

Village of Green Trails Association

Balance Sheet For 2/28/2025

Operating Cash

1010 - Montgomery Bank - Board	\$28,580.45	
1012 - CAB Operating Account	\$62,081.08	

Total Operating Cash

\$90,661.53

Certificate of Deposit

1020 - CAB 12 mth CD 4.25% 10/7/2025	\$54,678.48	
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

\$159,769.24

Total Assets

\$250,430.77

Liabilites

3025 - Reserve for Road Maintenance - Synagogue	\$8,068.00	
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Total Liabilites

\$8,068.00

Equity

5010 - Net Assets - Unrestricted	\$251,017.46	
5520 - Current Year Net Income (Loss)	(\$8,654.69)	

Total Equity

\$242,362.77

Total Liabilities / Equity

\$250,430.77

Village of Green Trails Association

Statement of Revenues and Expenses 2/1/2025 - 2/28/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
6310 - Assessment Income	463.45	13,395.83	(12,932.38)	1,008.80	26,791.66	(25,782.86)	160,750.00
Total Income	463.45	13,395.83	(12,932.38)	1,008.80	26,791.66	(25,782.86)	160,750.00
Other Income							
6340 - Interest/Late Fee Income	31.05	83.33	(52.28)	58.82	166.66	(107.84)	1,000.00
6910 - Bank Interest Income	199.67	541.67	(342.00)	399.00	1,083.34	(684.34)	6,500.00
Total Other Income	230.72	625.00	(394.28)	457.82	1,250.00	(792.18)	7,500.00
Total Income	694.17	14,020.83	(13,326.66)	1,466.62	28,041.66	(26,575.04)	168,250.00
Operating Expense							
Administration							
7010 - Management Fees	725.00	725.00	-	1,450.00	1,450.00	-	8,700.00
7020 - Collection Letter Expense Net	320.00	(41.67)	(361.67)	320.00	(83.34)	(403.34)	(500.00)
7140 - Accounting & Professional Fees	-	37.50	37.50	-	75.00	75.00	450.00
7160 - Legal Fees	561.68	291.67	(270.01)	1,274.45	583.34	(691.11)	3,500.00
7280 - Office Supplies	22.00	83.33	61.33	22.00	166.66	144.66	1,000.00
7305 - Bank Fee	-	8.33	8.33	(6.90)	16.66	23.56	100.00
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
7335 - Copying & Printing - Annual Meeting & Trustee Election	-	216.67	216.67	-	433.34	433.34	2,600.00
7340 - Copying & Printing - Letters to Owners	3.60	83.33	79.73	11.76	166.66	154.90	1,000.00
Total Administration	1,657.28	1,466.66	(190.62)	3,121.31	2,933.32	(187.99)	17,600.00
Grounds							
8610 - Lawn Care & Mowing	-	4,833.33	4,833.33	-	9,666.66	9,666.66	58,000.00
8620 - Drainage & Erosion Control	-	1,666.67	1,666.67	-	3,333.34	3,333.34	20,000.00
8640 - Grounds Maintenance	7,000.00	4,937.50	(2,062.50)	7,000.00	9,875.00	2,875.00	59,250.00
8960 - Lake Maintenance	-	475.00	475.00	-	950.00	950.00	5,700.00
Total Grounds	7,000.00	11,912.50	4,912.50	7,000.00	23,825.00	16,825.00	142,950.00
Insurance							
9010 - Insurance	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
Total Insurance	-	1,000.00	1,000.00	-	2,000.00	2,000.00	12,000.00
Total Expense	8,657.28	14,379.16	5,721.88	10,121.31	28,758.32	18,637.01	172,550.00
Operating Net Total	(7,963.11)	(358.33)	(7,604.78)	(8,654.69)	(716.66)	(7,938.03)	(4,300.00)
Net Total	(7,963.11)	(358.33)	(7,604.78)	(8,654.69)	(716.66)	(7,938.03)	(4,300.00)

