

Sunny Brook Farms HOA
Meeting Agenda

November 14th, 2024

6:30 pm

Type of Meeting: Subdivision Meeting

Location: Rock Community Fire Station #5

- I. Call to order
- II. Roll call
- III. Approve Minutes from previous meeting.
- IV. Approve Financials from previous quarter.
- V. Reconciled Items
- VI. Open issues
- VII. New business
- VIII. Resident Comments/Concerns
- IX. Executive Session
- X. Adjournment

Sunny Brook Farms HOA
Sunny Brook Farms Association Meeting Minutes
Board of Directors Meeting- July 11th, 2024

Type of Meeting: Subdivision Meeting

Location: Rock Community Fire Station #5

- I. Call to order 6:31PM
- II. Roll call: In attendance- Andrew Helgeson, Natalie Ventimiglia, Jose Ochoa, Rachel Weber, and Tom Brinkmeyer (Trustees), 21 residents in attendance.
- III. Approve Minutes from previous meeting- 1st Ventimiglia 2nd Ochoa
- IV. Approve Financials from previous quarter - 1st Helgeson 2nd Ventimiglia
Since October of last year, we have been at \$35,000 in the bank, now we're at \$49,314.69 in the bank. Trying to build a reserve.
Ventimiglia says we should start this next year. Is there a minimum needed? Set up CD or money market in the future. We are gathering information about a home that was sold with a lien on it. We will find out if we collect the lien money.
- V. Reconciled Items – City and Village has updated their financials, and we have more details on our account. Residents will have access through their own portal. Our financials will now come out mid-month.
- VI. Open issues- Slow process, the board has met to review outdated indentures. We have some money now to get an attorney to help us update our indentures. Ventimiglia knows attorneys who do this work. They are good at governing documents. We don't have an estimate of how much this costs—possibly \$3000-\$5000. Residents have asked for mailers, but these have a cost. We will investigate maybe an app for

smart phones. To keep everyone informed, but for now we have the signs, fb, and the website. We give new residents a welcome packet.

Roads are still being delayed. We had the roads scheduled for April or May. We have issues with property lines and access to get in the neighborhood to do the work. The county went through the paperwork and found a deed from 1888 that states that the county made Kleinschmidt for public use. We are back on schedule to have our roads start on September 1st, but they have other jobs and weather delays. Mastodon Meadows subdivision is being done before us. This will be a major undertaking. Roads will be down to one side at a time. They can go through October if the road temperature is above freezing. Mr. Thacker on Kelly Drive has been harassing the county, because we wanted his damage repaired and the curb replaced. The county said they would lower the curb and put in an apron. 5 owners own Kelly Drive.

The retaining wall is deteriorating by the creek by Sun Tide and Sunny Brook Drive. We got one estimate but would like another. The homeowners are willing to let a contractor come to fix it if their property is put back together. Some residents questioned whether it is the responsibility of the association. The indentures say the storm drainage is the responsibility of the of the HOA even though it is on a resident's property. Has it been surveyed? We can have it surveyed, and an attorney look at it.

The common ground has not been maintained because our previous person went out of business. The people we are contacting only want to do a weekly service, but it's not needed every week. We have contacted 6 places for bids.

- VII. New business- PO box renewal. Required yearly election. Fireworks are used out of season and after 11pm are a nuisance. There is nothing in county law that forbids it. Neighbors are not being considerate of veterans, children, and pets. Several homeowners are frustrated with it. The county is involved because we have been contacted by them and they are concerned about the noise level.

VIII. Resident Comments/Concerns: Potholes can be reported to the county through their website or phone. Ask for a concrete replacement. Still issues with people not stopping at stop signs.

