



Assets

Cash - Operating

10-1000-00 Enterprise-Operating-2575 \$ 49,295.25

Total Cash - Operating \$ 49,295.25

Total Assets \$ 49,295.25

Liabilities & Equity

Current Liabilities

20-2007-00 Lien Charge - Payable to CVTO \$ (84.00)

20-2010-00 Prepaid Assessments 205.00

Total Current Liabilities \$ 121.00

Equity

35-3500-00 Retained Earnings \$ 34,331.32

Net Income Gain / (Loss) \$ 14,842.93

Total Equity \$ 49,174.25

Total Liabilities & Equity \$ 49,295.25

Description	Current Period		Year-to-date
	Actual		Actual
OPERATING INCOME			
Operating Income			
4000-00 Assessment Fees	\$200.00		\$19,452.00
4020-00 Late Fees	20.00		1,540.00
4045-00 Recovery of Recording & Releasing Fees	-		308.00
Total Operating Income	\$220.00		\$21,300.00
Total OPERATING INCOME	\$220.00		\$21,300.00
OPERATING EXPENSE			
General & Administrative			
5030-00 C & V Collection Fee	89.36		1,627.36
5050-00 Postage Expense	-		64.60
5072-00 Sheriff Service Fees	-		52.00
5120-00 Recording & Releasing Fees	-		453.00
5145-00 Post Office Box Rental	-		256.00
Total General & Administrative	\$89.36		\$2,452.96
Taxes & Insurance			
5700-00 General Liability Insurance	-		873.00
Total Taxes & Insurance	\$-		\$873.00
Utilities			
6300-00 Electric Expense	347.79		3,131.11
Total Utilities	\$347.79		\$3,131.11
Total OPERATING EXPENSE	\$437.15		\$6,457.07
Net Income:	(\$217.15)		\$14,842.93

Date	Check #	Payee	Amount
10-1000-00 Enterprise-Operating-2575			
09/03/2024	0	Sandberg Phoenix	\$175.00
		Invoice #: 09032024	
		20-2005-00 Attorney Fees Due [REDACTED] 3195-00090; Attorney Fee Payable	\$175.00
09/06/2024	0	Ameren Missouri	\$347.79
		Invoice #: 0221315119 09/24	
		63-6300-00 Account # 0221315119; Electric Expense	\$347.79
09/13/2024	0	City & Village Tax Office (DO NOT USE - Management N	\$62.96
		Invoice #: 20852	
		50-5030-00 Addendum for 8/31/2024; Regular Assessment Commissions - Account - 3195-00920	\$16.00
		50-5030-00 Addendum for 8/31/2024; Regular Assessment Commissions - Account - 3195-00790	\$10.80
		50-5030-00 Addendum for 8/31/2024; Regular Assessment Commissions - Account - 3195-00790	\$4.16
		50-5030-00 Addendum for 8/31/2024; Regular Assessment Commissions - Account - 3195-00950	\$16.00
		50-5030-00 Addendum for 8/31/2024; Regular Assessment Commissions - Account - 3195-00930	\$16.00
09/30/2024	0	City & Village Tax Office (DO NOT USE - Management N	\$26.40
		Invoice #: 25186	
		50-5030-00 Addendum for 9/30/2024; Regular Assessment Commissions - Account - 3195-00180	\$16.00
		50-5030-00 Addendum for 9/30/2024; Regular Assessment Commissions - Account - 3195-00840	\$10.40
Account Totals			4 \$612.15
Association Totals			4 \$612.15

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
Assessment (Delinquent Fee) 2024	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$260.00	\$0.00	\$0.00	\$0.00	\$0.00	\$260.00
Assessment (Delinquent Fee) 2024	\$60.00	\$0.00	(\$20.00)	\$0.00	\$0.00	\$40.00
Assessment 2024	\$200.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$260.00	\$0.00	(\$220.00)	\$0.00	\$0.00	\$40.00
Assessment (Delinquent Fee) 2024	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$260.00	\$0.00	\$0.00	\$0.00	\$0.00	\$260.00
PrePaid	(\$105.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$105.00)
Homeowner Totals:	(\$105.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$105.00)
PrePaid	(\$100.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$100.00)
Homeowner Totals:	(\$100.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$100.00)
Assessment (Delinquent Fee) 2024	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$260.00	\$0.00	\$0.00	\$0.00	\$0.00	\$260.00

