct - Arrowhead Mini Tree LLC					
Coll Status: Attorney Demand AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$13.80	\$13.80	-	\$1,813.40	\$1,841.00
Assessments	-	-	-	\$920.00	\$920.00
Late Fee	\$13.80	\$13.80	-	\$317.40	\$345.00
Legal Fee Billed	-	-	-	\$276.00	\$276.00
Collection Fee	-	-	-	\$300.00	\$300.00
AGT47329 - 225 S Greentrails Dr - Herzog					
Coll Status: Attorney Demand AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$42.80	\$10.35	\$36.00	\$1,421.95	\$1,511.10
Assessments	-	-	-	\$690.00	\$690.00
Late Fee	\$10.35	\$10.35	-	\$175.95	\$196.65
Legal Fee Billed	\$32.45	-	\$36.00	\$276.00	\$344.45
Collection Fee	-	-	-	\$280.00	\$280.00
AGT53186 - 14020 Agusta Dr - Spell					
Coll Status: Attorney Demand AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$79.03	\$10.35	\$36.00	\$1,145.95	\$1,271.33
Assessments	-	-	-	\$690.00	\$690.00
Late Fee	\$10.35	\$10.35	-	\$175.95	\$196.65
Legal Fee Billed	\$68.68	-	\$36.00	-	\$104.68
Collection Fee	-	-	-	\$280.00	\$280.00
AGT47295 - 14198 Parliament Dr - Campbell					
Coll Status: Attorney Payment Plan AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	-	-	-	\$957.77	\$957.77
Late Fee	-	-	-	\$27.77	\$27.77
Legal Fee Billed	-	-	-	\$670.00	\$670.00
Collection Fee	-	-	-	\$85.00	\$85.00
Bank Service Fee	-	-	-	\$175.00	\$175.00
AGT47220 - 14440 Ladue Rd - Bernath Yosef					
Coll Status: Non Credit Reporting Demand AR	\$6.90	\$26.90	-	\$710.90	\$744.70
Assessments	-	-	-	\$460.00	\$460.00
Late Fee	\$6.90	\$6.90	-	\$75.90	\$89.70
Collection Fee	-	\$20.00	-	\$175.00	\$195.00
AGT47160 - 14037 Ladue Rd - Moser					
Coll Status: Non Credit Reporting Demand AR	\$23.45	\$3.45	\$20.00	\$307.25	\$354.15
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	-	\$17.25	\$24.15
Collection Fee	\$20.00	-	\$20.00	\$60.00	\$100.00
AGT47191 - 14478 Ladue Rd - Coleman					
Coll Status: Non Credit Reporting Demand AR	\$23.45	\$3.45	\$20.00	\$307.25	\$354.15
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	-	\$17.25	\$24.15
Collection Fee	\$20.00	-	\$20.00	\$60.00	\$100.00
AGT47374 - 138 S Greentrails Dr - Saphian					
Coll Status: Non Credit Reporting Demand AR	\$23.45	\$3.45	\$20.00	\$307.25	\$354.15
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	-	\$17.25	\$24.15
Collection Fee	\$20.00	-	\$20.00	\$60.00	\$100.00

(*** indicates previous owners)

Village of Green Trails Association

AR Aging - 12/31/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
AGT47334 - 161 San Angelo Dr - Gordon					
Coll Status: Non Credit Reporting Demand AR	\$23.45	\$3.45	\$20.00	\$307.25	\$354.15
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	-	\$17.25	\$24.15
Collection Fee	\$20.00	-	\$20.00	\$60.00	\$100.00
AGT47353 - 180 Saylesville Dr - Pham					
Coll Status: Non Credit Reporting Demand AR	\$3.45	\$23.45	-	\$327.25	\$354.15
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	-	\$17.25	\$24.15
Collection Fee	-	\$20.00	-	\$80.00	\$100.00
AGT47484 - 14288 Trailtop Dr - Joyce Hart Ryna Trustee					
Coll Status: Non Credit Reporting Demand AR	\$23.45	\$3.45	\$20.00	\$307.25	\$354.15
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	-	\$17.25	\$24.15
Collection Fee	\$20.00	-	\$20.00	\$60.00	\$100.00
AGT68396 - 14327 Bramblewood Ct - Rick Gray Contracting LLC					
Coll Status: Waiting on Owner Response AR	\$23.45	\$23.45	\$20.00	\$236.90	\$303.80
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	-	\$6.90	\$13.80
Collection Fee	\$20.00	\$20.00	\$20.00	-	\$60.00
AGT46864 - 14036 Augusta Dr - Rosen	-	-	-	\$46.90	\$46.90
Collection Fee	-	-	-	\$46.90	\$46.90
AGT47058 - 14175 Forest Crest Dr - Zuniga	-	-	-	\$46.90	\$46.90
Collection Fee	-	-	-	\$46.90	\$46.90
AGT47298 - 14015 New Bedford Ct - VerHagen	-	-	-	\$35.00	\$35.00
Assessments	-	-	-	\$35.00	\$35.00
AGT46907 - 14034 Boxford Ct - Tash	-	-	-	\$23.45	\$23.45
Collection Fee	-	-	-	\$23.45	\$23.45
AGT47224 - 14633 Laketrails Ct - Halfaker	-	-	\$20.00	\$3.45	\$23.45
Collection Fee	-	-	\$20.00	-	\$20.00
Bank Service Fee	-	-	-	\$3.45	\$3.45
AGT47317 - 120 N Greentrails Dr - Diana Vasquez Trustee	-	-	-	\$23.45	\$23.45
Late Fee	-	-	-	\$3.45	\$3.45
Collection Fee	-	-	-	\$20.00	\$20.00
AGT47488 - 176 Trailswest Dr - Harris	-	-	-	\$23.45	\$23.45
Collection Fee	-	-	-	\$23.45	\$23.45
AGT47253 - 141 N Greentrails Dr - Cordell	-	-	-	\$20.00	\$20.00
Collection Fee	-	-	-	\$20.00	\$20.00
AGT69879 - 14063 Augusta Dr - Schwartz	-	-	-	\$6.90	\$6.90
Late Fee	-	-	-	\$6.90	\$6.90
AGT47187 - 14320 Ladue Rd - Lindsley	-	-	-	\$6.90	\$6.90
Bank Service Fee	-	-	-	\$6.90	\$6.90

(*** indicates previous owners)

Village of Green Trails Association

AR Aging - 12/31/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
AGT47291 - 14148 Parliament Dr - Groppe	-	-	-	\$3.77	\$3.77
Assessments	-	-	-	\$3.77	\$3.77
AGT47797 - 14080 Cross Trails Dr - Kravetz	-	-	-	\$3.45	\$3.45
Late Fee	-	-	-	\$3.45	\$3.45
AGT47132 - 108 Ladue Glen Ct - Spiegel	-	-	-	\$3.45	\$3.45
Late Fee	-	-	-	\$3.45	\$3.45
AGT70214 - 14672 Laketrails Ct - Balaban	-	-	-	\$3.45	\$3.45
Collection Fee	-	-	-	\$3.45	\$3.45
AGT47381 - 148 Saylesville Dr - Green	-	-	-	\$3.45	\$3.45
Late Fee	-	-	-	\$3.45	\$3.45
Total:	\$525.69	\$184.20	\$284.00	\$20,822.12	\$21,816.01
Property Count:	15	15	11	31	

(*** indicates previous owners)

Village of Green Trails Association

Pre Paid Homeowners For 12/31/2024

Account	Property	Owner Name	Credit Amount
AGT47284	213 N Greentrails Dr	Christos Athanasiadis	493.08
AGT69765	14124 Cross Trails Dr	William Hairston	230.00
AGT47235	14545 Ladue Rd	Joan Segal Living Trust	230.00
AGT64435	238 N Greentrails Dr	Steven Travers	210.00
AGT47025	14148 Cross Trails Dr	John Lamberg	185.33
AGT46858	14001 Augusta Dr	Ales Fung	39.55
AGT46988	14108 Cross Trails Dr	Buzetta Benedetto	30.00
AGT47458	395 Statesman Ct	Chi Hong Vo-Ransdell	21.80
AGT47351	14176 Parliament Dr	Wayne Wood	20.00
AGT69728	390 Madewood Ln	James Dickson	3.45
AGT47240	14555 Ladue Rd	Mehrnaz Danna	2.00
Total			1,465.21

(*** indicates previous owners)

Village of Green Trails Association

Ownership Transfers for 12/1/2024 - 12/31/2024

Property	Current Owner	Address	Contact	Settlement	Processed	Previous Owner
14575 Ladue Rd	Thao Thanh Truong	8812 Tudor Ave, St. Louis MO 63114	jiao490491987@yahoo.com (314) 498-6587	12/20/2024	12/31/2024	Revel City Homebuyers LLC

Village of Green Trails Association

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1010 - Montgomery Bank - Board		28,356.45	-	-	28,356.45
Date	Description		Debit	Credit	Type
1012 - CAB Operating Account		74,247.33	731.08	3,849.35	71,129.06
Date	Description		Debit	Credit	Type
12/02/2024	6086743 - COMMUNITY PROPERTY MANAGEMENT (CPM)		-	700.00	Invoice
12/07/2024	Batched eCheck (Vantaca Pay) One time payment		273.80	-	Owner Payment
12/10/2024	6121144 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		-	25.00	Invoice
12/11/2024	Check		100.00	-	Owner Payment
12/23/2024	Batched eCheck (Vantaca Pay) One time payment		354.15	-	Owner Payment
12/26/2024	994380526 - Southdata Inc - Mailings		-	1.02	Invoice
12/26/2024	4396 - ELIA M. ELLIS, ATTORNEY AT LAW		-	1,034.17	Invoice
12/31/2024	94392725 - Southdata Inc - Mailings		-	2.16	Invoice
12/31/2024	77474 - Terrill Enterprises		-	1,787.00	Invoice
12/31/2024	December Interest		3.13	-	GL Entry
12/31/2024	351942 - Danna McKittrick, P.C.		-	300.00	Invoice
1020 - CAB 12 mth CD 4.25% 10/7/2025		54,095.90	189.29	-	54,285.19
Date	Description		Debit	Credit	Type
12/06/2024	December Interest		189.29	-	GL Entry
1021 - Montgomery CD 8/28/2024 3.94%		52,545.38	-	-	52,545.38
Date	Description		Debit	Credit	Type
1022 - Montgomery CD 8/28/2024 3.94%		52,545.38	-	-	52,545.38
Date	Description		Debit	Credit	Type
3025 - Reserve for Road Maintenance - Synagogue		-7,844.00	-	-	-7,844.00
Date	Description		Debit	Credit	Type
5010 - Net Assets - Unrestricted		-221,235.55	-	-	-221,235.55
Date	Description		Debit	Credit	Type

Village of Green Trails Association

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6310 - Assessment Income		-146,935.79	-	410.00	-147,345.79
Date	Description		Debit	Credit	Type
12/07/2024	eCheck (Vantaca Pay) One time payment		-	180.00	Owner Payment
12/23/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
6340 - Interest/Late Fee Income		-755.77	-	137.95	-893.72
Date	Description		Debit	Credit	Type
12/07/2024	eCheck (Vantaca Pay) One time payment		-	13.80	Owner Payment
12/11/2024	Check		-	100.00	Owner Payment
12/23/2024	eCheck (Vantaca Pay) One time payment		-	24.15	Owner Payment
6770 - Misc. Owner Income		-230.00	-	-	-230.00
Date	Description		Debit	Credit	Type
6910 - Bank Interest Income		-6,433.52	-	192.42	-6,625.94
Date	Description		Debit	Credit	Type
12/06/2024	December Interest		-	189.29	GL Entry
12/31/2024	December Interest		-	3.13	GL Entry
7010 - Management Fees		7,722.00	700.00	-	8,422.00
Date	Description		Debit	Credit	Type
12/02/2024	6086743 - COMMUNITY PROPERTY MANAGEMENT (CPM)		700.00	-	Invoice
7020 - Collection Letter Expense Net		-1,909.92	-	180.00	-2,089.92
Date	Description		Debit	Credit	Type
12/07/2024	eCheck (Vantaca Pay) One time payment		-	80.00	Owner Payment
12/23/2024	eCheck (Vantaca Pay) One time payment		-	100.00	Owner Payment
7140 - Accounting & Professional Fees		350.00	-	-	350.00
Date	Description		Debit	Credit	Type
7160 - Legal Fees		3,273.39	1,334.17	-	4,607.56
Date	Description		Debit	Credit	Type
12/26/2024	4396 - ELIA M. ELLIS, ATTORNEY AT LAW		1,034.17	-	Invoice

Village of Green Trails Association

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7160 - Legal Fees		3,273.39	1,334.17	-	4,607.56
Date	Description		Debit	Credit	Type
12/31/2024	351942 - Danna McKittrick, P.C.		300.00	-	Invoice
7280 - Office Supplies		311.75	-	-	311.75
Date	Description		Debit	Credit	Type
7305 - Bank Fee		130.35	-	-	130.35
Date	Description		Debit	Credit	Type
7310 - Miscellaneous Admin		275.00	25.00	-	300.00
Date	Description		Debit	Credit	Type
12/10/2024	6121144 - 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		1,273.47	-	-	1,273.47
Date	Description		Debit	Credit	Type
7340 - Copying & Printing - Letters to Owners		788.00	3.18	-	791.18
Date	Description		Debit	Credit	Type
12/26/2024	994380526 - Southdata Inc - Mailings		1.02	-	Invoice
12/31/2024	94392725 - Southdata Inc - Mailings		2.16	-	Invoice
8610 - Lawn Care & Mowing		56,003.00	1,787.00	-	57,790.00
Date	Description		Debit	Credit	Type
12/31/2024	77474 - Terrill Enterprises		1,787.00	-	Invoice
8640 - Grounds Maintenance		37,035.00	-	-	37,035.00
Date	Description		Debit	Credit	Type

Village of Green Trails Association

GL Trial Balance For 12/1/2024 - 12/31/2024

		Current			
		Beginning Balance	Debit	Credit	Ending Balance
8960 - Lake Maintenance		5,236.00	-	-	5,236.00
Date	Description		Debit	Credit	Type
9010 - Insurance		10,756.15	-	-	10,756.15
Date	Description		Debit	Credit	Type
Net Total		0.00	4,769.72	4,769.72	0.00

Village of Green Trails Association

Budget Spread For Fiscal Year 2024

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income														
Income														
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	-	920	82,401	31,290	17,920	6,328	3,432	2,653	1,045	256	410	147,346
	Variance	(11,048)	(11,738)	(10,818)	70,663	19,553	6,182	(5,409)	(8,306)	(9,084)	(10,693)	(11,481)	(11,328)	6,496
Total Income		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
Other Income														
Interest/Late Fee Income	Budget	83	83	83	83	83	83	83	83	83	83	83	83	1,000
	Actual	24	(199)	-	764	(679)	213	136	193	147	62	94	138	894
	Variance	(59)	(282)	(83)	680	(762)	130	53	110	63	(21)	11	55	(106)
Collection Fee Reimbursment	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc. Owner Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	230	-	-	-	230
	Variance	-	-	-	-	-	-	-	-	230	-	-	-	230
Bank Interest Income	Budget	167	167	167	167	167	167	167	167	167	167	167	167	2,000
	Actual	1,545	212	199	215	212	220	213	221	2,985	214	198	192	6,626
	Variance	1,378	45	33	48	45	53	46	54	2,818	47	32	26	4,626
Total Other Income		250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Income		11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	143,850

Operating Expense

Administration														
Management Fees	Budget	708	708	708	708	708	708	708	708	708	708	708	708	8,500
	Actual	670	692	760	700	700	700	700	700	700	700	700	700	8,422
	Variance	(38)	(16)	52	(8)	(8)	(8)	(8)	(8)	(8)	(8)	(8)	(8)	(78)

Village of Green Trails Association

Budget Spread For Fiscal Year 2024

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense														
Collection Letter Expense Net	Budget	63	63	63	63	63	63	63	63	63	63	63	63	750
	Actual	(75)	(49)	-	(390)	-	-	(246)	(391)	(483)	(197)	(80)	(180)	(2,090)
	Variance	(138)	(111)	(63)	(453)	(63)	(63)	(308)	(453)	(546)	(259)	(143)	(243)	(2,840)
Accounting & Professional Fees	Budget	38	38	38	38	38	38	38	38	38	38	38	38	450
	Actual	-	-	-	-	350	-	-	-	-	-	-	-	350
	Variance	(38)	(38)	(38)	(38)	313	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(100)
Legal Fees	Budget	208	208	208	208	208	208	208	208	208	208	208	208	2,500
	Actual	-	613	849	(2,304)	164	276	36	36	1,068	2,535	-	1,334	4,608
	Variance	(208)	405	640	(2,512)	(44)	68	(172)	(172)	860	2,327	(208)	1,126	2,108
Office Supplies	Budget	83	83	83	83	83	83	83	83	83	83	83	83	1,000
	Actual	-	-	18	23	-	-	110	-	131	30	-	-	312
	Variance	(83)	(83)	(65)	(60)	(83)	(83)	27	(83)	48	(53)	(83)	(83)	(688)
Bank Fee	Budget	6	6	6	6	6	6	6	6	6	6	6	6	75
	Actual	10	10	10	80	-	-	45	10	(63)	28	-	-	130
	Variance	4	4	4	74	(6)	(6)	39	4	(69)	22	(6)	(6)	55
Miscellaneous Admin	Budget	25	25	25	25	25	25	25	25	25	25	25	25	300
	Actual	25	25	25	25	25	25	25	25	25	25	25	25	300
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
P.O. Box	Budget	38	38	38	38	38	38	38	38	38	38	38	38	450
	Actual	-	-	400	-	-	-	-	-	-	-	-	-	400
	Variance	(38)	(38)	363	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(50)
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)	(1,100)

