

Village of Green Trails Association

Balance Sheet For 9/30/2025

Operating Cash

1010 - Montgomery Bank - Board	\$30,264.45
1012 - CAB Operating Account	\$117,351.82

Total Operating Cash		\$147,616.27
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Certificate of Deposit

1020 - CAB 12 mth CD 4.25% 10/7/2025	\$56,044.92
1021 - Montgomery CD 10/28/2025 3.94%	\$54,244.69
1022 - Montgomery CD 10/28/2025 3.94%	\$54,244.69

Total Certificate of Deposit		\$164,534.30
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Total Assets	\$312,150.57
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Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$9,752.00
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Total Liabilites	\$9,752.00
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Equity

5010 - Net Assets - Unrestricted	\$251,017.46
5520 - Current Year Net Income (Loss)	\$51,381.11

Total Equity	\$302,398.57
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Total Liabilities / Equity	\$312,150.57
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Village of Green Trails Association

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	2,568.77	13,395.83	(10,827.06)	158,831.19	120,562.47	38,268.72	160,750.00
Total Income	2,568.77	13,395.83	(10,827.06)	158,831.19	120,562.47	38,268.72	160,750.00
Other Income							
6340 - Interest/Late Fee Income	144.99	83.33	61.66	1,051.72	749.97	301.75	1,000.00
6910 - Bank Interest Income	1,284.69	541.67	743.02	5,203.58	4,875.03	328.55	6,500.00
Total Other Income	1,429.68	625.00	804.68	6,255.30	5,625.00	630.30	7,500.00
Total Income	3,998.45	14,020.83	(10,022.38)	165,086.49	126,187.47	38,899.02	168,250.00
Operating Expense							
Administration							
7010 - Management Fees	725.00	725.00	-	6,525.00	6,525.00	-	8,700.00
7020 - Collection Letter Expense Net	(580.00)	(41.67)	538.33	(1,008.50)	(375.03)	633.47	(500.00)
7140 - Accounting & Professional Fees	-	37.50	37.50	250.00	337.50	87.50	450.00
7160 - Legal Fees	168.25	291.67	123.42	913.52	2,625.03	1,711.51	3,500.00
7280 - Office Supplies	-	83.33	83.33	907.83	749.97	(157.86)	1,000.00
7305 - Bank Fee	-	8.33	8.33	(6.90)	74.97	81.87	100.00
7310 - Miscellaneous Admin	75.00	25.00	(50.00)	650.00	225.00	(425.00)	300.00
7320 - P.O. Box	72.36	37.50	(34.86)	492.36	337.50	(154.86)	450.00
7335 - Copying & Printing - Annual Meeting & Trustee Election	-	216.67	216.67	890.83	1,950.03	1,059.20	2,600.00
7340 - Copying & Printing - Letters to Owners	46.80	83.33	36.53	887.99	749.97	(138.02)	1,000.00
Total Administration	507.41	1,466.66	959.25	10,502.13	13,199.94	2,697.81	17,600.00
Grounds							
8610 - Lawn Care & Mowing	6,826.00	4,833.33	(1,992.67)	37,039.00	43,499.97	6,460.97	58,000.00
8620 - Drainage & Erosion Control	-	1,666.67	1,666.67	850.00	15,000.03	14,150.03	20,000.00
8640 - Grounds Maintenance	13,443.00	4,937.50	(8,505.50)	49,978.00	44,437.50	(5,540.50)	59,250.00
8960 - Lake Maintenance	709.00	475.00	(234.00)	4,864.00	4,275.00	(589.00)	5,700.00
Total Grounds	20,978.00	11,912.50	(9,065.50)	92,731.00	107,212.50	14,481.50	142,950.00
Insurance							
9010 - Insurance	-	1,000.00	1,000.00	6,662.25	9,000.00	2,337.75	12,000.00
9020 - Fidelity Insurance	-	-	-	553.00	-	(553.00)	-
9030 - Directors & Officers Insurance	-	-	-	3,257.00	-	(3,257.00)	-
Total Insurance	-	1,000.00	1,000.00	10,472.25	9,000.00	(1,472.25)	12,000.00
Total Expense	21,485.41	14,379.16	(7,106.25)	113,705.38	129,412.44	15,707.06	172,550.00
Operating Net Total	(17,486.96)	(358.33)	(17,128.63)	51,381.11	(3,224.97)	54,606.08	(4,300.00)
Net Total	(17,486.96)	(358.33)	(17,128.63)	51,381.11	(3,224.97)	54,606.08	(4,300.00)