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
Assessment (Delinquent Fee) 2021	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
Assessment (Delinquent Fee) 2022	\$960.00	\$0.00	\$0.00	\$0.00	\$0.00	\$960.00
Assessment (Delinquent Fee) 2023	\$180.00	\$0.00	\$0.00	\$0.00	\$0.00	\$180.00
Assessment (Delinquent Fee) 2024	\$287.00	\$0.00	\$0.00	\$0.00	\$0.00	\$287.00
Assessment 2021	\$148.00	\$0.00	\$0.00	\$0.00	\$0.00	\$148.00
Assessment 2022	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Assessment 2023	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Attorney Fees Due SPV 2021	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
Attorney Fees Due SPV 2022	\$761.67	\$0.00	\$0.00	\$0.00	\$0.00	\$761.67
CVT Lien Charges 2021	\$70.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70.00
CVT Lien Charges 2023	\$49.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49.00
Legal and Costs Recovered 2022	\$131.75	\$0.00	\$0.00	\$0.00	\$0.00	\$131.75
Miscellaneous 2022	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00
Recording & Releasing 2021	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110.00
Recording & Releasing 2023	\$66.00	\$0.00	\$0.00	\$0.00	\$0.00	\$66.00
Homeowner Totals:	\$3,683.42	\$0.00	\$0.00	\$0.00	\$0.00	\$3,683.42
Assessment (Delinquent Fee) 2024	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$260.00	\$0.00	\$0.00	\$0.00	\$0.00	\$260.00

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
Assessment Totals:						
Assessment (Delinquent Fee) 2021	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
Assessment (Delinquent Fee) 2022	\$960.00	\$0.00	\$0.00	\$0.00	\$0.00	\$960.00
Assessment (Delinquent Fee) 2023	\$180.00	\$0.00	\$0.00	\$0.00	\$0.00	\$180.00
Assessment (Delinquent Fee) 2024	\$587.00	\$0.00	(\$20.00)	\$0.00	\$0.00	\$567.00
Assessment 2021	\$148.00	\$0.00	\$0.00	\$0.00	\$0.00	\$148.00
Assessment 2022	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Assessment 2023	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Assessment 2024	\$1,200.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$1,000.00
Attorney Fees Due SPV 2021	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
Attorney Fees Due SPV 2022	\$761.67	\$0.00	\$0.00	\$0.00	\$0.00	\$761.67
CVT Lien Charges 2021	\$70.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70.00
CVT Lien Charges 2023	\$49.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49.00
Legal and Costs Recovered 2022	\$131.75	\$0.00	\$0.00	\$0.00	\$0.00	\$131.75
Miscellaneous 2022	\$60.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00
PrePaid	(\$205.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$205.00)
Recording & Releasing 2021	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110.00
Recording & Releasing 2023	\$66.00	\$0.00	\$0.00	\$0.00	\$0.00	\$66.00
Association Totals:	\$4,778.42	\$0.00	(\$220.00)	\$0.00	\$0.00	\$4,558.42

Description	Current	Over 30	Over 60	Over 90	Balance	
[REDACTED]						
	Total:	\$0.00	\$0.00	\$40.00	\$220.00	\$260.00
	Owner					
	Total:	\$0.00	\$0.00	\$40.00	\$220.00	\$260.00
	Total:	\$0.00	\$0.00	\$40.00	\$220.00	\$260.00
		Last Payment: \$220.00 on 09/25/2024				
	Total:	\$0.00	\$0.00	\$40.00	\$0.00	\$40.00
		Last Payment: \$187.00 on 08/07/2024				
	Total:	\$0.00	\$0.00	\$187.00	\$3,496.42	\$3,683.42
Total:	\$0.00	\$0.00	\$40.00	\$220.00	\$260.00	

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Sunny Brook Farm	\$0.00	\$0.00	\$387.00	\$4,376.42	\$4,763.42