Village of Green Trails Association

Budget Spread For Fiscal Year 2024

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense														
Copying & Printing - Annual Meeting & Trustee Election	Budget	117	117	117	117	117	117	117	117	117	117	117	117	1,400
	Actual	-	-	429	844	-	-	-	-	-	-	-	-	1,273
	Variance	(117)	(117)	313	727	(117)	(117)	(117)	(117)	(117)	(117)	(117)	(117)	(127)
Copying & Printing - Letters to Owners	Budget	83	83	83	83	83	83	83	83	83	83	83	83	1,000
	Actual	1	5	4	5	618	3	2	88	26	38	-	3	791
	Variance	(82)	(79)	(80)	(79)	535	(81)	(81)	4	(58)	(46)	(83)	(80)	(209)
Total Administration		1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	17,525
Grounds														
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	-	-	-	3,276	-	8,339	13,104	11,491	3,102	8,352	8,339	1,787	57,790
	Variance	(4,333)	(4,333)	(4,333)	(1,057)	(4,333)	4,006	8,771	7,158	(1,231)	4,019	4,006	(2,546)	5,790
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	2,300	-	2,850	16,650	-	-	10,735	-	2,800	-	37,035
	Variance	(6,208)	(4,508)	(3,908)	(6,208)	(3,358)	10,442	(6,208)	(6,208)	4,527	(6,208)	(3,408)	(6,208)	(37,465)
Lake Maintenance	Budget	417	417	417	417	417	417	417	417	417	417	417	417	5,000
	Actual	-	-	-	-	657	647	1,362	1,376	654	540	-	-	5,236
	Variance	(417)	(417)	(417)	(417)	240	230	945	959	237	123	(417)	(417)	236
Total Grounds		12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	151,500
Insurance														
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	-	-	-	-	-	10,756	-	-	-	-	-	-	10,756
	Variance	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	9,231	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(7,544)
Total Insurance		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
Total Expense		15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	187,325

Village of Green Trails Association

Budget Spread For Fiscal Year 2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Net Total	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$43,475)
Net Total	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$43,475)

Village of Green Trails Association

Balance Sheet For 11/30/2024

Operating Cash

1010 - Montgomery Bank - Board	\$28,356.45
1012 - CAB Operating Account	\$74,247.33

Total Operating Cash		\$102,603.78
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Certificate of Deposit

1020 - CAB 12 mth CD 4.25% 10/7/2025	\$54,095.90
1021 - Montgomery CD 8/28/2024 3.94%	\$52,545.38
1022 - Montgomery CD 8/28/2024 3.94%	\$52,545.38

Total Certificate of Deposit		\$159,186.66
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Total Assets	\$261,790.44
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Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$7,844.00
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Total Liabilites	\$7,844.00
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Equity

5010 - Net Assets - Unrestricted	\$221,235.55
5520 - Current Year Net Income (Loss)	\$32,710.89

Total Equity	\$253,946.44
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Total Liabilities / Equity	\$261,790.44
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Village of Green Trails Association

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	256.47	11,737.50	(11,481.03)	146,935.79	129,112.50	17,823.29	140,850.00
Total Income	256.47	11,737.50	(11,481.03)	146,935.79	129,112.50	17,823.29	140,850.00
Other Income							
6340 - Interest/Late Fee Income	94.23	83.33	10.90	755.77	916.63	(160.86)	1,000.00
6770 - Misc. Owner Income	-	-	-	230.00	-	230.00	-
6910 - Bank Interest Income	198.36	166.67	31.69	6,433.52	1,833.37	4,600.15	2,000.00
Total Other Income	292.59	250.00	42.59	7,419.29	2,750.00	4,669.29	3,000.00
Total Income	549.06	11,987.50	(11,438.44)	154,355.08	131,862.50	22,492.58	143,850.00
Operating Expense							
Administration							
7010 - Management Fees	700.00	708.33	8.33	7,722.00	7,791.63	69.63	8,500.00
7020 - Collection Letter Expense Net	(80.00)	62.50	142.50	(1,909.92)	687.50	2,597.42	750.00
7140 - Accounting & Professional Fees	-	37.50	37.50	350.00	412.50	62.50	450.00
7160 - Legal Fees	-	208.33	208.33	3,273.39	2,291.63	(981.76)	2,500.00
7280 - Office Supplies	-	83.33	83.33	311.75	916.63	604.88	1,000.00
7305 - Bank Fee	-	6.25	6.25	130.35	68.75	(61.60)	75.00
7310 - Miscellaneous Admin	25.00	25.00	-	275.00	275.00	-	300.00
7320 - P.O. Box	-	37.50	37.50	400.00	412.50	12.50	450.00
7330 - Copying & Printing - Newsletter	-	91.67	91.67	-	1,008.37	1,008.37	1,100.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	-	116.67	116.67	1,273.47	1,283.37	9.90	1,400.00
7340 - Copying & Printing - Letters to Owners	-	83.33	83.33	788.00	916.63	128.63	1,000.00
Total Administration	645.00	1,460.41	815.41	12,614.04	16,064.51	3,450.47	17,525.00
Grounds							
8610 - Lawn Care & Mowing	8,339.00	4,333.33	(4,005.67)	56,003.00	47,666.63	(8,336.37)	52,000.00
8620 - Drainage & Erosion Control	-	1,666.67	1,666.67	-	18,333.37	18,333.37	20,000.00
8640 - Grounds Maintenance	2,800.00	6,208.33	3,408.33	37,035.00	68,291.63	31,256.63	74,500.00
8960 - Lake Maintenance	-	416.67	416.67	5,236.00	4,583.37	(652.63)	5,000.00
Total Grounds	11,139.00	12,625.00	1,486.00	98,274.00	138,875.00	40,601.00	151,500.00
Insurance							
9010 - Insurance	-	1,525.00	1,525.00	10,756.15	16,775.00	6,018.85	18,300.00
Total Insurance	-	1,525.00	1,525.00	10,756.15	16,775.00	6,018.85	18,300.00
Total Expense	11,784.00	15,610.41	3,826.41	121,644.19	171,714.51	50,070.32	187,325.00
Operating Net Total	(11,234.94)	(3,622.91)	(7,612.03)	32,710.89	(39,852.01)	72,562.90	(43,475.00)
Net Total	(11,234.94)	(3,622.91)	(7,612.03)	32,710.89	(39,852.01)	72,562.90	(43,475.00)

Village of Green Trails Association

Cash Disbursement - 11/30/2024

Date	CheckNo	Description	Amount
1012 - CAB Operating			
11/1/2024	ACH	COMMUNITY PROPERTY MANAGEMENT (CPM) Inv # 5964791	700.00
	7010 - Management Fees		700.00
11/12/2024	ACH	COMMUNITY PROPERTY MANAGEMENT (CPM) Inv # 6004459	25.00
	7310 - Miscellaneous Admin - Non CAB Acct		25.00
11/19/2024	Check 188	County Tree Service Inv # 1197	1,300.00
	8640 - Grounds Maintenance - Speckman Aquistion One LLC - Dead Oak- (14066 Boxford Ct 63017) Drop & leave in woods		1,300.00
11/19/2024	Check 189	County Tree Service Inv # 1196	1,500.00
	8640 - Grounds Maintenance - Speckman Aquistion One LLC - Dead trees x4- (@14046 Boxford Ct 63017 in back by creek) Drop & leave.		1,500.00
11/19/2024	Check 190	Terrill Landscape Contracting Inv # 77456	8,339.00
	8610 - Lawn Care & Mowing - Terrill Enterprises		8,339.00
Total			11,864.00

Village of Green Trails Association

Bank Account Reconciliation for Period 11/30/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
CAB Operating	76,716.63	-2,469.30	74,247.33	74,247.33	Balanced
CAB Money Market	0.00	0.00	0.00	0.00	Balanced
CAB CD	54,095.90	0.00	54,095.90	54,095.90	Balanced

Unreconciled Items

Date	Description	Check No	Amount
CAB Operating			
11/19/2024	County Tree Service	188	-1,300.00
11/19/2024	County Tree Service	189	-1,500.00
11/29/2024	One time payment - Account Number: AGT46882	8391	330.70
Total CAB Operating			-2,469.30

Reconciled Items

Date	Description	Check No	Amount
CAB Operating			
11/5/2024	Lockbox Deposit - First Citizens Bank (FCB)		100.00
11/29/2024	November Interest		3.46
8/27/2024	Owner Refund	179	-230.00
10/10/2024	LAKE MANAGEMENT SERVICES, INC.	185	-540.00
10/30/2024	Terrill Landscape Contracting	187	-1,800.00
11/1/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	ACH	-700.00
11/12/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	ACH	-25.00
11/19/2024	Terrill Landscape Contracting	190	-8,339.00
Total CAB Operating			-11,530.54

CAB CD

11/7/2024	November Interest		194.90
Total CAB CD			194.90

Village of Green Trails Association

Bank Register Report 11/1/2024 - 11/30/2024

Date	Description	Type	R	Check No	Amount
CAB Operating					
	Balance as of 11/1/2024				\$85,677.17
11/1/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	Invoice ACH	R		(\$700.00)
11/5/2024	Lockbox Deposit - First Citizens Bank (FCB)	Lockbox Deposit	R	ACH	\$100.00
11/12/2024	COMMUNITY PROPERTY MANAGEMENT (CPM)	Invoice ACH	R		(\$25.00)
11/19/2024	County Tree Service	Invoice Check	R	188	(\$1,300.00)
11/19/2024	County Tree Service	Invoice Check	R	189	(\$1,500.00)
11/19/2024	Terrill Landscape Contracting	Invoice Check	R	190	(\$8,339.00)
11/29/2024	One time payment - Account Number: AGT46882	CC Deposit	R	8391	\$330.70
11/29/2024	November Interest	Interest	R	ACH	\$3.46
Total					(\$11,429.84)
Balance as of 11/30/2024					\$74,247.33
CAB CD					
	Balance as of 11/1/2024				\$53,901.00
11/7/2024	November Interest	Interest	R	ACH	\$194.90
Total					\$194.90
Balance as of 11/30/2024					\$54,095.90

Village of Green Trails Association

GL Trial Balance For 11/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
1010 - Montgomery Bank - Board	28,144.45	212.00	-	28,356.45
1012 - CAB Operating Account	85,677.17	434.16	11,864.00	74,247.33
1020 - CAB 12 mth CD 4.25% 10/7/2025	53,901.00	194.90	-	54,095.90
1021 - Montgomery CD 8/28/2024 3.94%	52,545.38	-	-	52,545.38
1022 - Montgomery CD 8/28/2024 3.94%	52,545.38	-	-	52,545.38
3025 - Reserve for Road Maintenance - Synagogue	-7,632.00	-	212.00	-7,844.00
5010 - Net Assets - Unrestricted	-221,235.55	-	-	-221,235.55
6310 - Assessment Income	-146,679.32	-	256.47	-146,935.79
6340 - Interest/Late Fee Income	-661.54	-	94.23	-755.77
6770 - Misc. Owner Income	-230.00	-	-	-230.00
6910 - Bank Interest Income	-6,235.16	-	198.36	-6,433.52
7010 - Management Fees	7,022.00	700.00	-	7,722.00
7020 - Collection Letter Expense Net	-1,829.92	-	80.00	-1,909.92
7140 - Accounting & Professional Fees	350.00	-	-	350.00
7160 - Legal Fees	3,273.39	-	-	3,273.39
7280 - Office Supplies	311.75	-	-	311.75
7305 - Bank Fee	130.35	-	-	130.35
7310 - Miscellaneous Admin	250.00	25.00	-	275.00
7320 - P.O. Box	400.00	-	-	400.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	1,273.47	-	-	1,273.47
7340 - Copying & Printing - Letters to Owners	788.00	-	-	788.00
8610 - Lawn Care & Mowing	47,664.00	8,339.00	-	56,003.00
8640 - Grounds Maintenance	34,235.00	2,800.00	-	37,035.00
8960 - Lake Maintenance	5,236.00	-	-	5,236.00
9010 - Insurance	10,756.15	-	-	10,756.15
Net Total	0.00	12,705.06	12,705.06	0.00

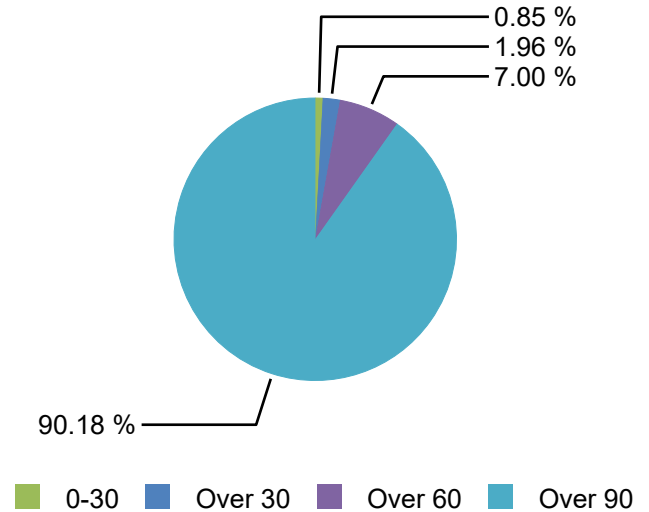
Village of Green Trails Association

AR Aging - 11/30/2024

SUMMARY

Charge	Balance
Assessments (19)	\$8,728.77
Bank Service Fee (3)	\$185.35
Collection Fee (26)	\$2,779.15
Late Fee (23)	\$2,615.22
Legal Fee Billed (8)	\$7,666.33
Total	\$21,974.82

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
AGT46874 - 14083 Agusta Dr - Clayman					
Coll Status: Judgement - Default AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$20.70	\$20.70	\$20.70	\$4,539.65	\$4,601.75
Assessments	-	-	-	\$1,380.00	\$1,380.00
Late Fee	\$20.70	\$20.70	\$20.70	\$558.90	\$621.00
Legal Fee Billed	-	-	-	\$2,515.75	\$2,515.75
Collection Fee	-	-	-	\$85.00	\$85.00
AGT47436 - 211 Stablestone Dr - Little					
Coll Status: Foreclosure - Association AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$6.90	\$6.90	\$6.90	\$3,824.68	\$3,845.38
Assessments	-	-	-	\$460.00	\$460.00
Late Fee	\$6.90	\$6.90	\$6.90	\$62.10	\$82.80
Legal Fee Billed	-	-	-	\$3,232.58	\$3,232.58
Collection Fee	-	-	-	\$70.00	\$70.00
AGT46883 - 135 Bellechasse Dr - Weber					
Coll Status: Attorney Demand AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$17.25	\$53.25	\$293.25	\$1,874.35	\$2,238.10
Assessments	-	-	-	\$1,150.00	\$1,150.00
Late Fee	\$17.25	\$17.25	\$17.25	\$424.35	\$476.10
Legal Fee Billed	-	\$36.00	\$276.00	-	\$312.00
Collection Fee	-	-	-	\$300.00	\$300.00
AGT47086 - 14119 Forestvale Dr - English					
Coll Status: Attorney Demand AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$13.80	\$49.80	\$289.80	\$1,509.80	\$1,863.20
Assessments	-	-	-	\$920.00	\$920.00
Late Fee	\$13.80	\$13.80	\$13.80	\$289.80	\$331.20
Legal Fee Billed	-	\$36.00	\$276.00	-	\$312.00
Collection Fee	-	-	-	\$300.00	\$300.00

(*** indicates previous owners)

Village of Green Trails Association

AR Aging - 11/30/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
AGT48535 - 102 Minitree Ct - Arrowhead Mini Tree LLC					
Coll Status: Attorney Demand AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$13.80	\$13.80	\$289.80	\$1,509.80	\$1,827.20
Assessments	-	-	-	\$920.00	\$920.00
Late Fee	\$13.80	\$13.80	\$13.80	\$289.80	\$331.20
Legal Fee Billed	-	-	\$276.00	-	\$276.00
Collection Fee	-	-	-	\$300.00	\$300.00
AGT47329 - 225 S Greentrails Dr - Herzog					
Coll Status: Attorney Demand AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$10.35	\$46.35	\$250.35	\$1,161.25	\$1,468.30
Assessments	-	-	-	\$690.00	\$690.00
Late Fee	\$10.35	\$10.35	\$10.35	\$155.25	\$186.30
Legal Fee Billed	-	\$36.00	\$240.00	\$36.00	\$312.00
Collection Fee	-	-	-	\$280.00	\$280.00
AGT53186 - 14020 Agusta Dr - Spell					
Coll Status: Attorney Demand AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$10.35	\$46.35	\$85.35	\$1,050.25	\$1,192.30
Assessments	-	-	-	\$690.00	\$690.00
Late Fee	\$10.35	\$10.35	\$10.35	\$155.25	\$186.30
Legal Fee Billed	-	\$36.00	-	-	\$36.00
Collection Fee	-	-	\$75.00	\$205.00	\$280.00
AGT47295 - 14198 Parliament Dr - Campbell					
Coll Status: Attorney Payment Plan AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	-	-	-	\$1,057.77	\$1,057.77
Late Fee	-	-	-	\$127.77	\$127.77
Legal Fee Billed	-	-	-	\$670.00	\$670.00
Collection Fee	-	-	-	\$85.00	\$85.00
Bank Service Fee	-	-	-	\$175.00	\$175.00
AGT47220 - 14440 Ladue Rd - Bernath Yosef					
Coll Status: Non Credit Reporting Demand AR	\$26.90	\$6.90	\$26.90	\$677.10	\$737.80
Assessments	-	-	-	\$460.00	\$460.00
Late Fee	\$6.90	\$6.90	\$6.90	\$62.10	\$82.80
Collection Fee	\$20.00	-	\$20.00	\$155.00	\$195.00
AGT47353 - 180 Saylesville Dr - Pham					
Coll Status: Non Credit Reporting Demand AR	\$23.45	\$3.45	\$43.45	\$280.35	\$350.70
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	\$3.45	\$10.35	\$20.70
Collection Fee	\$20.00	-	\$40.00	\$40.00	\$100.00
AGT46947 - 14016 Calcutta Dr - Fechter					
Coll Status: Non Credit Reporting Demand AR	\$3.45	\$23.45	\$23.45	\$280.35	\$330.70
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	\$3.45	\$10.35	\$20.70
Collection Fee	-	\$20.00	\$20.00	\$40.00	\$80.00
AGT47160 - 14037 Ladue Rd - Moser					
Coll Status: Non Credit Reporting Demand AR	\$3.45	\$23.45	\$23.45	\$280.35	\$330.70
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	\$3.45	\$10.35	\$20.70
Collection Fee	-	\$20.00	\$20.00	\$40.00	\$80.00

