

Village of Green Trails Association

Balance Sheet For 2/28/2026

Operating Cash

1010 - Montgomery Bank - Board	\$31,536.45	
1012 - CAB Operating Account	\$91,248.83	

Total Operating Cash**\$122,785.28****Certificate of Deposit**

1016 - CAB Money Market	\$16,250.87	
1021 - Montgomery CD 4/28/2026 3.75%	\$55,295.25	
1022 - Montgomery CD 04/28/2026 3.75%	\$55,295.25	
1023 - CAB 6 mth CD 7201 4/8/2026 3.60%	\$40,488.19	

Total Certificate of Deposit**\$167,329.56****Total Assets****\$290,114.84**

Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$11,024.00	
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Total Liabilites**\$11,024.00****Equity**

5010 - Net Assets - Unrestricted	\$279,202.42	
5520 - Current Year Net Income (Loss)	(\$111.58)	

Total Equity**\$279,090.84****Total Liabilities / Equity****\$290,114.84**

Village of Green Trails Association

Statement of Revenues and Expenses 2/1/2026 - 2/28/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	778.34	13,212.50	(12,434.16)	2,457.34	26,425.00	(23,967.66)	158,550.00
Total Income	778.34	13,212.50	(12,434.16)	2,457.34	26,425.00	(23,967.66)	158,550.00
Other Income							
6340 - Interest/Late Fee Income	38.52	91.67	(53.15)	979.32	183.34	795.98	1,100.00
6910 - Bank Interest Income	129.00	466.67	(337.67)	258.27	933.34	(675.07)	5,600.00
Total Other Income	167.52	558.34	(390.82)	1,237.59	1,116.68	120.91	6,700.00
Total Income	945.86	13,770.84	(12,824.98)	3,694.93	27,541.68	(23,846.75)	165,250.00
Operating Expense							
Administration							
7010 - Management Fees	750.00	750.00	-	1,500.00	1,500.00	-	9,000.00
7020 - Collection Letter Expense Net	(115.72)	(125.00)	(9.28)	(115.72)	(250.00)	(134.28)	(1,500.00)
7140 - Accounting & Professional Fees	-	20.83	20.83	-	41.66	41.66	250.00
7160 - Legal Fees	396.22	379.17	(17.05)	(19.90)	758.34	778.24	4,550.00
7280 - Office Supplies	6.00	12.50	6.50	12.00	25.00	13.00	150.00
7310 - Miscellaneous Admin	75.00	75.00	-	75.00	150.00	75.00	900.00
7320 - P.O. Box and Website Fees	-	33.33	33.33	-	66.66	66.66	400.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	483.87	150.00	(333.87)	483.87	300.00	(183.87)	1,800.00
7340 - Copying & Printing - Letters to Owners	9.57	83.33	73.76	16.26	166.66	150.40	1,000.00
Total Administration	1,604.94	1,379.16	(225.78)	1,951.51	2,758.32	806.81	16,550.00
Grounds							
8610 - Lawn Care & Mowing	-	-	-	-	-	-	55,000.00
8620 - Drainage & Erosion Control	-	1,500.00	1,500.00	-	3,000.00	3,000.00	18,000.00
8640 - Grounds Maintenance	-	4,666.67	4,666.67	1,855.00	9,333.34	7,478.34	56,000.00
8960 - Lake Maintenance	-	475.00	475.00	-	950.00	950.00	5,700.00
Total Grounds	-	6,641.67	6,641.67	1,855.00	13,283.34	11,428.34	134,700.00
Insurance							
9010 - Insurance	-	583.33	583.33	-	1,166.66	1,166.66	7,000.00
9020 - Fidelity Insurance	-	50.00	50.00	-	100.00	100.00	600.00
9030 - Directors & Officers Insurance	-	283.33	283.33	-	566.66	566.66	3,400.00
Total Insurance	-	916.66	916.66	-	1,833.32	1,833.32	11,000.00
Total Expense	1,604.94	8,937.49	7,332.55	3,806.51	17,874.98	14,068.47	162,250.00
Operating Net Total	(659.08)	4,833.35	(5,492.43)	(111.58)	9,666.70	(9,778.28)	3,000.00
Net Total	(659.08)	4,833.35	(5,492.43)	(111.58)	9,666.70	(9,778.28)	3,000.00