Description	Total
Assessment (Delinquent Fee) 2021	\$220.00
Assessment (Delinquent Fee) 2022	\$960.00
Assessment (Delinquent Fee) 2023	\$180.00
Assessment (Delinquent Fee) 2024	\$567.00
Assessment 2021	\$148.00
Assessment 2022	\$200.00
Assessment 2023	\$200.00
Assessment 2024	\$1,000.00
Attorney Fees Due SPV 2021	\$40.00
Attorney Fees Due SPV 2022	\$761.67
CVT Lien Charges 2021	\$70.00
CVT Lien Charges 2023	\$49.00
Legal and Costs Recovered 2022	\$131.75
Miscellaneous 2022	\$60.00
Recording & Releasing 2021	\$110.00
Recording & Releasing 2023	\$66.00
AR Total:	\$4,763.42



08/31/2024

*****2575

TRUSTEES OF SUNNY BROOK FARM
3195 OPERATING
CITY & VILLAGE TAX OFFICE LLC
3 HOLLENBERG CT
BRIDGETON MO 63044

4

CYCLE-030

*** CHECKING *** WC BUS ANALYSIS CKG

PREVIOUS STATEMENT BALANCE AS OF 07/31/24 49,262.98
PLUS 5 DEPOSITS AND OTHER CREDITS 852.00
LESS 3 CHECKS AND OTHER DEBITS 687.58
CURRENT STATEMENT BALANCE AS OF 08/31/24 49,427.40
NUMBER OF DAYS IN THIS STATEMENT PERIOD 31

----- *** CHECK TRANSACTIONS *** -----

SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT
1002	08/02	256.00			

*** CHECKING ACCOUNT TRANSACTIONS ***

DATE	DESCRIPTION	DEBITS	CREDITS
08/07	LOCKBOX DEPOSIT		187.00
08/08	AC-AIBILLPAYMC-BILLPAY ID-974		260.00
08/09	LOCKBOX DEPOSIT		260.00
08/12	AC-AIBILLPAYMC-BILLPAY ID-974		20.00
08/14	AC-Sunny Brook Farm-Vendor Pay ID-3442	84.00	
08/19	AC-AMERENMO-UTIL PAY ID-0221315119	347.58	
08/27	LOCKBOX DEPOSIT		125.00

*** BALANCE BY DATE ***

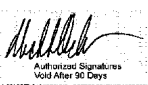
07/31	49,262.98	08/02	49,006.98	08/07	49,193.98	08/08	49,453.98
08/09	49,713.98	08/12	49,733.98	08/14	49,649.98	08/19	49,302.40
08/27	49,427.40						

IF YOU HAVE QUESTIONS CONCERNING THIS STATEMENT, PLEASE
CALL OUR CUSTOMER SERVICE CENTER AT 800-438-0378. THANK
YOU FOR ALLOWING ENTERPRISE TO SERVE YOUR BANKING NEEDS.

Credit	\$187.00		
Date/Time: 8/7/2024 2:54 PM			
Comment: Virtual Deposit Ticket			
Enterprise Bank & Trust Sunny Brook Farm			
R/T 081006182	Account 2542575	TC 38	Amount \$187.00
08/07/2024		\$187.00	

Credit	\$260.00		
Date/Time: 8/9/2024 2:53 PM			
Comment: Virtual Deposit Ticket			
Enterprise Bank & Trust Sunny Brook Farm			
R/T 081006182	Account 2542575	TC 38	Amount \$260.00
08/09/2024		\$260.00	

Credit	\$125.00		
Date/Time: 8/27/2024 2:53 PM			
Comment: Virtual Deposit Ticket			
Enterprise Bank & Trust Sunny Brook Farm			
R/T 081006182	Account 2542575	TC 38	Amount \$125.00
08/27/2024		\$125.00	

Sunny Brook Farm (3195) 3 Hollenberg Court Bridgeton, MO 63044		Check Number: 1002	
PAY	Two Hundred Fifty-Six And 00/100 Dollars	DATE	07/28/2024
		AMOUNT	***\$256.00
TO THE ORDER OF	U.S. Postal Service 2184 Michigan Ave Arnold, MO 63010		
Memo: PO Box 441	Authentic Signature Valid After 90 Days		
⑈000001002⑈ ⑈081006182⑈ ⑈2542575⑈ ⑈0000025600⑈			