Village of Green Trails Association

GL Trial Balance For 9/30/2025

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
1010 - Montgomery Bank - Board	30,052.45	212.00	-	30,264.45
1012 - CAB Operating Account	136,118.00	3,346.98	22,113.16	117,351.82
1020 - CAB 12 mth CD 4.25% 10/7/2025	55,843.00	201.92	-	56,044.92
1021 - Montgomery CD 10/28/2025 3.94%	53,706.04	538.65	-	54,244.69
1022 - Montgomery CD 10/28/2025 3.94%	53,706.04	538.65	-	54,244.69
3025 - Reserve for Road Maintenance - Synagogue	-9,540.00	-	212.00	-9,752.00
5010 - Net Assets - Unrestricted	-251,017.46	-	-	-251,017.46
6310 - Assessment Income	-156,262.42	-	2,568.77	-158,831.19
6340 - Interest/Late Fee Income	-906.73	-	144.99	-1,051.72
6910 - Bank Interest Income	-3,918.89	-	1,284.69	-5,203.58
7010 - Management Fees	5,800.00	725.00	-	6,525.00
7020 - Collection Letter Expense Net	-428.50	-	580.00	-1,008.50
7140 - Accounting & Professional Fees	250.00	-	-	250.00
7160 - Legal Fees	745.27	216.00	47.75	913.52
7280 - Office Supplies	907.83	-	-	907.83
7305 - Bank Fee	-6.90	-	-	-6.90
7310 - Miscellaneous Admin	575.00	75.00	-	650.00
7320 - P.O. Box	420.00	72.36	-	492.36
7335 - Copying & Printing - Annual Meeting & Trustee Election	890.83	-	-	890.83
7340 - Copying & Printing - Letters to Owners	841.19	46.80	-	887.99
8610 - Lawn Care & Mowing	30,213.00	6,826.00	-	37,039.00
8620 - Drainage & Erosion Control	850.00	-	-	850.00
8640 - Grounds Maintenance	36,535.00	13,443.00	-	49,978.00
8960 - Lake Maintenance	4,155.00	709.00	-	4,864.00
9010 - Insurance	6,662.25	-	-	6,662.25
9020 - Fidelity Insurance	553.00	-	-	553.00
9030 - Directors & Officers Insurance	3,257.00	-	-	3,257.00
Net Total	0.00	26,951.36	26,951.36	0.00