Village of Green Trails Association

GL Trial Balance For 2/28/2026

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
1010 - Montgomery Bank - Board	31,324.450	212.00	-	31,536.450
1012 - CAB Operating Account	92,033.380	1,036.11	1,820.66	91,248.830
1016 - CAB Money Market	16,249.000	1.87	-	16,250.870
1021 - Montgomery CD 4/28/2026 3.75%	55,295.250	-	-	55,295.250
1022 - Montgomery CD 04/28/2026 3.75%	55,295.250	-	-	55,295.250
1023 - CAB 6 mth CD 7201 4/8/2026 3.60%	40,364.590	123.60	-	40,488.190
3025 - Reserve for Road Maintenance - Synagogue	-10,812.000	-	212.00	-11,024.000
5010 - Net Assets - Unrestricted	-279,202.420	-	-	-279,202.420
6310 - Assessment Income	-1,679.000	-	778.34	-2,457.340
6340 - Interest/Late Fee Income	-940.800	-	38.52	-979.320
6910 - Bank Interest Income	-129.270	-	129.00	-258.270
7010 - Management Fees	750.000	750.00	-	1,500.000
7020 - Collection Letter Expense Net	0.000	-	115.72	-115.720
7160 - Legal Fees	-416.120	496.22	100.00	-19.900
7280 - Office Supplies	6.000	6.00	-	12.000
7310 - Miscellaneous Admin	0.000	75.00	-	75.000
7335 - Copying & Printing - Annual Meeting & Trustee Election	0.000	483.87	-	483.870
7340 - Copying & Printing - Letters to Owners	6.690	9.57	-	16.260
8640 - Grounds Maintenance	1,855.000	-	-	1,855.000
Net Total	0.000	3,194.24	3,194.24	0.000

Village of Green Trails Association

GL Trial Balance For 2/1/2026 - 2/28/2026

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1010 - Montgomery Bank - Board		31,324.450	212.00	-	31,536.450
Date	Description		Debit	Credit	Type
02/04/2026	Montgomery Activity		212.00	-	GL Entry
1012 - CAB Operating Account		92,033.380	1,036.11	1,820.66	91,248.830
Date	Description		Debit	Credit	Type
02/02/2026	7939142 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Mgmt Fee - Accounting		-	750.00	Invoice
02/02/2026	994744465 - Southdata Inc - 01/02/26 - 01/13/26 Collection mailing services - mailing sheets, simplex letters, envelopes, assembly fees, postage		-	4.79	Invoice
02/02/2026	Check		250.00	-	Owner Payment
02/10/2026	Batched Check		439.24	-	Owner Payment
02/11/2026	994757916 - Southdata Inc - 01/23/26 - 01/29/26 Collection mailing services - mailing sheets, simplex letters, envelopes, assembly fees, postage		-	4.78	Invoice
02/13/2026	Check		100.00	-	Owner Payment
02/16/2026	7952574 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Invoices		-	6.00	Invoice
02/16/2026	7952574 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Outside Bank Mgmt Fee		-	75.00	Invoice
02/16/2026	7952574 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Collection Letter Fees		-	120.00	Invoice
02/17/2026	6569 - ELIA M. ELLIS, ATTORNEY AT LAW - 02/26 Lgl- Clayman, English		-	376.22	Invoice
02/17/2026	Batched Check		143.34	-	Owner Payment
02/18/2026	Check		100.00	-	Owner Payment
02/24/2026	79729 - Kwik Kopy - Postcards and processing for Annual Meeting		-	483.87	Invoice
02/27/2026	February Interest		3.53	-	GL Entry
1016 - CAB Money Market		16,249.000	1.87	-	16,250.870
Date	Description		Debit	Credit	Type
02/27/2026	February Interest		1.87	-	GL Entry
1021 - Montgomery CD 4/28/2026 3.75%		55,295.250	-	-	55,295.250
Date	Description		Debit	Credit	Type
1022 - Montgomery CD 04/28/2026 3.75%		55,295.250	-	-	55,295.250
Date	Description		Debit	Credit	Type