08/02/2024 1002 \$256.00



Bank Account Reconciliation

Sunny Brook Farm

Enterprise-Operating-2575 (End: 09/30/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
09/30/2024		City & Village Tax Office (DO NOT USE - Management Module)		0	(\$26.40)
				Total Uncleared	(\$26.40)
Cleared Items					
Credits					
08/30/2024	09/03/2024	Deposit from batch 10327	10327 - Online Payment	13	\$260.00
09/25/2024	09/25/2024	Deposit from batch 12358	12358 - Auto Payment	14	\$220.00
				Total Cleared Credits	\$480.00
Debits					
09/03/2024	09/04/2024	Sandberg Phoenix		0	(\$175.00)
09/06/2024	09/18/2024	Ameren Missouri		0	(\$347.79)
09/13/2024	09/16/2024	City & Village Tax Office (DO NOT USE - Management Module)		0	(\$62.96)
				Total Cleared Debits	(\$585.75)

Enterprise-Operating-2575 Summary

Ending Account Balance:	\$ 49,295.25
Uncleared Items:	(\$26.40)
Adjusted Balance:	\$ 49,321.65
Bank Ending Balance:	\$ 49,321.65
Difference:	\$-



City & Village Tax Office
#3 Hollenberg Ct.
Bridgeton, MO 63044

Invoice Number	20852
Invoice Date	08/31/2024

Sunny Brook Farm
3 Hollenberg Court
Bridgeton, MO 63044

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
CVTO Commissions						
08/06/2024	Regular Assessment Commissions - Account - 3195-00920	1.00	\$0.00	\$16.00	\$0.00	\$16.00
08/07/2024	Regular Assessment Commissions - Account - 3195-00790	1.00	\$0.00	\$10.80	\$0.00	\$10.80
08/07/2024	Regular Assessment Commissions - Account - 3195-00790	1.00	\$0.00	\$4.16	\$0.00	\$4.16
08/09/2024	Regular Assessment Commissions - Account - 3195-00950	1.00	\$0.00	\$16.00	\$0.00	\$16.00
08/30/2024	Regular Assessment Commissions - Account - 3195-00930	1.00	\$0.00	\$16.00	\$0.00	\$16.00
CVTO Commissions Total				\$62.96	\$0.00	\$62.96
3195 - Sunny Brook Farm Total				\$62.96	\$0.00	\$62.96



GL Transactions Report By Reference

Sunny Brook Farm

Accts: 20-2005-00 To: 20-2005-00 Dates: 5/1/2024 - 7/31/2024

** Denotes Funds Transfer Transactions; *** Denotes Manual Journal Entries

Tran Date	Account	Description	Debit	Credit
GL Ref #: 103320 Created On: 06/28/2024 Deposit from batch 6045				
06/28/2024	20-2005-00	Attorney Fees Due SPI [REDACTED] (195-00090)	\$0.00	\$175.00
GL Ref # 103320 Total			\$0.00	\$175.00
Sunny Brook Farm Total			\$0.00	\$175.00



- Pay by phone: 1.866.268.3729
- Pay by mail: PO Box 88068, Chicago, IL 60680-1068
- Pay online or manage your account: AmerenMissouri.com
- Customer Service: 1.800.552.7583

3195

FOCUSED ENERGY. For life.

Account Number 0221315119
Customer Name BROOK HOMEOWNER'S SUNNY
Service Address SUNNY BROOK FARMS
KLEINSCHMIDT 01E HY 231
ARNOLD, MO 63010

AMOUNT DUE \$347.79

The amount of this bill will be automatically deducted from your bank account 09/18/2024.

Due Date 09/25/2024

Amount After Due Date \$351.27

Previous Statement \$347.58

Total Payments \$347.58

Payment Received. Thank You.