(*** indicates previous owners)

Village of Green Trails Association

AR Aging - 11/30/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
AGT47191 - 14478 Ladue Rd - Coleman					
Coll Status: Non Credit Reporting Demand AR	\$3.45	\$23.45	\$23.45	\$280.35	\$330.70
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	\$3.45	\$10.35	\$20.70
Collection Fee	-	\$20.00	\$20.00	\$40.00	\$80.00
AGT47374 - 138 S Greentrails Dr - Saphian					
Coll Status: Non Credit Reporting Demand AR	\$3.45	\$23.45	\$23.45	\$280.35	\$330.70
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	\$3.45	\$10.35	\$20.70
Collection Fee	-	\$20.00	\$20.00	\$40.00	\$80.00
AGT47334 - 161 San Angelo Dr - Gordon					
Coll Status: Non Credit Reporting Demand AR	\$3.45	\$23.45	\$23.45	\$280.35	\$330.70
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	\$3.45	\$10.35	\$20.70
Collection Fee	-	\$20.00	\$20.00	\$40.00	\$80.00
AGT47484 - 14288 Trailtop Dr - Joyce Hart Ryna Trustee					
Coll Status: Non Credit Reporting Demand AR	\$3.45	\$23.45	\$23.45	\$280.35	\$330.70
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	\$3.45	\$10.35	\$20.70
Collection Fee	-	\$20.00	\$20.00	\$40.00	\$80.00
AGT68396 - 14327 Bramblewood Ct - Rick Gray					
Contracting LLC	\$23.45	\$23.45	\$3.45	\$230.00	\$280.35
Coll Status: Final Notice AR					
Assessments	-	-	-	\$230.00	\$230.00
Late Fee	\$3.45	\$3.45	\$3.45	-	\$10.35
Collection Fee	\$20.00	\$20.00	-	-	\$40.00
AGT46885 - 151 Bellechasse Dr - Phillips					
Coll Status: Final Notice AR	-	-	\$23.45	\$230.35	\$253.80
Assessments	-	-	-	\$180.00	\$180.00
Late Fee	-	-	\$3.45	\$10.35	\$13.80
Collection Fee	-	-	\$20.00	\$40.00	\$60.00
AGT46864 - 14036 Augusta Dr - Rosen					
Collection Fee	-	-	\$20.00	\$26.90	\$46.90
AGT47058 - 14175 Forest Crest Dr - Zuniga					
Collection Fee	-	-	\$20.00	\$26.90	\$46.90
AGT47298 - 14015 New Bedford Ct - VerHagen					
Assessments	-	-	-	\$35.00	\$35.00
AGT46907 - 14034 Boxford Ct - Tash					
Collection Fee	-	-	-	\$23.45	\$23.45
AGT47224 - 14633 Laketrails Ct - Halfaker					
Collection Fee	-	\$20.00	-	\$3.45	\$23.45
Bank Service Fee	-	-	-	\$3.45	\$3.45
AGT47317 - 120 N Greentrails Dr - Diana Vasquez Trustee					
Late Fee	-	-	-	\$3.45	\$3.45
Collection Fee	-	-	-	\$20.00	\$20.00

(*** indicates previous owners)

Village of Green Trails Association

AR Aging - 11/30/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
AGT47488 - 176 Trailswest Dr - Harris	-	-	\$23.45	-	\$23.45
Collection Fee	-	-	\$23.45	-	\$23.45
AGT47253 - 141 N Greentrails Dr - Cordell	-	-	-	\$20.00	\$20.00
Collection Fee	-	-	-	\$20.00	\$20.00
AGT69879 - 14063 Agusta Dr - Schwartz	-	-	-	\$6.90	\$6.90
Late Fee	-	-	-	\$6.90	\$6.90
AGT47187 - 14320 Ladue Rd - Lindsley	-	-	-	\$6.90	\$6.90
Bank Service Fee	-	-	-	\$6.90	\$6.90
AGT47291 - 14148 Parliament Dr - Groppe	-	-	-	\$3.77	\$3.77
Assessments	-	-	-	\$3.77	\$3.77
AGT47797 - 14080 Cross Trails Dr - Kravetz	-	-	-	\$3.45	\$3.45
Late Fee	-	-	-	\$3.45	\$3.45
AGT47132 - 108 Ladue Glen Ct - Spiegel	-	-	-	\$3.45	\$3.45
Late Fee	-	-	-	\$3.45	\$3.45
AGT70214 - 14672 Laketrails Ct - Balaban	-	-	-	\$3.45	\$3.45
Collection Fee	-	-	-	\$3.45	\$3.45
AGT47381 - 148 Saylesville Dr - Green	-	-	-	\$3.45	\$3.45
Late Fee	-	-	-	\$3.45	\$3.45
Total:	\$187.65	\$431.65	\$1,537.55	\$19,817.97	\$21,974.82
Property Count:	16	17	20	32	

(*** indicates previous owners)

Village of Green Trails Association

Pre Paid Homeowners For 11/30/2024

Account	Property	Owner Name	Credit Amount
AGT47284	213 N Greentrails Dr	Christos Athanasiadis	493.08
AGT69765	14124 Cross Trails Dr	William Hairston	230.00
AGT47235	14545 Ladue Rd	Joan Segal Living Trust	230.00
AGT64435	238 N Greentrails Dr	Steven Travers	210.00
AGT47025	14148 Cross Trails Dr	John Lamberg	185.33
AGT46858	14001 Agusta Dr	Ales Fung	39.55
AGT46988	14108 Cross Trails Dr	Buzetta Benedetto	30.00
AGT47458	395 Statesman Ct	Chi Hong Vo-Ransdell	21.80
AGT47351	14176 Parliament Dr	Wayne Wood	20.00
AGT69728	390 Madewood Ln	James Dickson	3.45
AGT47240	14555 Ladue Rd	Mehrnaz Danna	2.00
Total			1,465.21

(*** indicates previous owners)

Village of Green Trails Association

Ownership Transfers for 11/1/2024 - 11/30/2024

Property	Current Owner	Address	Contact	Settlement	Processed	Previous Owner
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Village of Green Trails Association

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1010 - Montgomery Bank - Board		28,144.45	212.00	-	28,356.45
Date	Description		Debit	Credit	Type
11/29/2024	Montgomery Bank		212.00	-	GL Entry
1012 - CAB Operating Account		85,677.17	434.16	11,864.00	74,247.33
Date	Description		Debit	Credit	Type
11/01/2024	5964791 - COMMUNITY PROPERTY MANAGEMENT (CPM)		-	700.00	Invoice
11/05/2024	Batched Check		100.00	-	Owner Payment
11/12/2024	6004459 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		-	25.00	Invoice
11/19/2024	77456 - Terrill Enterprises		-	8,339.00	Invoice
11/19/2024	1196 - Speckman Aquiston One LLC - Dead trees x4- (@14046 Boxford Ct 63017 in back by creek) Drop & leave.		-	1,500.00	Invoice
11/19/2024	1197 - Speckman Aquiston One LLC - Dead Oak- (14066 Boxford Ct 63017) Drop & leave in woods		-	1,300.00	Invoice
11/29/2024	November Interest		3.46	-	GL Entry
11/29/2024	Batched Credit Card (Vantaca Pay) One time payment		330.70	-	Owner Payment
1020 - CAB 12 mth CD 4.25% 10/7/2025		53,901.00	194.90	-	54,095.90
Date	Description		Debit	Credit	Type
11/07/2024	November Interest		194.90	-	GL Entry
1021 - Montgomery CD 8/28/2024 3.94%		52,545.38	-	-	52,545.38
Date	Description		Debit	Credit	Type
1022 - Montgomery CD 8/28/2024 3.94%		52,545.38	-	-	52,545.38
Date	Description		Debit	Credit	Type
3025 - Reserve for Road Maintenance - Synagogue		-7,632.00	-	212.00	-7,844.00
Date	Description		Debit	Credit	Type
11/29/2024	Montgomery Bank		-	212.00	GL Entry
5010 - Net Assets - Unrestricted		-221,235.55	-	-	-221,235.55
Date	Description		Debit	Credit	Type

Village of Green Trails Association

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6310 - Assessment Income		-146,679.32	-	256.47	-146,935.79
Date	Description		Debit	Credit	Type
11/05/2024	Check		-	26.47	Owner Payment
11/29/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
6340 - Interest/Late Fee Income		-661.54	-	94.23	-755.77
Date	Description		Debit	Credit	Type
11/05/2024	Check		-	73.53	Owner Payment
11/29/2024	Credit Card (Vantaca Pay) One time payment		-	20.70	Owner Payment
6770 - Misc. Owner Income		-230.00	-	-	-230.00
Date	Description		Debit	Credit	Type
6910 - Bank Interest Income		-6,235.16	-	198.36	-6,433.52
Date	Description		Debit	Credit	Type
11/07/2024	November Interest		-	194.90	GL Entry
11/29/2024	November Interest		-	3.46	GL Entry
7010 - Management Fees		7,022.00	700.00	-	7,722.00
Date	Description		Debit	Credit	Type
11/01/2024	5964791 - COMMUNITY PROPERTY MANAGEMENT (CPM)		700.00	-	Invoice
7020 - Collection Letter Expense Net		-1,829.92	-	80.00	-1,909.92
Date	Description		Debit	Credit	Type
11/29/2024	Credit Card (Vantaca Pay) One time payment		-	80.00	Owner Payment
7140 - Accounting & Professional Fees		350.00	-	-	350.00
Date	Description		Debit	Credit	Type
7160 - Legal Fees		3,273.39	-	-	3,273.39
Date	Description		Debit	Credit	Type
7280 - Office Supplies		311.75	-	-	311.75
Date	Description		Debit	Credit	Type

Village of Green Trails Association

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7280 - Office Supplies		311.75	-	-	311.75
Date	Description		Debit	Credit	Type
7305 - Bank Fee		130.35	-	-	130.35
Date	Description		Debit	Credit	Type
7310 - Miscellaneous Admin		250.00	25.00	-	275.00
Date	Description		Debit	Credit	Type
11/12/2024	6004459 - 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		1,273.47	-	-	1,273.47
Date	Description		Debit	Credit	Type
7340 - Copying & Printing - Letters to Owners		788.00	-	-	788.00
Date	Description		Debit	Credit	Type
8610 - Lawn Care & Mowing		47,664.00	8,339.00	-	56,003.00
Date	Description		Debit	Credit	Type
11/19/2024	77456 - Terrill Enterprises		8,339.00	-	Invoice
8640 - Grounds Maintenance		34,235.00	2,800.00	-	37,035.00
Date	Description		Debit	Credit	Type
11/19/2024	1196 - Speckman Aquistion One LLC - Dead trees x4- (@14046 Boxford Ct 63017 in back by creek) Drop & leave.		1,500.00	-	Invoice
11/19/2024	1197 - Speckman Aquistion One LLC - Dead Oak- (14066 Boxford Ct 63017) Drop & leave in woods		1,300.00	-	Invoice
8960 - Lake Maintenance		5,236.00	-	-	5,236.00
Date	Description		Debit	Credit	Type

Village of Green Trails Association

GL Trial Balance For 11/1/2024 - 11/30/2024

		Current			
		Beginning Balance	Debit	Credit	Ending Balance
9010 - Insurance		10,756.15	-	-	10,756.15
Date	Description		Debit	Credit	Type
Net Total		0.00	12,705.06	12,705.06	0.00

Village of Green Trails Association

Budget Spread For Fiscal Year 2024

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income														
Income														
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	-	920	82,401	31,290	17,920	6,328	3,432	2,653	1,045	256	-	146,936
	Variance	(11,048)	(11,738)	(10,818)	70,663	19,553	6,182	(5,409)	(8,306)	(9,084)	(10,693)	(11,481)	(11,738)	6,086
Total Income		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
Other Income														
Interest/Late Fee Income	Budget	83	83	83	83	83	83	83	83	83	83	83	83	1,000
	Actual	24	(199)	-	764	(679)	213	136	193	147	62	94	-	756
	Variance	(59)	(282)	(83)	680	(762)	130	53	110	63	(21)	11	(83)	(244)
Collection Fee Reimbursment	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	-	-	-	-	-
	Variance	-	-	-	-	-	-	-	-	-	-	-	-	-
Misc. Owner Income	Budget	-	-	-	-	-	-	-	-	-	-	-	-	-
	Actual	-	-	-	-	-	-	-	-	230	-	-	-	230
	Variance	-	-	-	-	-	-	-	-	230	-	-	-	230
Bank Interest Income	Budget	167	167	167	167	167	167	167	167	167	167	167	167	2,000
	Actual	1,545	212	199	215	212	220	213	221	2,985	214	198	-	6,434
	Variance	1,378	45	33	48	45	53	46	54	2,818	47	32	(167)	4,434
Total Other Income		250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Income		11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	143,850

Operating Expense

Administration														
Management Fees	Budget	708	708	708	708	708	708	708	708	708	708	708	708	8,500
	Actual	670	692	760	700	700	700	700	700	700	700	700	-	7,722
	Variance	(38)	(16)	52	(8)	(8)	(8)	(8)	(8)	(8)	(8)	(8)	(708)	(778)

Village of Green Trails Association

Budget Spread For Fiscal Year 2024

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense														
Collection Letter Expense Net	Budget	63	63	63	63	63	63	63	63	63	63	63	63	750
	Actual	(75)	(49)	-	(390)	-	-	(246)	(391)	(483)	(197)	(80)	-	(1,910)
	Variance	(138)	(111)	(63)	(453)	(63)	(63)	(308)	(453)	(546)	(259)	(143)	(63)	(2,660)
Accounting & Professional Fees	Budget	38	38	38	38	38	38	38	38	38	38	38	38	450
	Actual	-	-	-	-	350	-	-	-	-	-	-	-	350
	Variance	(38)	(38)	(38)	(38)	313	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(100)
Legal Fees	Budget	208	208	208	208	208	208	208	208	208	208	208	208	2,500
	Actual	-	613	849	(2,304)	164	276	36	36	1,068	2,535	-	-	3,273
	Variance	(208)	405	640	(2,512)	(44)	68	(172)	(172)	860	2,327	(208)	(208)	773
Office Supplies	Budget	83	83	83	83	83	83	83	83	83	83	83	83	1,000
	Actual	-	-	18	23	-	-	110	-	131	30	-	-	312
	Variance	(83)	(83)	(65)	(60)	(83)	(83)	27	(83)	48	(53)	(83)	(83)	(688)
Bank Fee	Budget	6	6	6	6	6	6	6	6	6	6	6	6	75
	Actual	10	10	10	80	-	-	45	10	(63)	28	-	-	130
	Variance	4	4	4	74	(6)	(6)	39	4	(69)	22	(6)	(6)	55
Miscellaneous Admin	Budget	25	25	25	25	25	25	25	25	25	25	25	25	300
	Actual	25	25	25	25	25	25	25	25	25	25	25	-	275
	Variance	-	-	-	-	-	-	-	-	-	-	-	(25)	(25)
P.O. Box	Budget	38	38	38	38	38	38	38	38	38	38	38	38	450
	Actual	-	-	400	-	-	-	-	-	-	-	-	-	400
	Variance	(38)	(38)	363	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(38)	(50)
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)	(1,100)