Village of Green Trails Association

GL Trial Balance For 9/1/2025 - 9/30/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1010 - Montgomery Bank - Board		30,052.45	212.00	-	30,264.45
Date	Description	Debit	Credit	Type	
09/03/2025	Montgomery Activity	212.00	-	GL Entry	
1012 - CAB Operating Account		136,118.00	3,346.98	22,113.16	117,351.82
Date	Description	Debit	Credit	Type	
09/02/2025	7270027 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct	-	75.00	Invoice	
09/02/2025	7269893 - COMMUNITY PROPERTY MANAGEMENT (CPM)	-	725.00	Invoice	
09/04/2025	Batched eCheck (Vantaca Pay) One time payment	325.00	-	Owner Payment	
09/04/2025	Batched Credit Card (Vantaca Pay) One time payment	325.00	-	Owner Payment	
09/09/2025	77870 - Terrill Enterprises - 08/21/25 Landscaping services: fence line trimming, brush cutting, brush hog work, and Tordon application for stump control	-	1,253.00	Invoice	
09/09/2025	77867 - Terrill Enterprises - 08/25/25 Cleanup at Powerline/Rainey Lake, brush hogging powerlines and lake edge, pine trimming - services performed 08/12/25 and 08/21/25	-	4,300.00	Invoice	
09/09/2025	1611 - Speckman Aquiston One LLC - 08/26/25 Tree removal - Tall Locust at 131 N Greentrails Dr	-	2,000.00	Invoice	
09/09/2025	Batched Check	100.00	-	Owner Payment	
09/10/2025	5682 - ELIA M. ELLIS, ATTORNEY AT LAW - 09/08/25 Legal - Client statement for various property owners	-	216.00	Invoice	
09/11/2025	77889 - Terrill Enterprises - 09/03/25 Spraying services	-	340.00	Invoice	
09/11/2025	123051 - Tree Guardians Holdings LLC - 09/05/25	-	1,750.00	Invoice	
09/11/2025	09/04/25 - Mary Monachella - 09/04/25 Domain Name Renewal	-	72.36	Invoice	
09/12/2025	Batched Credit Card (Vantaca Pay) One time payment	615.00	-	Owner Payment	
09/15/2025	77890 - Terrill Enterprises - 09/11/25 Mowing weeks of 8/8, 8/15, 8/22, 8/29; four cuts regular mowing, two cuts big fields, two cuts power lines	-	6,826.00	Invoice	
09/15/2025	Batched eCheck (Vantaca Pay) One time payment	979.01	-	Owner Payment	
09/17/2025	994606211 - Southdata Inc - 08/11/25 Collection mailing services - collections, mailing sheets, simplex letters, envelopes, assembly fees, postage	-	25.79	Invoice	
09/17/2025	Batched Credit Card (Vantaca Pay) One time payment	22.50	-	Owner Payment	
09/19/2025	994621381 - Southdata Inc - 08/28/25 Collection mailing services - collections, mailing sheets, simplex letters, envelopes, assembly fees, postage	-	3.82	Invoice	
09/19/2025	Batched eCheck (Vantaca Pay) One time payment	325.00	-	Owner Payment	
09/23/2025	Batched Check	305.00	-	Owner Payment	
09/24/2025	Batched eCheck (Vantaca Pay) One time payment	345.00	-	Owner Payment	
09/29/2025	1643 - Speckman Aquiston One LLC - 09/18/25 Tree work at 14375 Ladue Rd and 177 Gunston Hall Ct	-	3,800.00	Invoice	

Village of Green Trails Association

GL Trial Balance For 9/1/2025 - 9/30/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1012 - CAB Operating Account		136,118.00	3,346.98	22,113.16	117,351.82
Date	Description	Debit	Credit	Type	
09/29/2025	994628749 - Southdata Inc - 09/04/25 Collection mailing services - collections, mailing sheets, simplex letters, envelopes, assembly fees, postage	-	17.19	Invoice	
09/30/2025	September Interest	5.47	-	GL Entry	
09/30/2025	20061 - LAKE MANAGEMENT SERVICES, INC. - 09/09/25 Lake management services - chemical applications including Cutrine, dye, Bacti-Klear, and Alum	-	709.00	Invoice	
1020 - CAB 12 mth CD 4.25% 10/7/2025		55,843.00	201.92	-	56,044.92
Date	Description	Debit	Credit	Type	
09/05/2025	September Interest	201.92	-	GL Entry	
1021 - Montgomery CD 10/28/2025 3.94%		53,706.04	538.65	-	54,244.69
Date	Description	Debit	Credit	Type	
09/30/2025	Montgomery Activity	538.65	-	GL Entry	
1022 - Montgomery CD 10/28/2025 3.94%		53,706.04	538.65	-	54,244.69
Date	Description	Debit	Credit	Type	
09/30/2025	Montgomery Activity	538.65	-	GL Entry	
3025 - Reserve for Road Maintenance - Synagogue		-9,540.00	-	212.00	-9,752.00
Date	Description	Debit	Credit	Type	
09/03/2025	Montgomery Activity	-	212.00	GL Entry	
5010 - Net Assets - Unrestricted		-251,017.46	-	-	-251,017.46
Date	Description	Debit	Credit	Type	
6310 - Assessment Income		-156,262.42	-	2,568.77	-158,831.19
Date	Description	Debit	Credit	Type	
09/04/2025	eCheck (Vantaca Pay) One time payment	-	250.00	Owner Payment	
09/04/2025	Credit Card (Vantaca Pay) One time payment	-	250.00	Owner Payment	
09/09/2025	Check	-	50.00	Owner Payment	
09/12/2025	Batched Credit Card (Vantaca Pay) One time payment	-	500.00	Owner Payment	
09/15/2025	Batched eCheck (Vantaca Pay) One time payment	-	753.77	Owner Payment	