Current Detail for Statement 09/04/2024

Total Lighting Charges \$347.79

Total Amount Due \$347.79

Lighting Service Details

Service from 08/02/2024 - 09/03/2024 (32 days)

Usage Summary

Lighting kWh 251.0000

Rate 5M Private Area Lighting

DESCRIPTION	USAGE	UNIT	RATE	CHARGE
Lighting Charge				\$341.14
Fuel Adjustment Charge	251.00	kWh	@ \$ 0.00400000	\$1.00
Renewable Energy Adjustment	251.00	kWh	@ \$ 0.00204000	\$0.51
			Total Service Amount	\$342.65

DESCRIPTION	USAGE	UNIT	RATE	CHARGE
Missouri Local Sales Tax	\$342.65		@ \$ 0.01500000	\$5.14
			Total Tax Related Charges	\$5.14

Total Lighting Charges \$347.79



» See next page for service details.

Keep this portion for your records.

Page 1 of 2



☐ Check if you have address changes on back.

Please return this portion with your payment.

Amount Due	Due Date
\$347.79	September 25, 2024
Delinquent Amount After Due Date	Account Number
\$351.27	0221315119

Amount Enclosed \$



>001182 2320748 0001 092139 10Z

01182 1 AV 0.545 5-D 63042

BROOK HOMEOWNER'S SUNNY

SUNNY BROOK FARM

CODE 3195

3 HOLLENBERG CT

BRIDGETON, MO 63044-2454



AMEREN MISSOURI

PO BOX 88068

CHICAGO IL 60680-1068

60600000 0002213151109 000000347790 000000347790



- Pay by phone: 1.866.268.3729
- Pay by mail: PO Box 88068, Chicago, IL 60680-1068
- Pay online or manage your account: AmerenMissouri.com
- Customer Service: 1.800.552.7583

FOCUSED ENERGY. For life.

Lighting Service Details (Continued)

Lighting Details

QUANTITY	DESCRIPTION	MONTHLY RATE	PRORATE FACTOR	AMOUNT	SERVICE TO
13	LED Post Top - All	\$23.77	1.0000000	\$309.01	09/03
3	LED 100-W EQ Bracket	\$10.71	1.0000000	\$32.13	09/03

Payments Since Previous Statement

DATE RECEIVED AMOUNT
August 19, 2024 \$347.58

Account Messages

Notice of Virtual Public Hearing

Ameren Missouri requested permission from the Missouri Public Service Commission to build a natural gas facility in St. Louis County. A virtual public hearing will be held on September 20, 2024, at 12:00 p.m. To attend by phone, call 1.650.479.3207 and use code: 2633 042 6175, followed by #. To attend by video, access WebEx and use code: 2633 042 6175. The password for both is 0237.

A late payment charge of 1% will be added for any unpaid balance on all accounts after the due date.

Summer Electric Rates - June through September; Winter Electric Rates - October through May.

Please note: If your billing period for this statement spans both Summer and Winter seasons, you will see prorated charges that reflect the different rates for each season.

SPEEDPAY offers customers convenient payment options. You can pay your bill using MasterCard, VISA or American Express 24/7, just call 1.866.268.3729. For recurring payments visit us at AmerenMissouri.com.

Questions? Contact Ameren Missouri at 1.800.552.7583 or visit AmerenMissouri.com.

Page 2 of 2

Address Changes or Corrections

Name _____
Address _____
City, State, Zip _____
Phone Number _____

AmerenMissouri.com/WaysToPay



ONLINE
E-CHECK



PHONE
866.268.3729



IN PERSON
FIND A PAY STATION AT
AMERENMISSOURI.COM/
PAYSTATION



ONLINE
CREDIT CARD



MAIL
STUB & CHECK



City & Village Tax Office
#3 Hollenberg Ct.
Bridgeton, MO 63044

Invoice Number	25186
Invoice Date	09/30/2024

Sunny Brook Farm
3 Hollenberg Court
Bridgeton, MO 63044

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
CVTO Commissions						
09/25/2024	Regular Assessment Commissions - Account - 3195-00180	1.00	\$0.00	\$16.00	\$0.00	\$16.00
09/30/2024	Regular Assessment Commissions - Account - 3195-00840	1.00	\$0.00	\$10.40	\$0.00	\$10.40
CVTO Commissions Total				\$26.40	\$0.00	\$26.40
3195 - Sunny Brook Farm Total				\$26.40	\$0.00	\$26.40