Village of Green Trails Association

Budget Spread For Fiscal Year 2024

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense														
Copying & Printing - Annual Meeting & Trustee Election	Budget	117	117	117	117	117	117	117	117	117	117	117	117	1,400
	Actual	-	-	429	844	-	-	-	-	-	-	-	-	1,273
	Variance	(117)	(117)	313	727	(117)	(117)	(117)	(117)	(117)	(117)	(117)	(117)	(127)
Copying & Printing - Letters to Owners	Budget	83	83	83	83	83	83	83	83	83	83	83	83	1,000
	Actual	1	5	4	5	618	3	2	88	26	38	-	-	788
	Variance	(82)	(79)	(80)	(79)	535	(81)	(81)	4	(58)	(46)	(83)	(83)	(212)
Total Administration		1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	17,525
Grounds														
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	-	-	-	3,276	-	8,339	13,104	11,491	3,102	8,352	8,339	-	56,003
	Variance	(4,333)	(4,333)	(4,333)	(1,057)	(4,333)	4,006	8,771	7,158	(1,231)	4,019	4,006	(4,333)	4,003
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	2,300	-	2,850	16,650	-	-	10,735	-	2,800	-	37,035
	Variance	(6,208)	(4,508)	(3,908)	(6,208)	(3,358)	10,442	(6,208)	(6,208)	4,527	(6,208)	(3,408)	(6,208)	(37,465)
Lake Maintenance	Budget	417	417	417	417	417	417	417	417	417	417	417	417	5,000
	Actual	-	-	-	-	657	647	1,362	1,376	654	540	-	-	5,236
	Variance	(417)	(417)	(417)	(417)	240	230	945	959	237	123	(417)	(417)	236
Total Grounds		12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	151,500
Insurance														
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	-	-	-	-	-	10,756	-	-	-	-	-	-	10,756
	Variance	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	9,231	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(7,544)
Total Insurance		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
Total Expense		15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	187,325

Village of Green Trails Association

Budget Spread For Fiscal Year 2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Net Total	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$43,475)
Net Total	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$43,475)

Village of Green Trails Association

Balance Sheet For 10/31/2024

Operating Cash

1010 - Montgomery Bank - Board	\$27,932.45
1012 - CAB Operating Account	\$85,677.17

Total Operating Cash		\$113,609.62
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Certificate of Deposit

1020 - CAB 12 mth CD 4.25% 10/7/2025	\$53,901.00
1021 - Montgomery CD 8/28/2024 3.94%	\$52,545.38
1022 - Montgomery CD 8/28/2024 3.94%	\$52,545.38

Total Certificate of Deposit		\$158,991.76
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Total Assets	\$272,601.38
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Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$7,420.00
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Total Liabilites	\$7,420.00
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Equity

5010 - Net Assets - Unrestricted	\$221,235.55
5520 - Current Year Net Income (Loss)	\$43,945.83

Total Equity	\$265,181.38
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Total Liabilities / Equity	\$272,601.38
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Village of Green Trails Association

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	1,045.00	11,737.50	(10,692.50)	146,679.32	117,375.00	29,304.32	140,850.00
Total Income	1,045.00	11,737.50	(10,692.50)	146,679.32	117,375.00	29,304.32	140,850.00
Other Income							
6340 - Interest/Late Fee Income	62.10	83.33	(21.23)	661.54	833.30	(171.76)	1,000.00
6770 - Misc. Owner Income	-	-	-	230.00	-	230.00	-
6910 - Bank Interest Income	214.04	166.67	47.37	6,235.16	1,666.70	4,568.46	2,000.00
Total Other Income	276.14	250.00	26.14	7,126.70	2,500.00	4,626.70	3,000.00
Total Income	1,321.14	11,987.50	(10,666.36)	153,806.02	119,875.00	33,931.02	143,850.00
Operating Expense							
Administration							
7010 - Management Fees	700.00	708.33	8.33	7,022.00	7,083.30	61.30	8,500.00
7020 - Collection Letter Expense Net	(196.55)	62.50	259.05	(1,829.92)	625.00	2,454.92	750.00
7140 - Accounting & Professional Fees	-	37.50	37.50	350.00	375.00	25.00	450.00
7160 - Legal Fees	2,535.00	208.33	(2,326.67)	3,273.39	2,083.30	(1,190.09)	2,500.00
7280 - Office Supplies	30.00	83.33	53.33	311.75	833.30	521.55	1,000.00
7305 - Bank Fee	28.45	6.25	(22.20)	130.35	62.50	(67.85)	75.00
7310 - Miscellaneous Admin	25.00	25.00	-	250.00	250.00	-	300.00
7320 - P.O. Box	-	37.50	37.50	400.00	375.00	(25.00)	450.00
7330 - Copying & Printing - Newsletter	-	91.67	91.67	-	916.70	916.70	1,100.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	-	116.67	116.67	1,273.47	1,166.70	(106.77)	1,400.00
7340 - Copying & Printing - Letters to Owners	37.74	83.33	45.59	788.00	833.30	45.30	1,000.00
Total Administration	3,159.64	1,460.41	(1,699.23)	11,969.04	14,604.10	2,635.06	17,525.00
Grounds							
8610 - Lawn Care & Mowing	8,352.00	4,333.33	(4,018.67)	47,664.00	43,333.30	(4,330.70)	52,000.00
8620 - Drainage & Erosion Control	-	1,666.67	1,666.67	-	16,666.70	16,666.70	20,000.00
8640 - Grounds Maintenance	-	6,208.33	6,208.33	34,235.00	62,083.30	27,848.30	74,500.00
8960 - Lake Maintenance	540.00	416.67	(123.33)	5,236.00	4,166.70	(1,069.30)	5,000.00
Total Grounds	8,892.00	12,625.00	3,733.00	87,135.00	126,250.00	39,115.00	151,500.00
Insurance							
9010 - Insurance	-	1,525.00	1,525.00	10,756.15	15,250.00	4,493.85	18,300.00
Total Insurance	-	1,525.00	1,525.00	10,756.15	15,250.00	4,493.85	18,300.00
Total Expense	12,051.64	15,610.41	3,558.77	109,860.19	156,104.10	46,243.91	187,325.00
Operating Net Total	(10,730.50)	(3,622.91)	(7,107.59)	43,945.83	(36,229.10)	80,174.93	(43,475.00)
Net Total	(10,730.50)	(3,622.91)	(7,107.59)	43,945.83	(36,229.10)	80,174.93	(43,475.00)

Village of Green Trails Association

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1010 - Montgomery Bank - Board		27,932.45	-	-	27,932.45
Date	Description		Debit	Credit	Type
1012 - CAB Operating Account		96,617.68	1,339.23	12,279.74	85,677.17
Date	Description		Debit	Credit	Type
10/01/2024	5861259 - COMMUNITY PROPERTY MANAGEMENT (CPM)		-	700.00	Invoice
10/04/2024	Batched Check		295.35	-	Owner Payment
10/07/2024	Batched Check		6.90	-	Owner Payment
10/08/2024	Check		100.00	-	Owner Payment
10/10/2024	19680 - LAKE MANAGEMENT SERVICES, INC.		-	540.00	Invoice
10/10/2024	Batched Credit Card (Vantaca Pay) One time payment		327.25	-	Owner Payment
10/10/2024	77368 - Terrill Enterprises		-	6,552.00	Invoice
10/10/2024	5898745 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		-	25.00	Invoice
10/11/2024	994334948 - Southdata Inc - Mailings		-	23.46	Invoice
10/12/2024	Credit Card (Vantaca Pay) One time payment		25.00	-	Owner Payment
10/16/2024	Batched Check		303.80	-	Owner Payment
10/18/2024	994343007 - Southdata Inc - Mailings		-	3.06	Invoice
10/18/2024	3rd Q - COMMUNITY PROPERTY MANAGEMENT (CPM) - Collection Fees/ Late Letters/NCS		-	2,355.00	Invoice
10/18/2024	3814 - ELIA M. ELLIS, ATTORNEY AT LAW		-	180.00	Invoice
10/18/2024	3rd Q - COMMUNITY PROPERTY MANAGEMENT (CPM) - Bank Returns		-	60.00	Invoice
10/18/2024	3rd Q - COMMUNITY PROPERTY MANAGEMENT (CPM) - AP/Check Fees		-	30.00	Invoice
10/21/2024	Check		20.00	-	Owner Payment
10/24/2024	Batched Check		256.90	-	Owner Payment
10/30/2024	77422 - Terrill Enterprises		-	1,800.00	Invoice
10/30/2024	994354138 - Southdata Inc - Mailings		-	11.22	Invoice
10/31/2024	October Interest		4.03	-	GL Entry
1020 - CAB 12 mth CD 4.25% 10/7/2025		53,690.99	210.01	-	53,901.00
Date	Description		Debit	Credit	Type
10/07/2024	October Interest		210.01	-	GL Entry
1021 - Montgomery CD 8/28/2024 3.94%		52,545.38	-	-	52,545.38
Date	Description		Debit	Credit	Type

Village of Green Trails Association

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1022 - Montgomery CD 8/28/2024 3.94%		52,545.38	-	-	52,545.38
Date	Description		Debit	Credit	Type
3025 - Reserve for Road Maintenance - Synagogue		-7,420.00	-	-	-7,420.00
Date	Description		Debit	Credit	Type
5010 - Net Assets - Unrestricted		-221,235.55	-	-	-221,235.55
Date	Description		Debit	Credit	Type
6310 - Assessment Income		-145,634.32	-	1,045.00	-146,679.32
Date	Description		Debit	Credit	Type
10/04/2024	Check		-	230.00	Owner Payment
10/08/2024	Check		-	100.00	Owner Payment
10/10/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
10/12/2024	Credit Card (Vantaca Pay) One time payment		-	25.00	Owner Payment
10/16/2024	Check		-	230.00	Owner Payment
10/24/2024	Check		-	230.00	Owner Payment
6340 - Interest/Late Fee Income		-599.44	-	62.10	-661.54
Date	Description		Debit	Credit	Type
10/04/2024	Check		-	13.80	Owner Payment
10/07/2024	Batched Check		-	6.90	Owner Payment
10/10/2024	Credit Card (Vantaca Pay) One time payment		-	17.25	Owner Payment
10/16/2024	Check		-	17.25	Owner Payment
10/24/2024	Check		-	6.90	Owner Payment
6770 - Misc. Owner Income		-230.00	-	-	-230.00
Date	Description		Debit	Credit	Type
6910 - Bank Interest Income		-6,021.12	-	214.04	-6,235.16
Date	Description		Debit	Credit	Type
10/07/2024	October Interest		-	210.01	GL Entry
10/31/2024	October Interest		-	4.03	GL Entry

Village of Green Trails Association

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7010 - Management Fees		6,322.00	700.00	-	7,022.00
Date	Description		Debit	Credit	Type
10/01/2024	5861259 - COMMUNITY PROPERTY MANAGEMENT (CPM)		700.00	-	Invoice
7020 - Collection Letter Expense Net		-1,633.37	-	196.55	-1,829.92
Date	Description		Debit	Credit	Type
10/04/2024	Check		-	20.00	Owner Payment
10/10/2024	Credit Card (Vantaca Pay) One time payment		-	80.00	Owner Payment
10/16/2024	Check		-	56.55	Owner Payment
10/21/2024	Check		-	20.00	Owner Payment
10/24/2024	Check		-	20.00	Owner Payment
7140 - Accounting & Professional Fees		350.00	-	-	350.00
Date	Description		Debit	Credit	Type
7160 - Legal Fees		738.39	2,535.00	-	3,273.39
Date	Description		Debit	Credit	Type
10/18/2024	3814 - ELIA M. ELLIS, ATTORNEY AT LAW		180.00	-	Invoice
10/18/2024	3rd Q - COMMUNITY PROPERTY MANAGEMENT (CPM) - Collection Fees/ Late Letters/NCS		2,355.00	-	Invoice
7280 - Office Supplies		281.75	30.00	-	311.75
Date	Description		Debit	Credit	Type
10/18/2024	3rd Q - COMMUNITY PROPERTY MANAGEMENT (CPM) - AP/Check Fees		30.00	-	Invoice
7305 - Bank Fee		101.90	60.00	31.55	130.35
Date	Description		Debit	Credit	Type
10/04/2024	Check		-	31.55	Owner Payment
10/18/2024	3rd Q - COMMUNITY PROPERTY MANAGEMENT (CPM) - Bank Returns		60.00	-	Invoice
7310 - Miscellaneous Admin		225.00	25.00	-	250.00
Date	Description		Debit	Credit	Type
10/10/2024	5898745 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		25.00	-	Invoice

Village of Green Trails Association

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7320 - P.O. Box		400.00	-	-	400.00
Date	Description		Debit	Credit	Type
7335 - Copying & Printing - Annual Meeting & Trustee Election		1,273.47	-	-	1,273.47
Date	Description		Debit	Credit	Type
7340 - Copying & Printing - Letters to Owners		750.26	37.74	-	788.00
Date	Description		Debit	Credit	Type
10/11/2024	994334948 - Southdata Inc - Mailings		23.46	-	Invoice
10/18/2024	994343007 - Southdata Inc - Mailings		3.06	-	Invoice
10/30/2024	994354138 - Southdata Inc - Mailings		11.22	-	Invoice
8610 - Lawn Care & Mowing		39,312.00	8,352.00	-	47,664.00
Date	Description		Debit	Credit	Type
10/10/2024	77368 - Terrill Enterprises		6,552.00	-	Invoice
10/30/2024	77422 - Terrill Enterprises		1,800.00	-	Invoice
8640 - Grounds Maintenance		34,235.00	-	-	34,235.00
Date	Description		Debit	Credit	Type
8960 - Lake Maintenance		4,696.00	540.00	-	5,236.00
Date	Description		Debit	Credit	Type
10/10/2024	19680 - LAKE MANAGEMENT SERVICES, INC.		540.00	-	Invoice
9010 - Insurance		10,756.15	-	-	10,756.15
Date	Description		Debit	Credit	Type
Net Total		0.00	13,828.98	13,828.98	0.00

Village of Green Trails Association

Balance Sheet For 9/30/2024

Operating Cash

1010 - Montgomery Bank - Board	\$27,932.45
1012 - CAB Operating Account	\$96,617.68

Total Operating Cash **\$124,550.13**

Certificate of Deposit

1020 - CAB CD 10/7/2024	\$53,690.99
1021 - Montgomery CD 8/28/2024 3.94%	\$52,545.38
1022 - Montgomery CD 8/28/2024 3.94%	\$52,545.38

Total Certificate of Deposit **\$158,781.75**

Total Assets **\$283,331.88**

Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$7,420.00
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Total Liabilites **\$7,420.00**

Equity

5010 - Net Assets - Unrestricted	\$221,235.55
5520 - Current Year Net Income (Loss)	\$54,676.33

Total Equity **\$275,911.88**

Total Liabilities / Equity **\$283,331.88**

Village of Green Trails Association

Statement of Revenues and Expenses 9/1/2024 - 9/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	2,653.36	11,737.50	(9,084.14)	145,634.32	105,637.50	39,996.82	140,850.00
Total Income	2,653.36	11,737.50	(9,084.14)	145,634.32	105,637.50	39,996.82	140,850.00
Other Income							
6340 - Interest/Late Fee Income	146.55	83.33	63.22	599.44	749.97	(150.53)	1,000.00
6770 - Misc. Owner Income	230.00	-	230.00	230.00	-	230.00	-
6910 - Bank Interest Income	2,984.91	166.67	2,818.24	6,021.12	1,500.03	4,521.09	2,000.00
Total Other Income	3,361.46	250.00	3,111.46	6,850.56	2,250.00	4,600.56	3,000.00
Total Income	6,014.82	11,987.50	(5,972.68)	152,484.88	107,887.50	44,597.38	143,850.00
Operating Expense							
Administration							
7010 - Management Fees	700.00	708.33	8.33	6,322.00	6,374.97	52.97	8,500.00
7020 - Collection Letter Expense Net	(483.45)	62.50	545.95	(1,633.37)	562.50	2,195.87	750.00
7140 - Accounting & Professional Fees	-	37.50	37.50	350.00	337.50	(12.50)	450.00
7160 - Legal Fees	1,068.00	208.33	(859.67)	738.39	1,874.97	1,136.58	2,500.00
7280 - Office Supplies	130.84	83.33	(47.51)	281.75	749.97	468.22	1,000.00
7305 - Bank Fee	(63.10)	6.25	69.35	101.90	56.25	(45.65)	75.00
7310 - Miscellaneous Admin	25.00	25.00	-	225.00	225.00	-	300.00
7320 - P.O. Box	-	37.50	37.50	400.00	337.50	(62.50)	450.00
7330 - Copying & Printing - Newsletter	-	91.67	91.67	-	825.03	825.03	1,100.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	-	116.67	116.67	1,273.47	1,050.03	(223.44)	1,400.00
7340 - Copying & Printing - Letters to Owners	25.50	83.33	57.83	750.26	749.97	(.29)	1,000.00
Total Administration	1,402.79	1,460.41	57.62	8,809.40	13,143.69	4,334.29	17,525.00
Grounds							
8610 - Lawn Care & Mowing	3,102.00	4,333.33	1,231.33	39,312.00	38,999.97	(312.03)	52,000.00
8620 - Drainage & Erosion Control	-	1,666.67	1,666.67	-	15,000.03	15,000.03	20,000.00
8640 - Grounds Maintenance	10,735.00	6,208.33	(4,526.67)	34,235.00	55,874.97	21,639.97	74,500.00
8960 - Lake Maintenance	654.00	416.67	(237.33)	4,696.00	3,750.03	(945.97)	5,000.00
Total Grounds	14,491.00	12,625.00	(1,866.00)	78,243.00	113,625.00	35,382.00	151,500.00
Insurance							
9010 - Insurance	-	1,525.00	1,525.00	10,756.15	13,725.00	2,968.85	18,300.00
Total Insurance	-	1,525.00	1,525.00	10,756.15	13,725.00	2,968.85	18,300.00
Total Expense	15,893.79	15,610.41	(283.38)	97,808.55	140,493.69	42,685.14	187,325.00
Operating Net Total	(9,878.97)	(3,622.91)	(6,256.06)	54,676.33	(32,606.19)	87,282.52	(43,475.00)
Net Total	(9,878.97)	(3,622.91)	(6,256.06)	54,676.33	(32,606.19)	87,282.52	(43,475.00)