Village of Green Trails Association

GL Trial Balance For 9/1/2025 - 9/30/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6310 - Assessment Income		-156,262.42	-	2,568.77	-158,831.19
Date	Description	Debit	Credit	Type	
09/17/2025	Credit Card (Vantaca Pay) One time payment	-	15.00	Owner Payment	
09/19/2025	eCheck (Vantaca Pay) One time payment	-	250.00	Owner Payment	
09/23/2025	Check	-	250.00	Owner Payment	
09/24/2025	eCheck (Vantaca Pay) One time payment	-	250.00	Owner Payment	
6340 - Interest/Late Fee Income		-906.73	-	144.99	-1,051.72
Date	Description	Debit	Credit	Type	
09/04/2025	eCheck (Vantaca Pay) One time payment	-	15.00	Owner Payment	
09/04/2025	Credit Card (Vantaca Pay) One time payment	-	15.00	Owner Payment	
09/09/2025	Check	-	2.25	Owner Payment	
09/12/2025	Credit Card (Vantaca Pay) One time payment	-	15.00	Owner Payment	
09/15/2025	Batched eCheck (Vantaca Pay) One time payment	-	45.24	Owner Payment	
09/17/2025	Credit Card (Vantaca Pay) One time payment	-	7.50	Owner Payment	
09/19/2025	eCheck (Vantaca Pay) One time payment	-	15.00	Owner Payment	
09/23/2025	Check	-	15.00	Owner Payment	
09/24/2025	eCheck (Vantaca Pay) One time payment	-	15.00	Owner Payment	
6910 - Bank Interest Income		-3,918.89	-	1,284.69	-5,203.58
Date	Description	Debit	Credit	Type	
09/05/2025	September Interest	-	201.92	GL Entry	
09/30/2025	September Interest	-	5.47	GL Entry	
09/30/2025	Batched Montgomery Activity	-	1,077.30	GL Entry	
7010 - Management Fees		5,800.00	725.00	-	6,525.00
Date	Description	Debit	Credit	Type	
09/02/2025	7269893 - COMMUNITY PROPERTY MANAGEMENT (CPM)	725.00	-	Invoice	
7020 - Collection Letter Expense Net		-428.50	-	580.00	-1,008.50
Date	Description	Debit	Credit	Type	
09/04/2025	eCheck (Vantaca Pay) One time payment	-	60.00	Owner Payment	
09/04/2025	Credit Card (Vantaca Pay) One time payment	-	60.00	Owner Payment	
09/12/2025	Batched Credit Card (Vantaca Pay) One time payment	-	100.00	Owner Payment	
09/15/2025	Batched eCheck (Vantaca Pay) One time payment	-	180.00	Owner Payment	
09/19/2025	eCheck (Vantaca Pay) One time payment	-	60.00	Owner Payment	
09/23/2025	Check	-	40.00	Owner Payment	

Village of Green Trails Association

GL Trial Balance For 9/1/2025 - 9/30/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7020 - Collection Letter Expense Net		-428.50	-	580.00	-1,008.50
Date	Description		Debit	Credit	Type
09/24/2025	eCheck (Vantaca Pay) One time payment		-	80.00	Owner Payment
7140 - Accounting & Professional Fees		250.00	-	-	250.00
Date	Description		Debit	Credit	Type
7160 - Legal Fees		745.27	216.00	47.75	913.52
Date	Description		Debit	Credit	Type
09/09/2025	Check		-	47.75	Owner Payment
09/10/2025	5682 - ELIA M. ELLIS, ATTORNEY AT LAW - 09/08/25 Legal - Client statement for various property owners		216.00	-	Invoice
7280 - Office Supplies		907.83	-	-	907.83
Date	Description		Debit	Credit	Type
7305 - Bank Fee		-6.90	-	-	-6.90
Date	Description		Debit	Credit	Type
7310 - Miscellaneous Admin		575.00	75.00	-	650.00
Date	Description		Debit	Credit	Type
09/02/2025	7270027 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		75.00	-	Invoice
7320 - P.O. Box		420.00	72.36	-	492.36
Date	Description		Debit	Credit	Type
09/11/2025	09/04/25 - Mary Monachella - 09/04/25 Domain Name Renewal		72.36	-	Invoice
7335 - Copying & Printing - Annual Meeting & Trustee Election		890.83	-	-	890.83
Date	Description		Debit	Credit	Type
7340 - Copying & Printing - Letters to Owners		841.19	46.80	-	887.99
Date	Description		Debit	Credit	Type