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GL Trial Balance For 2/1/2026 - 2/28/2026

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1023 - CAB 6 mth CD 7201 4/8/2026 3.60%		40,364.590	123.60	-	40,488.190
Date	Description		Debit	Credit	Type
02/06/2026	February Interest		123.60	-	GL Entry
3025 - Reserve for Road Maintenance - Synagogue		-10,812.000	-	212.00	-11,024.000
Date	Description		Debit	Credit	Type
02/04/2026	Montgomery Activity		-	212.00	GL Entry
5010 - Net Assets - Unrestricted		-279,202.420	-	-	-279,202.420
Date	Description		Debit	Credit	Type
6310 - Assessment Income		-1,679.000	-	778.34	-2,457.340
Date	Description		Debit	Credit	Type
02/02/2026	Check		-	250.00	Owner Payment
02/10/2026	Check		-	285.00	Owner Payment
02/13/2026	Check		-	100.00	Owner Payment
02/17/2026	Batched Check		-	143.34	Owner Payment
6340 - Interest/Late Fee Income		-940.800	-	38.52	-979.320
Date	Description		Debit	Credit	Type
02/10/2026	Check		-	38.52	Owner Payment
6910 - Bank Interest Income		-129.270	-	129.00	-258.270
Date	Description		Debit	Credit	Type
02/06/2026	February Interest		-	123.60	GL Entry
02/27/2026	Batched February Interest		-	5.40	GL Entry
7010 - Management Fees		750.000	750.00	-	1,500.000
Date	Description		Debit	Credit	Type
02/02/2026	7939142 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Mgmt Fee - Accounting		750.00	-	Invoice
7020 - Collection Letter Expense Net		0.000	-	115.72	-115.720
Date	Description		Debit	Credit	Type
02/10/2026	Batched Check		-	115.72	Owner Payment

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GL Trial Balance For 2/1/2026 - 2/28/2026

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
7160 - Legal Fees	-416.120	496.22	100.00	-19.900
Date	Description	Debit	Credit	Type
02/16/2026	7952574 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Collection Letter Fees	120.00	-	Invoice
02/17/2026	6569 - ELIA M. ELLIS, ATTORNEY AT LAW - 02/26 Lgl- Clayman, Inglish	376.22	-	Invoice
02/18/2026	Check	-	100.00	Owner Payment
7280 - Office Supplies	6.000	6.00	-	12.000
Date	Description	Debit	Credit	Type
02/16/2026	7952574 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Invoices	6.00	-	Invoice
7310 - Miscellaneous Admin	0.000	75.00	-	75.000
Date	Description	Debit	Credit	Type
02/16/2026	7952574 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Outside Bank Mgmt Fee	75.00	-	Invoice
7335 - Copying & Printing - Annual Meeting & Trustee Election	0.000	483.87	-	483.870
Date	Description	Debit	Credit	Type
02/24/2026	79729 - Kwik Kopy - Postcards and processing for Annual Meeting	483.87	-	Invoice
7340 - Copying & Printing - Letters to Owners	6.690	9.57	-	16.260
Date	Description	Debit	Credit	Type
02/02/2026	994744465 - Southdata Inc - 01/02/26 - 01/13/26 Collection mailing services - mailing sheets, simplex letters, envelopes, assembly fees, postage	4.79	-	Invoice
02/11/2026	994757916 - Southdata Inc - 01/23/26 - 01/29/26 Collection mailing services - mailing sheets, simplex letters, envelopes, assembly fees, postage	4.78	-	Invoice
8640 - Grounds Maintenance	1,855.000	-	-	1,855.000
Date	Description	Debit	Credit	Type
Net Total		0.000	3,194.24	3,194.24
				0.000