Village of Green Trails Association

GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
1010 - Montgomery Bank - Board		27,296.45	636.00	-	27,932.45
Date	Description	Debit	Credit	Type	
09/30/2024	Montgomery Bank July - Sept Activity	636.00	-	GL Entry	
1012 - CAB Operating Account		109,477.12	3,580.90	16,440.34	96,617.68
Date	Description	Debit	Credit	Type	
09/01/2024	eCheck (Vantaca Pay) One time payment	3.45	-	Owner Payment	
09/03/2024	5760896 - COMMUNITY PROPERTY MANAGEMENT (CPM)	-	700.00	Invoice	
09/03/2024	Batched eCheck (Vantaca Pay) One time payment	233.45	-	Owner Payment	
09/03/2024	Batched Check	26.90	-	Owner Payment	
09/04/2024	Batched Credit Card (Vantaca Pay) One time payment	23.45	-	Owner Payment	
09/04/2024	Check	100.00	-	Owner Payment	
09/05/2024	Batched Credit Card (Vantaca Pay) One time payment	233.45	-	Owner Payment	
09/05/2024	Batched Check	80.70	-	Owner Payment	
09/06/2024	Batched Credit Card (Vantaca Pay) One time payment	302.08	-	Owner Payment	
09/06/2024	Batched Check	548.80	-	Owner Payment	
09/10/2024	5792901 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct	-	25.00	Invoice	
09/11/2024	1089 - Speckman Aquistion One LLC	-	3,000.00	Invoice	
09/11/2024	773344 - Terrill Enterprises	-	6,552.00	Invoice	
09/11/2024	Batched Check	256.90	-	Owner Payment	
09/12/2024	Misc Deposit: Chk # 2935	230.00	-	GL Entry	
09/16/2024	994321065 - Southdata Inc - Mailings	-	25.50	Invoice	
09/16/2024	Batched Credit Card (Vantaca Pay) One time payment	295.35	-	Owner Payment	
09/16/2024	Check	1.73	-	Owner Payment	
09/17/2024	Batched Check	23.45	-	Owner Payment	
09/20/2024	19645 - LAKE MANAGEMENT SERVICES, INC.	-	654.00	Invoice	
09/20/2024	Credit Card (Vantaca Pay) One time payment	25.00	-	Owner Payment	
09/23/2024	Batched Check	607.60	-	Owner Payment	
09/24/2024	Batched Check	276.90	-	Owner Payment	
09/26/2024	994262561 - Southdata Inc	-	130.84	Invoice	
09/26/2024	3689 - ELIA M. ELLIS, ATTORNEY AT LAW	-	1,068.00	Invoice	
09/26/2024	6611 - CROWDER CONSTRUCTION, INC.	-	4,285.00	Invoice	
09/30/2024	September Interest	4.44	-	GL Entry	
09/30/2024	Batched Check	307.25	-	Owner Payment	
1020 - CAB CD 10/7/2024		53,474.84	216.15	-	53,690.99
Date	Description	Debit	Credit	Type	

Village of Green Trails Association

GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1020 - CAB CD 10/7/2024		53,474.84	216.15	-	53,690.99
Date	Description		Debit	Credit	Type
09/06/2024	September Interest		216.15	-	GL Entry
1021 - Montgomery CD 8/28/2024 3.94%		51,163.22	1,382.16	-	52,545.38
Date	Description		Debit	Credit	Type
09/30/2024	Montgomery Bank CD		1,382.16	-	GL Entry
1022 - Montgomery CD 8/28/2024 3.94%		51,163.22	1,382.16	-	52,545.38
Date	Description		Debit	Credit	Type
09/30/2024	Montgomery Bank CD		1,382.16	-	GL Entry
3025 - Reserve for Road Maintenance - Synagogue		-6,784.00	-	636.00	-7,420.00
Date	Description		Debit	Credit	Type
09/30/2024	Sept Bank Statement		-	212.00	GL Entry
09/30/2024	July Bank Statement		-	212.00	GL Entry
09/30/2024	Aug Bank Statement		-	212.00	GL Entry
5010 - Net Assets - Unrestricted		-221,235.55	-	-	-221,235.55
Date	Description		Debit	Credit	Type
6310 - Assessment Income		-142,980.96	-	2,653.36	-145,634.32
Date	Description		Debit	Credit	Type
09/03/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
09/04/2024	Check		-	100.00	Owner Payment
09/05/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
09/06/2024	Credit Card (Vantaca Pay) One time payment		-	228.36	Owner Payment
09/06/2024	Batched Check		-	460.00	Owner Payment
09/11/2024	Check		-	230.00	Owner Payment
09/16/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
09/20/2024	Credit Card (Vantaca Pay) One time payment		-	25.00	Owner Payment
09/23/2024	Batched Check		-	460.00	Owner Payment
09/24/2024	Check		-	230.00	Owner Payment
09/30/2024	Check		-	230.00	Owner Payment

Village of Green Trails Association

GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6340 - Interest/Late Fee Income		-452.89	-	146.55	-599.44
Date	Description	Debit	Credit	Type	
09/01/2024	eCheck (Vantaca Pay) One time payment	-	3.45	Owner Payment	
09/03/2024	eCheck (Vantaca Pay) One time payment	-	3.45	Owner Payment	
09/03/2024	Check	-	6.90	Owner Payment	
09/04/2024	Credit Card (Vantaca Pay) One time payment	-	3.45	Owner Payment	
09/05/2024	Credit Card (Vantaca Pay) One time payment	-	3.45	Owner Payment	
09/06/2024	Credit Card (Vantaca Pay) One time payment	-	13.72	Owner Payment	
09/06/2024	Batched Check	-	24.15	Owner Payment	
09/11/2024	Check	-	13.80	Owner Payment	
09/16/2024	Credit Card (Vantaca Pay) One time payment	-	10.35	Owner Payment	
09/16/2024	Check	-	1.73	Owner Payment	
09/17/2024	Check	-	3.45	Owner Payment	
09/23/2024	Batched Check	-	27.60	Owner Payment	
09/24/2024	Check	-	13.80	Owner Payment	
09/30/2024	Batched Check	-	17.25	Owner Payment	
6770 - Misc. Owner Income		0.00	-	230.00	-230.00
Date	Description	Debit	Credit	Type	
09/12/2024	Misc Deposit: Chk # 2935	-	230.00	GL Entry	
6910 - Bank Interest Income		-3,036.21	-	2,984.91	-6,021.12
Date	Description	Debit	Credit	Type	
09/06/2024	September Interest	-	216.15	GL Entry	
09/30/2024	September Interest	-	4.44	GL Entry	
09/30/2024	Montgomery Bank CD	-	2,764.32	GL Entry	
7010 - Management Fees		5,622.00	700.00	-	6,322.00
Date	Description	Debit	Credit	Type	
09/03/2024	5760896 - COMMUNITY PROPERTY MANAGEMENT (CPM)	700.00	-	Invoice	
7020 - Collection Letter Expense Net		-1,149.92	-	483.45	-1,633.37
Date	Description	Debit	Credit	Type	
09/03/2024	Check	-	20.00	Owner Payment	
09/04/2024	Credit Card (Vantaca Pay) One time payment	-	20.00	Owner Payment	
09/05/2024	Batched Check	-	80.70	Owner Payment	
09/06/2024	Credit Card (Vantaca Pay) One time payment	-	60.00	Owner Payment	

Village of Green Trails Association

GL Trial Balance For 9/1/2024 - 9/30/2024

			Beginning Balance	Current		Ending Balance
				Debit	Credit	
7020 - Collection Letter Expense Net			-1,149.92	-	483.45	-1,633.37
Date	Description			Debit	Credit	Type
09/06/2024	Batched	Check		-	36.55	Owner Payment
09/11/2024		Check		-	13.10	Owner Payment
09/16/2024		Credit Card (Vantaca Pay) One time payment		-	20.00	Owner Payment
09/17/2024		Check		-	20.00	Owner Payment
09/23/2024	Batched	Check		-	120.00	Owner Payment
09/24/2024	Batched	Check		-	33.10	Owner Payment
09/30/2024		Check		-	60.00	Owner Payment
7140 - Accounting & Professional Fees			350.00	-	-	350.00
Date	Description			Debit	Credit	Type
7160 - Legal Fees			-329.61	1,068.00	-	738.39
Date	Description			Debit	Credit	Type
09/26/2024		3689 - ELIA M. ELLIS, ATTORNEY AT LAW		1,068.00	-	Invoice
7280 - Office Supplies			150.91	130.84	-	281.75
Date	Description			Debit	Credit	Type
09/26/2024		994262561 - Southdata Inc		130.84	-	Invoice
7305 - Bank Fee			165.00	-	63.10	101.90
Date	Description			Debit	Credit	Type
09/06/2024		Check		-	28.10	Owner Payment
09/16/2024		Credit Card (Vantaca Pay) One time payment		-	35.00	Owner Payment
7310 - Miscellaneous Admin			200.00	25.00	-	225.00
Date	Description			Debit	Credit	Type
09/10/2024		5792901 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		25.00	-	Invoice
7320 - P.O. Box			400.00	-	-	400.00
Date	Description			Debit	Credit	Type

Village of Green Trails Association

GL Trial Balance For 9/1/2024 - 9/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7335 - Copying & Printing - Annual Meeting & Trustee Election		1,273.47	-	-	1,273.47
Date	Description		Debit	Credit	Type
7340 - Copying & Printing - Letters to Owners		724.76	25.50	-	750.26
Date	Description		Debit	Credit	Type
09/16/2024	994321065 - Southdata Inc - Mailings		25.50	-	Invoice
8610 - Lawn Care & Mowing		36,210.00	6,552.00	3,450.00	39,312.00
Date	Description		Debit	Credit	Type
09/11/2024	773344 - Terrill Enterprises		6,552.00	-	Invoice
09/18/2024	77294 - Terrill Enterprises		-	3,450.00	Invoice
8640 - Grounds Maintenance		23,500.00	10,735.00	-	34,235.00
Date	Description		Debit	Credit	Type
09/11/2024	1089 - Speckman Aquistion One LLC		3,000.00	-	Invoice
09/18/2024	77294 - Terrill Enterprises		3,450.00	-	Invoice
09/26/2024	6611 - CROWDER CONSTRUCTION, INC.		4,285.00	-	Invoice
8960 - Lake Maintenance		4,042.00	654.00	-	4,696.00
Date	Description		Debit	Credit	Type
09/20/2024	19645 - LAKE MANAGEMENT SERVICES, INC.		654.00	-	Invoice
9010 - Insurance		10,756.15	-	-	10,756.15
Date	Description		Debit	Credit	Type
Net Total		0.00	27,087.71	27,087.71	0.00

Village of Green Trails Association

Balance Sheet For 8/31/2024

Operating Cash

1010 - Montgomery Bank - Board	\$27,296.45
1012 - CAB Operating Account	\$109,477.12

Total Operating Cash		\$136,773.57
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Certificate of Deposit

1020 - CAB CD 10/7/2024	\$53,474.84
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		\$155,801.28
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Total Assets	\$292,574.85
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Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$6,784.00
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Total Liabilites	\$6,784.00
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Equity

5010 - Net Assets - Unrestricted	\$221,235.55
5520 - Current Year Net Income (Loss)	\$64,555.30

Total Equity	\$285,790.85
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Total Liabilities / Equity	\$292,574.85
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Village of Green Trails Association

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	3,431.97	11,737.50	(8,305.53)	142,980.96	93,900.00	49,080.96	140,850.00
Total Income	3,431.97	11,737.50	(8,305.53)	142,980.96	93,900.00	49,080.96	140,850.00
Other Income							
6340 - Interest/Late Fee Income	192.84	83.33	109.51	452.89	666.64	(213.75)	1,000.00
6910 - Bank Interest Income	220.51	166.67	53.84	3,036.21	1,333.36	1,702.85	2,000.00
Total Other Income	413.35	250.00	163.35	3,489.10	2,000.00	1,489.10	3,000.00
Total Income	3,845.32	11,987.50	(8,142.18)	146,470.06	95,900.00	50,570.06	143,850.00
Operating Expense							
Administration							
7010 - Management Fees	700.00	708.33	8.33	5,622.00	5,666.64	44.64	8,500.00
7020 - Collection Letter Expense Net	(390.85)	62.50	453.35	(1,149.92)	500.00	1,649.92	750.00
7140 - Accounting & Professional Fees	-	37.50	37.50	350.00	300.00	(50.00)	450.00
7160 - Legal Fees	36.00	208.33	172.33	(329.61)	1,666.64	1,996.25	2,500.00
7280 - Office Supplies	-	83.33	83.33	150.91	666.64	515.73	1,000.00
7305 - Bank Fee	10.00	6.25	(3.75)	165.00	50.00	(115.00)	75.00
7310 - Miscellaneous Admin	25.00	25.00	-	200.00	200.00	-	300.00
7320 - P.O. Box	-	37.50	37.50	400.00	300.00	(100.00)	450.00
7330 - Copying & Printing - Newsletter	-	91.67	91.67	-	733.36	733.36	1,100.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	-	116.67	116.67	1,273.47	933.36	(340.11)	1,400.00
7340 - Copying & Printing - Letters to Owners	87.64	83.33	(4.31)	724.76	666.64	(58.12)	1,000.00
Total Administration	467.79	1,460.41	992.62	7,406.61	11,683.28	4,276.67	17,525.00
Grounds							
8610 - Lawn Care & Mowing	11,491.00	4,333.33	(7,157.67)	36,210.00	34,666.64	(1,543.36)	52,000.00
8620 - Drainage & Erosion Control	-	1,666.67	1,666.67	-	13,333.36	13,333.36	20,000.00
8640 - Grounds Maintenance	-	6,208.33	6,208.33	23,500.00	49,666.64	26,166.64	74,500.00
8960 - Lake Maintenance	1,376.00	416.67	(959.33)	4,042.00	3,333.36	(708.64)	5,000.00
Total Grounds	12,867.00	12,625.00	(242.00)	63,752.00	101,000.00	37,248.00	151,500.00
Insurance							
9010 - Insurance	-	1,525.00	1,525.00	10,756.15	12,200.00	1,443.85	18,300.00
Total Insurance	-	1,525.00	1,525.00	10,756.15	12,200.00	1,443.85	18,300.00
Total Expense	13,334.79	15,610.41	2,275.62	81,914.76	124,883.28	42,968.52	187,325.00
Operating Net Total	(9,489.47)	(3,622.91)	(5,866.56)	64,555.30	(28,983.28)	93,538.58	(43,475.00)
Net Total	(9,489.47)	(3,622.91)	(5,866.56)	64,555.30	(28,983.28)	93,538.58	(43,475.00)

Village of Green Trails Association

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1010 - Montgomery Bank - Board		27,296.45	-	-	27,296.45
Date	Description		Debit	Credit	Type
1012 - CAB Operating Account		119,181.87	4,480.89	14,185.64	109,477.12
Date	Description		Debit	Credit	Type
08/01/2024	Void Uncollected Funds on Chk #1608		-	230.00	Void
08/01/2024	5664394 - COMMUNITY PROPERTY MANAGEMENT (CPM)		-	700.00	Invoice
08/01/2024	August Bank Fees		-	10.00	GL Entry
08/02/2024	Batched Credit Card (Vantaca Pay) One time payment		677.10	-	Owner Payment
08/05/2024	Batched Credit Card (Vantaca Pay) One time payment		280.35	-	Owner Payment
08/05/2024	Batched Check		466.90	-	Owner Payment
08/06/2024	994282135 - Southdata Inc - Mailings		-	52.27	Invoice
08/06/2024	77294 - Terrill Enterprises		-	3,450.00	Invoice
08/06/2024	19544 - LAKE MANAGEMENT SERVICES, INC.		-	688.00	Invoice
08/07/2024	Batched Check		256.90	-	Owner Payment
08/12/2024	5691616 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		-	25.00	Invoice
08/12/2024	77321 - Terrill Enterprises		-	8,041.00	Invoice
08/12/2024	994296975 - Southdata Inc - Mailings		-	7.03	Invoice
08/12/2024	3570 - ELIA M. ELLIS, ATTORNEY AT LAW - Herzog		-	36.00	Invoice
08/12/2024	Batched Check		1,714.85	-	Owner Payment
08/13/2024	Batched eCheck (Vantaca Pay) One time payment		236.90	-	Owner Payment
08/13/2024	Batched Credit Card (Vantaca Pay) One time payment		280.35	-	Owner Payment
08/16/2024	994201041 - Southdata Inc - Mailings		-	.91	Invoice
08/22/2024	Batched eCheck (Vantaca Pay) One time payment		280.35	-	Owner Payment
08/23/2024	Batched Credit Card (Vantaca Pay) One time payment		271.96	-	Owner Payment
08/27/2024	AGT - Owner Refund - Owner Refund for Acct: AGT47130		-	230.00	Invoice
08/27/2024	Credit Card (Vantaca Pay) One time payment		10.00	-	Owner Payment
08/28/2024	994309469 - Southdata Inc - Mailings		-	27.43	Invoice
08/28/2024	19594 - LAKE MANAGEMENT SERVICES, INC.		-	688.00	Invoice
08/30/2024	August Interest		5.23	-	GL Entry
1020 - CAB CD 10/7/2024		53,259.56	215.28	-	53,474.84
Date	Description		Debit	Credit	Type
08/07/2024	August Interest		215.28	-	GL Entry
1021 - 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 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
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	230.00	230.00	0.00
Date	Description		Debit	Credit	Type
08/26/2024	Refund Check AGT47130		-	230.00	Refund Check
08/27/2024	AGT - Owner Refund - Owner Refund for Acct: AGT47130		230.00	-	Invoice
3025 - Reserve for Road Maintenance - Synagogue		-6,784.00	-	-	-6,784.00
Date	Description		Debit	Credit	Type
5010 - Net Assets - Unrestricted		-221,235.55	-	-	-221,235.55
Date	Description		Debit	Credit	Type
6310 - Assessment Income		-139,548.99	460.00	3,891.97	-142,980.96
Date	Description		Debit	Credit	Type
08/01/2024	Void Uncollected Funds on Chk #1608		230.00	-	Void
08/02/2024	Credit Card (Vantaca Pay) One time payment		-	460.00	Owner Payment
08/05/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
08/05/2024	Batched Check		-	460.00	Owner Payment
08/07/2024	Check		-	230.00	Owner Payment
08/12/2024	Batched Check		-	1,590.00	Owner Payment
08/13/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
08/13/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
08/22/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
08/23/2024	Credit Card (Vantaca Pay) One time payment		-	221.97	Owner Payment
08/26/2024	Refund Check AGT47130		230.00	-	Refund Check
08/27/2024	Credit Card (Vantaca Pay) One time payment		-	10.00	Owner Payment
6340 - Interest/Late Fee Income		-260.05	-	192.84	-452.89
Date	Description		Debit	Credit	Type
08/02/2024	Credit Card (Vantaca Pay) One time payment		-	62.10	Owner Payment