Village of Green Trails Association

GL Trial Balance For 2/1/2025 - 2/28/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1010 - Montgomery Bank - Board		28,580.45	-	-	28,580.45
Date	Description		Debit	Credit	Type
1012 - CAB Operating Account		70,241.19	717.17	8,877.28	62,081.08
Date	Description		Debit	Credit	Type
02/03/2025	6351967 - COMMUNITY PROPERTY MANAGEMENT (CPM)		-	725.00	Invoice
02/07/2025	Check		233.45	-	Owner Payment
02/10/2025	6389905 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		-	25.00	Invoice
02/12/2025	Check		100.00	-	Owner Payment
02/14/2025	Batched 4th Qtr - COMMUNITY PROPERTY MANAGEMENT (CPM)		-	462.00	Invoice
02/21/2025	994450326 - Southdata Inc - Mailings		-	3.60	Invoice
02/21/2025	021825 - Matthew Hanneke		-	7,000.00	Invoice
02/21/2025	4634 - ELIA M. ELLIS, ATTORNEY AT LAW		-	661.68	Invoice
02/25/2025	Batched eCheck (Vantaca Pay) One time payment		381.05	-	Owner Payment
02/28/2025	February Interest		2.67	-	GL Entry
1020 - CAB 12 mth CD 4.25% 10/7/2025		54,481.48	197.00	-	54,678.48
Date	Description		Debit	Credit	Type
02/07/2025	February Interest		197.00	-	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		-8,068.00	-	-	-8,068.00
Date	Description		Debit	Credit	Type
5010 - Net Assets - Unrestricted		-251,017.46	-	-	-251,017.46
Date	Description		Debit	Credit	Type
6310 - Assessment Income		-545.35	-	463.45	-1,008.80
Date	Description		Debit	Credit	Type

Village of Green Trails Association

GL Trial Balance For 2/1/2025 - 2/28/2025

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
6310 - Assessment Income	-545.35	-	463.45	-1,008.80
Date	Description	Debit	Credit	Type
02/07/2025	Check	-	233.45	Owner Payment
02/25/2025	eCheck (Vantaca Pay) One time payment	-	230.00	Owner Payment
6340 - Interest/Late Fee Income	-27.77	-	31.05	-58.82
Date	Description	Debit	Credit	Type
02/25/2025	eCheck (Vantaca Pay) One time payment	-	31.05	Owner Payment
6910 - Bank Interest Income	-199.33	-	199.67	-399.00
Date	Description	Debit	Credit	Type
02/07/2025	February Interest	-	197.00	GL Entry
02/28/2025	February Interest	-	2.67	GL Entry
7010 - Management Fees	725.00	725.00	-	1,450.00
Date	Description	Debit	Credit	Type
02/03/2025	6351967 - COMMUNITY PROPERTY MANAGEMENT (CPM)	725.00	-	Invoice
7020 - Collection Letter Expense Net	0.00	440.00	120.00	320.00
Date	Description	Debit	Credit	Type
02/14/2025	4th Qtr - COMMUNITY PROPERTY MANAGEMENT (CPM)	440.00	-	Invoice
02/25/2025	eCheck (Vantaca Pay) One time payment	-	120.00	Owner Payment
7160 - Legal Fees	712.77	661.68	100.00	1,274.45
Date	Description	Debit	Credit	Type
02/12/2025	Check	-	100.00	Owner Payment
02/21/2025	4634 - ELIA M. ELLIS, ATTORNEY AT LAW	661.68	-	Invoice
7280 - Office Supplies	0.00	22.00	-	22.00
Date	Description	Debit	Credit	Type
02/14/2025	4th Qtr - COMMUNITY PROPERTY MANAGEMENT (CPM)	22.00	-	Invoice
7305 - Bank Fee	-6.90	-	-	-6.90
Date	Description	Debit	Credit	Type

Village of Green Trails Association

GL Trial Balance For 2/1/2025 - 2/28/2025

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
7310 - Miscellaneous Admin		25.00	25.00	-	50.00
Date	Description		Debit	Credit	Type
02/10/2025	6389905 - COMMUNITY PROPERTY MANAGEMENT (CPM) - Non CAB Acct		25.00	-	Invoice
7340 - Copying & Printing - Letters to Owners		8.16	3.60	-	11.76
Date	Description		Debit	Credit	Type
02/21/2025	994450326 - Southdata Inc - Mailings		3.60	-	Invoice
8640 - Grounds Maintenance		0.00	7,000.00	-	7,000.00
Date	Description		Debit	Credit	Type
02/21/2025	021825 - Matthew Hanneke		7,000.00	-	Invoice
Net Total		0.00	9,791.45	9,791.45	0.00