Village of Green Trails Association

GL Trial Balance For 9/1/2025 - 9/30/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7340 - Copying & Printing - Letters to Owners		841.19	46.80	-	887.99
Date	Description	Debit	Credit	Type	
09/17/2025	994606211 - Southdata Inc - 08/11/25 Collection mailing services - collections, mailing sheets, simplex letters, envelopes, assembly fees, postage	25.79	-	Invoice	
09/19/2025	994621381 - Southdata Inc - 08/28/25 Collection mailing services - collections, mailing sheets, simplex letters, envelopes, assembly fees, postage	3.82	-	Invoice	
09/29/2025	994628749 - Southdata Inc - 09/04/25 Collection mailing services - collections, mailing sheets, simplex letters, envelopes, assembly fees, postage	17.19	-	Invoice	
8610 - Lawn Care & Mowing		30,213.00	6,826.00	-	37,039.00
Date	Description	Debit	Credit	Type	
09/15/2025	77890 - Terrill Enterprises - 09/11/25 Mowing weeks of 8/8, 8/15, 8/22, 8/29; four cuts regular mowing, two cuts big fields, two cuts power lines	6,826.00	-	Invoice	
8620 - Drainage & Erosion Control		850.00	-	-	850.00
Date	Description	Debit	Credit	Type	
8640 - Grounds Maintenance		36,535.00	13,443.00	-	49,978.00
Date	Description	Debit	Credit	Type	
09/09/2025	77867 - Terrill Enterprises - 08/25/25 Cleanup at Powerline/Rainey Lake, brush hogging powerlines and lake edge, pine trimming - services performed 08/12/25 and 08/21/25	4,300.00	-	Invoice	
09/09/2025	77870 - Terrill Enterprises - 08/21/25 Landscaping services: fence line trimming, brush cutting, brush hog work, and Tordon application for stump control	1,253.00	-	Invoice	
09/09/2025	1611 - Speckman Aquistion One LLC - 08/26/25 Tree removal - Tall Locust at 131 N Greentrails Dr	2,000.00	-	Invoice	
09/11/2025	123051 - Tree Guardians Holdings LLC - 09/05/25	1,750.00	-	Invoice	
09/11/2025	77889 - Terrill Enterprises - 09/03/25 Spraying services	340.00	-	Invoice	
09/29/2025	1643 - Speckman Aquistion One LLC - 09/18/25 Tree work at 14375 Ladue Rd and 177 Gunston Hall Ct	3,800.00	-	Invoice	
8960 - Lake Maintenance		4,155.00	709.00	-	4,864.00
Date	Description	Debit	Credit	Type	
09/30/2025	20061 - LAKE MANAGEMENT SERVICES, INC. - 09/09/25 Lake management services - chemical applications including Cutrine, dye, Bacti-Klear, and Alum	709.00	-	Invoice	

Village of Green Trails Association

GL Trial Balance For 9/1/2025 - 9/30/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
9010 - Insurance		6,662.25	-	-	6,662.25
Date	Description		Debit	Credit	Type
9020 - Fidelity Insurance		553.00	-	-	553.00
Date	Description		Debit	Credit	Type
9030 - Directors & Officers Insurance		3,257.00	-	-	3,257.00
Date	Description		Debit	Credit	Type
Net Total		0.00	26,951.36	26,951.36	0.00