Village of Green Trails Association

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6340 - Interest/Late Fee Income		-260.05	-	192.84	-452.89
Date	Description	Debit	Credit	Type	
08/05/2024	Credit Card (Vantaca Pay) One time payment	-	10.35	Owner Payment	
08/05/2024	Check	-	6.90	Owner Payment	
08/07/2024	Check	-	10.35	Owner Payment	
08/12/2024	Batched Check	-	65.55	Owner Payment	
08/13/2024	eCheck (Vantaca Pay) One time payment	-	6.90	Owner Payment	
08/13/2024	Credit Card (Vantaca Pay) One time payment	-	10.35	Owner Payment	
08/22/2024	eCheck (Vantaca Pay) One time payment	-	10.35	Owner Payment	
08/23/2024	Credit Card (Vantaca Pay) One time payment	-	9.99	Owner Payment	
6910 - Bank Interest Income		-2,815.70	-	220.51	-3,036.21
Date	Description	Debit	Credit	Type	
08/07/2024	August Interest	-	215.28	GL Entry	
08/30/2024	August Interest	-	5.23	GL Entry	
7010 - Management Fees		4,922.00	700.00	-	5,622.00
Date	Description	Debit	Credit	Type	
08/01/2024	5664394 - COMMUNITY PROPERTY MANAGEMENT (CPM)	700.00	-	Invoice	
7020 - Collection Letter Expense Net		-759.07	-	390.85	-1,149.92
Date	Description	Debit	Credit	Type	
08/02/2024	Credit Card (Vantaca Pay) One time payment	-	155.00	Owner Payment	
08/05/2024	Credit Card (Vantaca Pay) One time payment	-	40.00	Owner Payment	
08/07/2024	Check	-	16.55	Owner Payment	
08/12/2024	Batched Check	-	59.30	Owner Payment	
08/13/2024	Credit Card (Vantaca Pay) One time payment	-	40.00	Owner Payment	
08/22/2024	eCheck (Vantaca Pay) One time payment	-	40.00	Owner Payment	
08/23/2024	Credit Card (Vantaca Pay) One time payment	-	40.00	Owner Payment	
7140 - Accounting & Professional Fees		350.00	-	-	350.00
Date	Description	Debit	Credit	Type	
7160 - Legal Fees		-365.61	36.00	-	-329.61
Date	Description	Debit	Credit	Type	
08/12/2024	3570 - ELIA M. ELLIS, ATTORNEY AT LAW - Herzog	36.00	-	Invoice	

Village of Green Trails Association

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7160 - Legal Fees		-365.61	36.00	-	-329.61
Date	Description		Debit	Credit	Type
7280 - Office Supplies		150.91	-	-	150.91
Date	Description		Debit	Credit	Type
7305 - Bank Fee		155.00	10.00	-	165.00
Date	Description		Debit	Credit	Type
08/01/2024	August Bank Fees		10.00	-	GL Entry
7310 - Miscellaneous Admin		175.00	25.00	-	200.00
Date	Description		Debit	Credit	Type
08/12/2024	5691616 - 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		1,273.47	-	-	1,273.47
Date	Description		Debit	Credit	Type
7340 - Copying & Printing - Letters to Owners		637.12	87.64	-	724.76
Date	Description		Debit	Credit	Type
08/06/2024	994282135 - Southdata Inc - Mailings		52.27	-	Invoice
08/12/2024	994296975 - Southdata Inc - Mailings		7.03	-	Invoice
08/16/2024	994201041 - Southdata Inc - Mailings		.91	-	Invoice
08/28/2024	994309469 - Southdata Inc - Mailings		27.43	-	Invoice
8610 - Lawn Care & Mowing		24,719.00	11,491.00	-	36,210.00
Date	Description		Debit	Credit	Type
08/06/2024	77294 - Terrill Enterprises		3,450.00	-	Invoice
08/12/2024	77321 - Terrill Enterprises		8,041.00	-	Invoice

Village of Green Trails Association

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
8640 - Grounds Maintenance		23,500.00	-	-	23,500.00
Date	Description		Debit	Credit	Type
8960 - Lake Maintenance		2,666.00	1,376.00	-	4,042.00
Date	Description		Debit	Credit	Type
08/06/2024	19544 - LAKE MANAGEMENT SERVICES, INC.		688.00	-	Invoice
08/28/2024	19594 - LAKE MANAGEMENT SERVICES, INC.		688.00	-	Invoice
9010 - Insurance		10,756.15	-	-	10,756.15
Date	Description		Debit	Credit	Type
Net Total		0.00	19,111.81	19,111.81	0.00

Village of Green Trails Association

Balance Sheet For 7/31/2024

Operating Cash

1010 - Montgomery Bank - Board	\$27,296.45	
1012 - CAB Operating Account	\$119,181.87	

Total Operating Cash		\$146,478.32
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Certificate of Deposit

1020 - CAB CD 10/7/2024	\$53,259.56	
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		\$155,586.00
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Total Assets	\$302,064.32
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Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$6,784.00	
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Total Liabilites	\$6,784.00
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Equity

5010 - Net Assets - Unrestricted	\$221,235.55	
5520 - Current Year Net Income (Loss)	\$74,044.77	

Total Equity	\$295,280.32
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Total Liabilities / Equity	\$302,064.32
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Village of Green Trails Association

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	6,328.45	11,737.50	(5,409.05)	139,548.99	82,162.50	57,386.49	140,850.00
Total Income	6,328.45	11,737.50	(5,409.05)	139,548.99	82,162.50	57,386.49	140,850.00
Other Income							
6340 - Interest/Late Fee Income	136.28	83.33	52.95	260.05	583.31	(323.26)	1,000.00
6910 - Bank Interest Income	213.13	166.67	46.46	2,815.70	1,166.69	1,649.01	2,000.00
Total Other Income	349.41	250.00	99.41	3,075.75	1,750.00	1,325.75	3,000.00
Total Income	6,677.86	11,987.50	(5,309.64)	142,624.74	83,912.50	58,712.24	143,850.00
Operating Expense							
Administration							
7010 - Management Fees	700.00	708.33	8.33	4,922.00	4,958.31	36.31	8,500.00
7020 - Collection Letter Expense Net	(245.53)	62.50	308.03	(759.07)	437.50	1,196.57	750.00
7140 - Accounting & Professional Fees	-	37.50	37.50	350.00	262.50	(87.50)	450.00
7160 - Legal Fees	36.00	208.33	172.33	(365.61)	1,458.31	1,823.92	2,500.00
7280 - Office Supplies	109.95	83.33	(26.62)	150.91	583.31	432.40	1,000.00
7305 - Bank Fee	45.00	6.25	(38.75)	155.00	43.75	(111.25)	75.00
7310 - Miscellaneous Admin	25.00	25.00	-	175.00	175.00	-	300.00
7320 - P.O. Box	-	37.50	37.50	400.00	262.50	(137.50)	450.00
7330 - Copying & Printing - Newsletter	-	91.67	91.67	-	641.69	641.69	1,100.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	-	116.67	116.67	1,273.47	816.69	(456.78)	1,400.00
7340 - Copying & Printing - Letters to Owners	1.94	83.33	81.39	637.12	583.31	(53.81)	1,000.00
Total Administration	672.36	1,460.41	788.05	6,938.82	10,222.87	3,284.05	17,525.00
Grounds							
8610 - Lawn Care & Mowing	13,104.00	4,333.33	(8,770.67)	24,719.00	30,333.31	5,614.31	52,000.00
8620 - Drainage & Erosion Control	-	1,666.67	1,666.67	-	11,666.69	11,666.69	20,000.00
8640 - Grounds Maintenance	-	6,208.33	6,208.33	23,500.00	43,458.31	19,958.31	74,500.00
8960 - Lake Maintenance	1,362.00	416.67	(945.33)	2,666.00	2,916.69	250.69	5,000.00
Total Grounds	14,466.00	12,625.00	(1,841.00)	50,885.00	88,375.00	37,490.00	151,500.00
Insurance							
9010 - Insurance	-	1,525.00	1,525.00	10,756.15	10,675.00	(81.15)	18,300.00
Total Insurance	-	1,525.00	1,525.00	10,756.15	10,675.00	(81.15)	18,300.00
Total Expense	15,138.36	15,610.41	472.05	68,579.97	109,272.87	40,692.90	187,325.00
Operating Net Total	(8,460.50)	(3,622.91)	(4,837.59)	74,044.77	(25,360.37)	99,405.14	(43,475.00)
Net Total	(8,460.50)	(3,622.91)	(4,837.59)	74,044.77	(25,360.37)	99,405.14	(43,475.00)

Village of Green Trails Association

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
1010 - Montgomery Bank - Board		27,084.45	212.00	-	27,296.45
Date	Description	Debit	Credit	Type	
07/23/2024	Montgomery Bank June	212.00	-	GL Entry	
1012 - CAB Operating Account		127,849.88	7,233.80	15,901.81	119,181.87
Date	Description	Debit	Credit	Type	
07/01/2024	Batched Credit Card (Vantaca Pay) One time payment	233.45	-	Owner Payment	
07/01/2024	5573770 - COMMUNITY PROPERTY MANAGEMENT (CPM)	-	700.00	Invoice	
07/01/2024	July Bank Fees	-	20.00	GL Entry	
07/01/2024	Batched Check	350.18	-	Owner Payment	
07/02/2024	Check	230.00	-	Owner Payment	
07/03/2024	Void NSF on Chk #342	-	230.00	Void	
07/03/2024	Batched Check	466.90	-	Owner Payment	
07/04/2024	Batched eCheck (Vantaca Pay) One time payment	256.90	-	Owner Payment	
07/05/2024	Batched Check	233.45	-	Owner Payment	
07/08/2024	Batched Credit Card (Vantaca Pay) One time payment	256.90	-	Owner Payment	
07/08/2024	Batched Check	233.45	-	Owner Payment	
07/09/2024	Batched Credit Card (Vantaca Pay) One time payment	256.90	-	Owner Payment	
07/10/2024	5611486 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct	-	25.00	Invoice	
07/11/2024	Batched Credit Card (Vantaca Pay) One time payment	256.90	-	Owner Payment	
07/12/2024	Batched Check	233.45	-	Owner Payment	
07/13/2024	Batched eCheck (Vantaca Pay) One time payment	256.90	-	Owner Payment	
07/15/2024	Batched Check	233.45	-	Owner Payment	
07/16/2024	Batched Check	953.80	-	Owner Payment	
07/18/2024	Batched Credit Card (Vantaca Pay) One time payment	256.90	-	Owner Payment	
07/18/2024	Batched Void Frozen/Blocked Account on Chk #8256	-	233.45	Void	
07/18/2024	Batched Check	256.90	-	Owner Payment	
07/19/2024	19441 - LAKE MANAGEMENT SERVICES, INC.	-	674.00	Invoice	
07/19/2024	19492 - LAKE MANAGEMENT SERVICES, INC.	-	688.00	Invoice	
07/19/2024	994271646 - Southdata Inc - Mailings	-	1.94	Invoice	
07/19/2024	3459 - ELIA M. ELLIS, ATTORNEY AT LAW - Clayman	-	36.00	Invoice	
07/19/2024	Batched Check	256.90	-	Owner Payment	
07/21/2024	Batched eCheck (Vantaca Pay) One time payment	256.90	-	Owner Payment	
07/23/2024	Batched Credit Card (Vantaca Pay) One time payment	513.80	-	Owner Payment	
07/25/2024	Batched Check	513.80	-	Owner Payment	
07/26/2024	Batched Check	233.45	-	Owner Payment	
07/29/2024	Batched Check	486.90	-	Owner Payment	

Village of Green Trails Association

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1012 - CAB Operating Account		127,849.88	7,233.80	15,901.81	119,181.87
Date	Description		Debit	Credit	Type
07/30/2024	2nd Q - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		-	54.47	Invoice
07/30/2024	Batched 2nd Q - COMMUNITY PROPERTY MANAGEMENT (CPM)		-	134.95	Invoice
07/31/2024	77252 - Terrill Enterprises		-	6,552.00	Invoice
07/31/2024	77200 - Terrill Enterprises		-	6,552.00	Invoice
07/31/2024	July Interest		5.62	-	GL Entry
1020 - CAB CD 10/7/2024		53,052.05	207.51	-	53,259.56
Date	Description		Debit	Credit	Type
07/05/2024	July Interest		207.51	-	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
3025 - Reserve for Road Maintenance - Synagogue		-6,572.00	-	212.00	-6,784.00
Date	Description		Debit	Credit	Type
07/23/2024	Montgomery Bank June		-	212.00	GL Entry
5010 - Net Assets - Unrestricted		-221,235.55	-	-	-221,235.55
Date	Description		Debit	Credit	Type
6310 - Assessment Income		-133,220.54	460.00	6,788.45	-139,548.99
Date	Description		Debit	Credit	Type
07/01/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
07/01/2024	Batched Check		-	345.00	Owner Payment
07/02/2024	Check		-	230.00	Owner Payment
07/03/2024	Void NSF on Chk #342		230.00	-	Void
07/03/2024	Batched Check		-	460.00	Owner Payment
07/04/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
07/05/2024	Check		-	230.00	Owner Payment

Village of Green Trails Association

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
6310 - Assessment Income		-133,220.54	460.00	6,788.45	-139,548.99
Date		Description	Debit	Credit	Type
07/08/2024		Credit Card (Vantaca Pay) One time payment	-	230.00	Owner Payment
07/08/2024		Check	-	230.00	Owner Payment
07/09/2024		Credit Card (Vantaca Pay) One time payment	-	230.00	Owner Payment
07/11/2024		Credit Card (Vantaca Pay) One time payment	-	230.00	Owner Payment
07/12/2024		Check	-	230.00	Owner Payment
07/13/2024		eCheck (Vantaca Pay) One time payment	-	230.00	Owner Payment
07/15/2024	Batched	Check	-	233.45	Owner Payment
07/16/2024	Batched	Check	-	920.00	Owner Payment
07/18/2024		Credit Card (Vantaca Pay) One time payment	-	230.00	Owner Payment
07/18/2024		Void Frozen/Blocked Account on Chk #8256	230.00	-	Void
07/18/2024		Check	-	230.00	Owner Payment
07/19/2024		Check	-	230.00	Owner Payment
07/21/2024		eCheck (Vantaca Pay) One time payment	-	230.00	Owner Payment
07/23/2024	Batched	Credit Card (Vantaca Pay) One time payment	-	460.00	Owner Payment
07/25/2024	Batched	Check	-	460.00	Owner Payment
07/26/2024		Check	-	230.00	Owner Payment
07/29/2024	Batched	Check	-	460.00	Owner Payment
6340 - Interest/Late Fee Income		-123.77	3.45	139.73	-260.05
Date		Description	Debit	Credit	Type
07/01/2024		Credit Card (Vantaca Pay) One time payment	-	3.45	Owner Payment
07/01/2024	Batched	Check	-	5.18	Owner Payment
07/03/2024	Batched	Check	-	6.90	Owner Payment
07/04/2024		eCheck (Vantaca Pay) One time payment	-	6.90	Owner Payment
07/05/2024		Check	-	3.45	Owner Payment
07/08/2024		Credit Card (Vantaca Pay) One time payment	-	6.90	Owner Payment
07/08/2024		Check	-	3.45	Owner Payment
07/09/2024		Credit Card (Vantaca Pay) One time payment	-	6.90	Owner Payment
07/11/2024		Credit Card (Vantaca Pay) One time payment	-	6.90	Owner Payment
07/12/2024		Check	-	3.45	Owner Payment
07/13/2024		eCheck (Vantaca Pay) One time payment	-	6.90	Owner Payment
07/16/2024	Batched	Check	-	13.80	Owner Payment
07/18/2024		Void Frozen/Blocked Account on Chk #8256	3.45	-	Void
07/18/2024		Credit Card (Vantaca Pay) One time payment	-	6.90	Owner Payment
07/18/2024		Check	-	6.90	Owner Payment
07/19/2024		Check	-	6.90	Owner Payment
07/21/2024		eCheck (Vantaca Pay) One time payment	-	6.90	Owner Payment

Village of Green Trails Association

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6340 - Interest/Late Fee Income		-123.77	3.45	139.73	-260.05
Date	Description		Debit	Credit	Type
07/23/2024	Batched Credit Card (Vantaca Pay) One time payment		-	13.80	Owner Payment
07/25/2024	Batched Check		-	13.80	Owner Payment
07/26/2024	Check		-	3.45	Owner Payment
07/29/2024	Check		-	6.90	Owner Payment
6910 - Bank Interest Income		-2,602.57	-	213.13	-2,815.70
Date	Description		Debit	Credit	Type
07/05/2024	July Interest		-	207.51	GL Entry
07/31/2024	July Interest		-	5.62	GL Entry
7010 - Management Fees		4,222.00	700.00	-	4,922.00
Date	Description		Debit	Credit	Type
07/01/2024	5573770 - COMMUNITY PROPERTY MANAGEMENT (CPM)		700.00	-	Invoice
7020 - Collection Letter Expense Net		-513.54	54.47	300.00	-759.07
Date	Description		Debit	Credit	Type
07/04/2024	eCheck (Vantaca Pay) One time payment		-	20.00	Owner Payment
07/08/2024	Credit Card (Vantaca Pay) One time payment		-	20.00	Owner Payment
07/09/2024	Credit Card (Vantaca Pay) One time payment		-	20.00	Owner Payment
07/11/2024	Credit Card (Vantaca Pay) One time payment		-	20.00	Owner Payment
07/13/2024	eCheck (Vantaca Pay) One time payment		-	20.00	Owner Payment
07/16/2024	Check		-	20.00	Owner Payment
07/18/2024	Credit Card (Vantaca Pay) One time payment		-	20.00	Owner Payment
07/18/2024	Check		-	20.00	Owner Payment
07/19/2024	Check		-	20.00	Owner Payment
07/21/2024	eCheck (Vantaca Pay) One time payment		-	20.00	Owner Payment
07/23/2024	Batched Credit Card (Vantaca Pay) One time payment		-	40.00	Owner Payment
07/25/2024	Batched Check		-	40.00	Owner Payment
07/29/2024	Check		-	20.00	Owner Payment
07/30/2024	2nd Q - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		54.47	-	Invoice
7140 - Accounting & Professional Fees		350.00	-	-	350.00
Date	Description		Debit	Credit	Type

Village of Green Trails Association

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7160 - Legal Fees		-401.61	36.00	-	-365.61
Date	Description		Debit	Credit	Type
07/19/2024	3459 - ELIA M. ELLIS, ATTORNEY AT LAW - Clayman		36.00	-	Invoice
7280 - Office Supplies		40.96	109.95	-	150.91
Date	Description		Debit	Credit	Type
07/30/2024	2nd Q - COMMUNITY PROPERTY MANAGEMENT (CPM)		109.95	-	Invoice
7305 - Bank Fee		110.00	45.00	-	155.00
Date	Description		Debit	Credit	Type
07/01/2024	July Bank Fees		20.00	-	GL Entry
07/30/2024	2nd Q - COMMUNITY PROPERTY MANAGEMENT (CPM)		25.00	-	Invoice
7310 - Miscellaneous Admin		150.00	25.00	-	175.00
Date	Description		Debit	Credit	Type
07/10/2024	5611486 - 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		1,273.47	-	-	1,273.47
Date	Description		Debit	Credit	Type
7340 - Copying & Printing - Letters to Owners		635.18	1.94	-	637.12
Date	Description		Debit	Credit	Type
07/19/2024	994271646 - Southdata Inc - Mailings		1.94	-	Invoice
8610 - Lawn Care & Mowing		11,615.00	13,104.00	-	24,719.00
Date	Description		Debit	Credit	Type
07/31/2024	77252 - Terrill Enterprises		6,552.00	-	Invoice
07/31/2024	77200 - Terrill Enterprises		6,552.00	-	Invoice

Village of Green Trails Association

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
8640 - Grounds Maintenance		23,500.00	-	-	23,500.00
Date	Description		Debit	Credit	Type
8960 - Lake Maintenance		1,304.00	1,362.00	-	2,666.00
Date	Description		Debit	Credit	Type
07/19/2024	19492 - LAKE MANAGEMENT SERVICES, INC.		688.00	-	Invoice
07/19/2024	19441 - LAKE MANAGEMENT SERVICES, INC.		674.00	-	Invoice
9010 - Insurance		10,756.15	-	-	10,756.15
Date	Description		Debit	Credit	Type
Net Total		0.00	23,555.12	23,555.12	0.00

Village of Green Trails Association

Balance Sheet For 5/31/2024

Operating Cash

1010 - Montgomery Bank - Board	\$27,084.45	
1012 - CAB Operating Account	\$147,106.53	

Total Operating Cash		\$174,190.98
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Certificate of Deposit

1020 - CAB CD 10/7/2024	\$52,838.47	
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		\$155,164.91
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Total Assets	\$329,355.89
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Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$6,572.00	
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Total Liabilites	\$6,572.00
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Equity

5010 - Net Assets - Unrestricted	\$221,235.55	
5520 - Current Year Net Income (Loss)	\$101,548.34	

Total Equity	\$322,783.89
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Total Liabilities / Equity	\$329,355.89
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Village of Green Trails Association

Statement of Revenues and Expenses 5/1/2024 - 5/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	31,290.06	11,737.50	19,552.56	115,300.77	58,687.50	56,613.27	140,850.00
Total Income	31,290.06	11,737.50	19,552.56	115,300.77	58,687.50	56,613.27	140,850.00
Other Income							
6340 - Interest/Late Fee Income	(679.05)	83.33	(762.38)	(89.72)	416.65	(506.37)	1,000.00
6910 - Bank Interest Income	211.85	166.67	45.18	2,382.95	833.35	1,549.60	2,000.00
Total Other Income	(467.20)	250.00	(717.20)	2,293.23	1,250.00	1,043.23	3,000.00
Total Income	30,822.86	11,987.50	18,835.36	117,594.00	59,937.50	57,656.50	143,850.00
Operating Expense							
Administration							
7010 - Management Fees	700.00	708.33	8.33	3,522.00	3,541.65	19.65	8,500.00
7020 - Collection Letter Expense Net	-	62.50	62.50	(513.54)	312.50	826.04	750.00
7140 - Accounting & Professional Fees	350.00	37.50	(312.50)	350.00	187.50	(162.50)	450.00
7160 - Legal Fees	164.00	208.33	44.33	(677.61)	1,041.65	1,719.26	2,500.00
7280 - Office Supplies	-	83.33	83.33	40.96	416.65	375.69	1,000.00
7305 - Bank Fee	-	6.25	6.25	110.00	31.25	(78.75)	75.00
7310 - Miscellaneous Admin	25.00	25.00	-	125.00	125.00	-	300.00
7320 - P.O. Box	-	37.50	37.50	400.00	187.50	(212.50)	450.00
7330 - Copying & Printing - Newsletter	-	91.67	91.67	-	458.35	458.35	1,100.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	-	116.67	116.67	1,273.47	583.35	(690.12)	1,400.00
7340 - Copying & Printing - Letters to Owners	618.33	83.33	(535.00)	632.38	416.65	(215.73)	1,000.00
Total Administration	1,857.33	1,460.41	(396.92)	5,262.66	7,302.05	2,039.39	17,525.00
Grounds							
8610 - Lawn Care & Mowing	-	4,333.33	4,333.33	3,276.00	21,666.65	18,390.65	52,000.00
8620 - Drainage & Erosion Control	-	1,666.67	1,666.67	-	8,333.35	8,333.35	20,000.00
8640 - Grounds Maintenance	2,850.00	6,208.33	3,358.33	6,850.00	31,041.65	24,191.65	74,500.00
8960 - Lake Maintenance	657.00	416.67	(240.33)	657.00	2,083.35	1,426.35	5,000.00
Total Grounds	3,507.00	12,625.00	9,118.00	10,783.00	63,125.00	52,342.00	151,500.00
Insurance							
9010 - Insurance	-	1,525.00	1,525.00	-	7,625.00	7,625.00	18,300.00
Total Insurance	-	1,525.00	1,525.00	-	7,625.00	7,625.00	18,300.00
Total Expense	5,364.33	15,610.41	10,246.08	16,045.66	78,052.05	62,006.39	187,325.00
Operating Net Total	25,458.53	(3,622.91)	29,081.44	101,548.34	(18,114.55)	119,662.89	(43,475.00)
Net Total	25,458.53	(3,622.91)	29,081.44	101,548.34	(18,114.55)	119,662.89	(43,475.00)

Village of Green Trails Association

GL Trial Balance For 5/1/2024 - 5/31/2024

			Beginning Balance	Current Debit	Credit	Ending Balance
1010 - Montgomery Bank - Board			26,872.45	212.00	-	27,084.45
Date	Description		Debit	Credit	Type	
05/30/2024	Montgomery Bank		212.00	-	GL Entry	
1012 - CAB Operating Account			121,853.88	113,679.38	88,426.73	147,106.53
Date	Description		Debit	Credit	Type	
05/01/2024	Batched	Credit Distribution	78,785.12	78,785.12	Credit Distribution	
05/01/2024		5346631 - COMMUNITY PROPERTY MANAGEMENT (CPM)	-	700.00	Invoice	
05/01/2024		eCheck (Vantaca Pay) Scheduled Payment	230.00	-	Owner Payment	
05/01/2024		eCheck (Vantaca Pay) One time payment	229.80	-	Owner Payment	
05/01/2024	Batched	Check	920.00	-	Owner Payment	
05/02/2024	Batched	Credit Distribution	3,910.00	3,910.00	Credit Distribution	
05/02/2024		Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/02/2024	Batched	eCheck (Vantaca Pay) One time payment	460.00	-	Owner Payment	
05/02/2024	Batched	Check	1,610.00	-	Owner Payment	
05/03/2024		994216247 - Southdata Inc - Mailings	-	614.56	Invoice	
05/03/2024		100 - COMMUNITY PROPERTY MANAGEMENT (CPM) - 2023 state and federal preparation	-	350.00	Invoice	
05/03/2024	Batched	Check	2,070.00	-	Owner Payment	
05/04/2024		eCheck (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/05/2024		Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/06/2024		eCheck (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/06/2024	Batched	Credit Card (Vantaca Pay) One time payment	690.00	-	Owner Payment	
05/06/2024	Batched	Check	7,247.00	-	Owner Payment	
05/07/2024		eCheck (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/07/2024		Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/07/2024	Batched	Check	916.66	-	Owner Payment	
05/08/2024		Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/08/2024	Batched	eCheck (Vantaca Pay) One time payment	690.00	-	Owner Payment	
05/08/2024	Batched	Check	460.00	-	Owner Payment	
05/09/2024		Check	230.00	-	Owner Payment	
05/10/2024	Batched	Credit Distribution	48.28	48.28	Credit Distribution	
05/10/2024	Batched	Credit Card (Vantaca Pay) One time payment	460.00	-	Owner Payment	
05/10/2024		5389699 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct	-	25.00	Invoice	
05/10/2024	Batched	Check	1,380.00	-	Owner Payment	
05/12/2024		eCheck (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/13/2024		Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/13/2024	Batched	Check	1,840.00	-	Owner Payment	

Village of Green Trails Association

GL Trial Balance For 5/1/2024 - 5/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1012 - CAB Operating Account		121,853.88	113,679.38	88,426.73	147,106.53
Date	Description	Debit	Credit	Type	
05/14/2024	994226843 - Southdata Inc - Mailings	-	2.80	Invoice	
05/14/2024	Batched Check	1,840.00	-	Owner Payment	
05/15/2024	Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/16/2024	eCheck (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/17/2024	Batched Check	690.00	-	Owner Payment	
05/19/2024	eCheck (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/19/2024	Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/20/2024	Batched Check	2,890.00	-	Owner Payment	
05/21/2024	2902 - ELIA M. ELLIS, ATTORNEY AT LAW - Campbell, Little, Lamberg	-	483.00	Invoice	
05/21/2024	19319 - LAKE MANAGEMENT SERVICES, INC.	-	657.00	Invoice	
05/21/2024	Check	230.00	-	Owner Payment	
05/22/2024	Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/23/2024	Credit Card (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/23/2024	Check	230.00	-	Owner Payment	
05/24/2024	Batched Check	330.00	-	Owner Payment	
05/28/2024	920 - Speckman Aquistion One LLC	-	2,850.00	Invoice	
05/28/2024	Batched Check	460.00	-	Owner Payment	
05/29/2024	eCheck (Vantaca Pay) One time payment	230.00	-	Owner Payment	
05/30/2024	eCheck (Vantaca Pay) Scheduled Payment	230.00	-	Owner Payment	
05/30/2024	Batched Check	456.55	-	Owner Payment	
05/31/2024	994239805 - Southdata Inc - Mailings	-	.97	Invoice	
05/31/2024	May Interest	5.97	-	GL Entry	
05/31/2024	Batched Check	460.00	-	Owner Payment	
1020 - CAB CD 10/7/2024		52,632.59	205.88	-	52,838.47
Date	Description	Debit	Credit	Type	
05/07/2024	May Interest	205.88	-	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 5/1/2024 - 5/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
3025 - Reserve for Road Maintenance - Synagogue		-6,360.00	-	212.00	-6,572.00
Date	Description		Debit	Credit	Type
05/30/2024	Montgomery Bank		-	212.00	GL Entry
5010 - Net Assets - Unrestricted		-221,235.55	-	-	-221,235.55
Date	Description		Debit	Credit	Type
6310 - Assessment Income		-84,010.71	82,743.40	114,033.46	-115,300.77
Date	Description		Debit	Credit	Type
05/01/2024	eCheck (Vantaca Pay) Scheduled Payment		-	230.00	Owner Payment
05/01/2024	eCheck (Vantaca Pay) One time payment		-	229.80	Owner Payment
05/01/2024	Batched Credit Distribution	78,785.12	78,785.12		Credit Distribution
05/01/2024	Batched Check		-	920.00	Owner Payment
05/02/2024	Batched Credit Distribution	3,910.00	3,910.00		Credit Distribution
05/02/2024	Batched eCheck (Vantaca Pay) One time payment		-	460.00	Owner Payment
05/02/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
05/02/2024	Batched Check		-	1,610.00	Owner Payment
05/03/2024	Batched Check		-	2,070.00	Owner Payment
05/04/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
05/05/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
05/06/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
05/06/2024	Batched Credit Card (Vantaca Pay) One time payment		-	690.00	Owner Payment
05/06/2024	Batched Check		-	7,247.00	Owner Payment
05/07/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
05/07/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
05/07/2024	Batched Check		-	916.66	Owner Payment
05/08/2024	Batched eCheck (Vantaca Pay) One time payment		-	690.00	Owner Payment
05/08/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
05/08/2024	Batched Check		-	460.00	Owner Payment
05/09/2024	Check		-	230.00	Owner Payment
05/10/2024	Credit Distribution	48.28		-	Credit Distribution
05/10/2024	Batched Credit Card (Vantaca Pay) One time payment		-	460.00	Owner Payment
05/10/2024	Batched Check		-	1,380.00	Owner Payment
05/12/2024	eCheck (Vantaca Pay) One time payment		-	230.00	Owner Payment
05/13/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment
05/13/2024	Batched Check		-	1,840.00	Owner Payment
05/14/2024	Batched Check		-	1,840.00	Owner Payment
05/15/2024	Credit Card (Vantaca Pay) One time payment		-	230.00	Owner Payment

Village of Green Trails Association

GL Trial Balance For 5/1/2024 - 5/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6310 - Assessment Income		-84,010.71	82,743.40	114,033.46	-115,300.77
Date	Description	Debit	Credit	Type	
05/16/2024	eCheck (Vantaca Pay) One time payment	-	230.00	Owner Payment	
05/16/2024	Credit Distribution	-	408.33	Credit Distribution	
05/17/2024	Batched Check	-	690.00	Owner Payment	
05/19/2024	eCheck (Vantaca Pay) One time payment	-	230.00	Owner Payment	
05/19/2024	Credit Card (Vantaca Pay) One time payment	-	230.00	Owner Payment	
05/20/2024	Batched Check	-	2,890.00	Owner Payment	
05/21/2024	Check	-	230.00	Owner Payment	
05/22/2024	Credit Card (Vantaca Pay) One time payment	-	230.00	Owner Payment	
05/23/2024	Credit Card (Vantaca Pay) One time payment	-	230.00	Owner Payment	
05/23/2024	Check	-	230.00	Owner Payment	
05/24/2024	Batched Check	-	330.00	Owner Payment	
05/28/2024	Batched Check	-	460.00	Owner Payment	
05/29/2024	eCheck (Vantaca Pay) One time payment	-	230.00	Owner Payment	
05/30/2024	eCheck (Vantaca Pay) Scheduled Payment	-	230.00	Owner Payment	
05/30/2024	Batched Check	-	456.55	Owner Payment	
05/31/2024	Batched Check	-	460.00	Owner Payment	
6340 - Interest/Late Fee Income		-589.33	679.05	-	89.72
Date	Description	Debit	Credit	Type	
05/16/2024	Credit Distribution	679.05	-	Credit Distribution	
6910 - Bank Interest Income		-2,171.10	-	211.85	-2,382.95
Date	Description	Debit	Credit	Type	
05/07/2024	May Interest	-	205.88	GL Entry	
05/31/2024	May Interest	-	5.97	GL Entry	
7010 - Management Fees		2,822.00	700.00	-	3,522.00
Date	Description	Debit	Credit	Type	
05/01/2024	5346631 - COMMUNITY PROPERTY MANAGEMENT (CPM)	700.00	-	Invoice	
7020 - Collection Letter Expense Net		-513.54	-	-	-513.54
Date	Description	Debit	Credit	Type	

Village of Green Trails Association

GL Trial Balance For 5/1/2024 - 5/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7140 - Accounting & Professional Fees		0.00	350.00	-	350.00
Date	Description		Debit	Credit	Type
05/03/2024	100 - COMMUNITY PROPERTY MANAGEMENT (CPM) - 2023 state and federal preparation		350.00	-	Invoice
7160 - Legal Fees		-841.61	483.00	319.00	-677.61
Date	Description		Debit	Credit	Type
05/10/2024	Credit Distribution		-	48.28	Credit Distribution
05/16/2024	Credit Distribution		-	270.72	Credit Distribution
05/21/2024	2902 - ELIA M. ELLIS, ATTORNEY AT LAW - Campbell, Little, Lamberg		483.00	-	Invoice
7280 - Office Supplies		40.96	-	-	40.96
Date	Description		Debit	Credit	Type
7305 - Bank Fee		110.00	-	-	110.00
Date	Description		Debit	Credit	Type
7310 - Miscellaneous Admin		100.00	25.00	-	125.00
Date	Description		Debit	Credit	Type
05/10/2024	5389699 - 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		1,273.47	-	-	1,273.47
Date	Description		Debit	Credit	Type
7340 - Copying & Printing - Letters to Owners		14.05	618.33	-	632.38
Date	Description		Debit	Credit	Type
05/03/2024	994216247 - Southdata Inc - Mailings		614.56	-	Invoice
05/14/2024	994226843 - Southdata Inc - Mailings		2.80	-	Invoice
05/31/2024	994239805 - Southdata Inc - Mailings		.97	-	Invoice

Village of Green Trails Association

GL Trial Balance For 5/1/2024 - 5/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
8610 - Lawn Care & Mowing		3,276.00	-	-	3,276.00
Date	Description		Debit	Credit	Type
8640 - Grounds Maintenance		4,000.00	2,850.00	-	6,850.00
Date	Description		Debit	Credit	Type
05/28/2024	920 - Speckman Aquistion One LLC		2,850.00	-	Invoice
8960 - Lake Maintenance		0.00	657.00	-	657.00
Date	Description		Debit	Credit	Type
05/21/2024	19319 - LAKE MANAGEMENT SERVICES, INC.		657.00	-	Invoice
Net Total		0.00	203,203.04	203,203.04	0.00

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
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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
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Total Assets	\$303,685.36
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Liabilites

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

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

Total Equity	\$297,325.36
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Total Liabilities / Equity	\$303,685.36
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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 McKittrick, 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 Debit	Credit	Ending Balance
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 Debit	Credit	Ending Balance
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

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
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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
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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
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Equity

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

Total Equity	\$219,880.67
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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	
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 Aquistion 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

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
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(No Items)

Total (No Items)

Reconciled Items

Date	Description	Check No	Amount
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CAB Operating

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

Total CAB Operating -3,194.05

CAB CD 10/7/2024

2/7/2024	February Interest		210.25
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Total CAB CD 10/7/2024 210.25

Village of Green Trails Association

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

Date	Description	Type	R	Check No	Amount
CAB Operating					
	Balance as of 2/1/2024				\$47,313.72
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					
	Balance as of 2/1/2024				\$52,013.01
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
Net Total	0.00	4,484.49	4,484.49	0.00

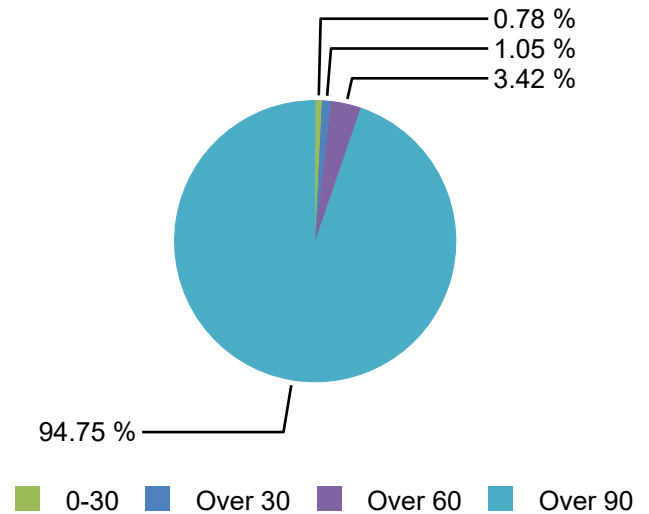
Village of Green Trails Association

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
Total	\$21,668.53

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
AGT47025 - 14148 Cross Trails Dr - Lamberg					
Coll Status: Foreclosure - Association AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$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
AGT46874 - 14083 Augusta Dr - Clayman					
Coll Status: Judgement - Default AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$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
AGT47436 - 211 Stablestone Dr - Little					
Coll Status: Foreclosure - Association AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$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
AGT46883 - 135 Bellechasse Dr - Weber					
Coll Status: Check Manager Response AR	\$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
AGT47295 - 14198 Parliament Dr - Campbell					
Coll Status: Attorney Payment Plan AR Coll Attorney: ELIA M. ELLIS, ATTORNEY AT LAW	\$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
AGT52591 - 14087 Ladue Rd - Finance of America Reverse LLC	\$10.35	\$10.35	\$10.35	\$1,116.30	\$1,147.35
Coll Status: Check Manager Response AR					
Assessments	-	-	-	\$690.00	\$690.00
Late Fee	\$10.35	\$10.35	\$10.35	\$186.30	\$217.35
Collection Fee	-	-	-	\$240.00	\$240.00
AGT47086 - 14119 Forestvale Dr - Inglish	\$10.35	\$10.35	\$10.35	\$1,101.30	\$1,132.35
Coll Status: Check Manager Response AR					
Assessments	-	-	-	\$690.00	\$690.00
Late Fee	\$10.35	\$10.35	\$10.35	\$186.30	\$217.35
Collection Fee	-	-	-	\$225.00	\$225.00
AGT48535 - 102 Minitree Ct - Arrowhead Mini Tree LLC	\$10.35	\$10.35	\$10.35	\$1,101.30	\$1,132.35
Coll Status: Check Manager Response AR					
Assessments	-	-	-	\$690.00	\$690.00
Late Fee	\$10.35	\$10.35	\$10.35	\$186.30	\$217.35
Collection Fee	-	-	-	\$225.00	\$225.00
AGT53186 - 14020 Augusta Dr - Spell	\$6.90	\$26.90	\$6.90	\$707.80	\$748.50
Coll Status: Check Manager Response AR					
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
AGT47329 - 225 S Greentrails Dr - Scott	\$6.90	\$26.90	\$6.90	\$707.80	\$748.50
Coll Status: Check Manager Response AR					
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
AGT47291 - 14148 Parliament Dr - Groppe	\$23.77	\$3.77	\$18.77	\$587.02	\$633.33
Coll Status: Non Credit Reporting Demand AR					
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
AGT47230 - 14353 Ladue Rd - Cameron	\$3.45	\$23.45	\$3.45	\$325.70	\$356.05
Coll Status: Non Credit Reporting Demand AR					
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
AGT47220 - 14440 Ladue Rd - Bernath Yosef	\$3.45	\$23.45	\$3.45	\$325.70	\$356.05
Coll Status: Non Credit Reporting Demand AR					
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
Total:	\$167.97	\$227.97	\$741.22	\$20,531.37	\$21,668.53

(*** indicates previous owners)

Village of Green Trails Association

AR Aging - 2/29/2024

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
Total			2,438.32

(*** indicates previous owners)

Village of Green Trails Association

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

Property	Current Owner	Address	Contact	Settlement	Processed	Previous Owner
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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
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 Aquistion 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

Village of Green Trails Association

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

		Beginning Balance	Current Debit	Credit	Ending Balance
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

Village of Green Trails Association

Budget Spread For Fiscal Year 2024

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Income														
Income														
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)
Total Income		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
Other Income														
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 Reimbursment	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)
Total Other Income		250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Income		11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	11,988	143,850

Operating Expense

Administration														
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
Operating Expense														
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)	(450)
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)	(1,887)
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)	(1,000)
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)	(250)
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)	(450)
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)	(1,100)
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)	(1,400)

Village of Green Trails Association

Budget Spread For Fiscal Year 2024

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Operating Expense														
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)
Total Administration		1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	1,460	17,525
Grounds														
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)
Total Grounds		12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	12,625	151,500
Insurance														
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)
Total Insurance		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
Total Expense		15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	15,610	187,325
Operating Net Total		(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$43,475)
Net Total		(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$3,623)	(\$43,475)

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
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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
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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
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Equity

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

Total Equity	\$219,880.67
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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	
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 Aquistion 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		Ending Balance
			Debit	Credit	
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 Aquistion 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

Village of Green Trails Association

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

		Beginning Balance	Current Debit	Credit	Ending Balance
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

Village of Green Trails Association

Balance Sheet For 1/31/2024

Operating Cash

1010 - Montgomery Bank - Board	\$26,254.35
1012 - CAB Operating Account	\$47,760.27

Total Operating Cash		\$74,014.62
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Certificate of Deposit

1020 - CAB CD 10/7/2024	\$52,013.01
1021 - Montgomery CD 1/28/2024	\$51,163.22
1022 - Montgomery CD 1/28/2024	\$51,163.22

Total Certificate of Deposit		\$154,339.45
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Total Assets	\$228,354.07
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Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$5,724.00
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Total Liabilites	\$5,724.00
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Equity

5010 - Net Assets - Unrestricted	\$221,002.10
5520 - Current Year Net Income (Loss)	\$1,627.97

Total Equity	\$222,630.07
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Total Liabilities / Equity	\$228,354.07
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Village of Green Trails Association

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	690.00	12,362.50	(11,672.50)	690.00	12,362.50	(11,672.50)	148,350.00
Total Income	690.00	12,362.50	(11,672.50)	690.00	12,362.50	(11,672.50)	148,350.00
Other Income							
6340 - Interest/Late Fee Income	24.15	83.33	(59.18)	24.15	83.33	(59.18)	1,000.00
6910 - Bank Interest Income	1,544.77	166.67	1,378.10	1,544.77	166.67	1,378.10	2,000.00
Total Other Income	1,568.92	250.00	1,318.92	1,568.92	250.00	1,318.92	3,000.00
Total Income	2,258.92	12,612.50	(10,353.58)	2,258.92	12,612.50	(10,353.58)	151,350.00
Operating Expense							
Administration							
7010 - Management Fees	670.00	708.33	38.33	670.00	708.33	38.33	8,500.00
7020 - Collection Letter Expense Net	(75.00)	62.50	137.50	(75.00)	62.50	137.50	750.00
7140 - Accounting & Professional Fees	-	37.50	37.50	-	37.50	37.50	450.00
7160 - Legal Fees	-	208.33	208.33	-	208.33	208.33	2,500.00
7280 - Office Supplies	-	83.33	83.33	-	83.33	83.33	1,000.00
7305 - Bank Fee	10.00	6.25	(3.75)	10.00	6.25	(3.75)	75.00
7310 - Miscellaneous Admin	25.00	25.00	-	25.00	25.00	-	300.00
7320 - P.O. Box	-	37.50	37.50	-	37.50	37.50	450.00
7330 - Copying & Printing - Newsletter	-	91.67	91.67	-	91.67	91.67	1,100.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	-	116.67	116.67	-	116.67	116.67	1,400.00
7340 - Copying & Printing - Letters to Owners	.95	83.33	82.38	.95	83.33	82.38	1,000.00
Total Administration	630.95	1,460.41	829.46	630.95	1,460.41	829.46	17,525.00
Grounds							
8610 - Lawn Care & Mowing	-	4,333.33	4,333.33	-	4,333.33	4,333.33	52,000.00
8620 - Drainage & Erosion Control	-	1,666.67	1,666.67	-	1,666.67	1,666.67	20,000.00
8640 - Grounds Maintenance	-	6,208.33	6,208.33	-	6,208.33	6,208.33	74,500.00
8960 - Lake Maintenance	-	416.67	416.67	-	416.67	416.67	5,000.00
Total Grounds	-	12,625.00	12,625.00	-	12,625.00	12,625.00	151,500.00
Insurance							
9010 - Insurance	-	1,525.00	1,525.00	-	1,525.00	1,525.00	18,300.00
Total Insurance	-	1,525.00	1,525.00	-	1,525.00	1,525.00	18,300.00
Total Expense	630.95	15,610.41	14,979.46	630.95	15,610.41	14,979.46	187,325.00
Operating Net Total	1,627.97	(2,997.91)	4,625.88	1,627.97	(2,997.91)	4,625.88	(35,975.00)
Net Total	1,627.97	(2,997.91)	4,625.88	1,627.97	(2,997.91)	4,625.88	(35,975.00)

Village of Green Trails Association

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1010 - Montgomery Bank - Board		26,042.35	212.00	-	26,254.35
Date	Description		Debit	Credit	Type
01/31/2024	Montgomery activity		212.00	-	GL Entry
1012 - CAB Operating Account		47,675.03	891.19	805.95	47,760.27
Date	Description		Debit	Credit	Type
01/01/2024	January Bank Fees		-	10.00	GL Entry
01/02/2024	4858656 - COMMUNITY PROPERTY MANAGEMENT (CPM)		-	670.00	Invoice
01/09/2024	Check		230.00	-	Owner Payment
01/10/2024	4902598 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		-	25.00	Invoice
01/17/2024	Check		100.00	-	Owner Payment
01/22/2024	Void NSF on Chk #1077		-	100.00	Void
01/22/2024	Batched Check		329.15	-	Owner Payment
01/25/2024	Check		230.00	-	Owner Payment
01/31/2024	994128599 - Southdata Inc - Mailings		-	.95	Invoice
01/31/2024	January Interest		2.04	-	GL Entry
1020 - CAB CD 10/7/2024		51,803.62	209.39	-	52,013.01
Date	Description		Debit	Credit	Type
01/05/2024	January Interest		209.39	-	GL Entry
1021 - Montgomery CD 1/28/2024		50,496.55	666.67	-	51,163.22
Date	Description		Debit	Credit	Type
01/31/2024	Montgomery activity		666.67	-	GL Entry
1022 - Montgomery CD 1/28/2024		50,496.55	666.67	-	51,163.22
Date	Description		Debit	Credit	Type
01/31/2024	Montgomery activity		666.67	-	GL Entry
3025 - Reserve for Road Maintenance - Synagogue		-5,512.00	-	212.00	-5,724.00
Date	Description		Debit	Credit	Type
01/31/2024	Montgomery activity		-	212.00	GL Entry

Village of Green Trails Association

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
5010 - Net Assets - Unrestricted		-221,002.10	-	-	-221,002.10
Date	Description		Debit	Credit	Type
6310 - Assessment Income		0.00	100.00	790.00	-690.00
Date	Description		Debit	Credit	Type
01/09/2024	Check		-	230.00	Owner Payment
01/17/2024	Check		-	100.00	Owner Payment
01/22/2024	Void NSF on Chk #1077		100.00	-	Void
01/22/2024	Check		-	230.00	Owner Payment
01/25/2024	Check		-	230.00	Owner Payment
6340 - Interest/Late Fee Income		0.00	-	24.15	-24.15
Date	Description		Debit	Credit	Type
01/22/2024	Check		-	24.15	Owner Payment
6351 - Collection Fee Reimbursment		0.00	75.00	75.00	0.00
Date	Description		Debit	Credit	Type
01/22/2024	Check		-	75.00	Owner Payment
01/31/2024	reclass collection letter		75.00	-	GL Entry
6910 - Bank Interest Income		0.00	-	1,544.77	-1,544.77
Date	Description		Debit	Credit	Type
01/05/2024	January Interest		-	209.39	GL Entry
01/31/2024	Montgomery activity		-	1,333.34	GL Entry
01/31/2024	January Interest		-	2.04	GL Entry
7010 - Management Fees		0.00	670.00	-	670.00
Date	Description		Debit	Credit	Type
01/02/2024	4858656 - COMMUNITY PROPERTY MANAGEMENT (CPM)		670.00	-	Invoice
7020 - Collection Letter Expense Net		0.00	-	75.00	-75.00
Date	Description		Debit	Credit	Type
01/31/2024	reclass collection letter		-	75.00	GL Entry

Village of Green Trails Association

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
7305 - Bank Fee		0.00	10.00	-	10.00
Date	Description	Debit	Credit	Type	
01/01/2024	January Bank Fees	10.00	-	GL Entry	
7310 - Miscellaneous Admin		0.00	25.00	-	25.00
Date	Description	Debit	Credit	Type	
01/10/2024	4902598 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct	25.00	-	Invoice	
7340 - Copying & Printing - Letters to Owners		0.00	0.95	-	0.95
Date	Description	Debit	Credit	Type	
01/31/2024	994128599 - Southdata Inc - Mailings	.95	-	Invoice	
Net Total		0.00	3,526.87	3,526.87	0.00