Meeting ended at 7:57pm

IX. Executive Session

X. Adjournment at 8:50pm



06/30/2024

*****2575

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

3

CYCLE-030

*** CHECKING *** WC BUS ANALYSIS CKG

PREVIOUS STATEMENT BALANCE AS OF 05/31/24	49,314.69
PLUS 1 DEPOSITS AND OTHER CREDITS	1,280.00
LESS 3 CHECKS AND OTHER DEBITS	762.18
CURRENT STATEMENT BALANCE AS OF 06/30/24	49,832.51
NUMBER OF DAYS IN THIS STATEMENT PERIOD	30

SERIAL	DATE	AMOUNT	SERIAL	DATE	AMOUNT
1000	06/05	347.35	1001	06/24	350.83

*** CHECKING ACCOUNT TRANSACTIONS ***


DATE	DESCRIPTION	DEBITS	CREDITS
06/14	AC-Sunny Brook Farm-Vendor Pay ID-905	64.00	
06/28	REMOTE DEPOSIT		1,280.00

*** BALANCE BY DATE ***


05/31	49,314.69	06/05	48,967.34	06/14	48,903.34	06/24	48,552.51
06/28	49,832.51						

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		\$1280.00	
Date/Time: 6/28/2024 2:52 PM			
Comment: Virtual Deposit Ticket			
Enterprise Bank & Trust Sunny Brook Farm			
R/T	Account	TC	Amount
081008182	2542575	38	\$1280.00
06/28/2024		\$1,280.00	

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW			
Sunny Brook Farm (3195) 3 Hollenberg Court Bridgeton, MO 63044		Enterprise San Diego, CA Clayton Check Number: 1000	
PAY	Three Hundred Forty-Seven And 35/100 Dollars	DATE	AMOUNT
		05/28/2024	***\$347.35
TO THE ORDER OF	Ameren Missouri PO Box 88068 Chicago, IL 60680	 Authorized Signatures	
Memo:	0221315119		
MICR LINE: ⑈000001000⑈ ⑈081008182⑈ ⑈2542575⑈ ⑈0000034735⑈			

06/05/2024 1000 \$347.35

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW			
Sunny Brook Farm (3195) 3 Hollenberg Court Bridgeton, MO 63044		Enterprise San Diego, CA Clayton Check Number: 1001	
PAY	Three Hundred Fifty And 83/100 Dollars	DATE	AMOUNT
		06/14/2024	***\$350.83
TO THE ORDER OF	Ameren Missouri PO Box 88068 Chicago, IL 60680	 Authorized Signatures	
Memo:	0221315119		
MICR LINE: ⑈000001001⑈ ⑈081008182⑈ ⑈2542575⑈ ⑈0000035083⑈			

06/24/2024 1001 \$350.83



Bank Account Reconciliation

Sunny Brook Farm

Enterprise-Operating-2575 (End: 06/30/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
06/30/2024		City & Village Tax Office (DO NOT USE - Management Module)		0	(\$40.00)
06/30/2024		City & Village Tax Office (DO NOT USE - Management Module)		0	(\$116.00)
				Total Uncleared	(\$156.00)

Enterprise-Operating-2575 Summary	
Ending Account Balance:	\$ 49,676.51
Uncleared Items:	(\$156.00)
Adjusted Balance:	\$ 49,832.51
Bank Ending Balance:	\$ 49,832.51
Difference:	\$-

Description	Current Period		Year-to-date
	Actual		Actual
OPERATING INCOME			
Operating Income			
4000-00 Assessment Fees	\$400.00		\$18,465.00
4020-00 Late Fees	460.00		1,300.00
4045-00 Recovery of Recording & Releasing Fees	121.00		308.00
Total Operating Income	<u>\$981.00</u>		<u>\$20,073.00</u>
Total OPERATING INCOME	\$981.00		\$20,073.00
OPERATING EXPENSE			
General & Administrative			
5030-00 C & V Collection Fee	32.00		1,538.00
5050-00 Postage Expense	-		64.60
5072-00 Sheriff Service Fees	-		52.00
5120-00 Recording & Releasing Fees	-		387.00
Total General & Administrative	<u>\$32.00</u>		<u>\$2,041.60</u>
Taxes & Insurance			
5700-00 General Liability Insurance	-		873.00
Total Taxes & Insurance	<u>\$-</u>		<u>\$873.00</u>
Utilities			
6300-00 Electric Expense	350.83		2,088.21
Total Utilities	<u>\$350.83</u>		<u>\$2,088.21</u>
Total OPERATING EXPENSE	\$382.83		\$5,002.81
Net Income:	<u>\$598.17</u>		<u>\$15,070.19</u>



Check Print Log

Sunny Brook Farm

From 6/1/2024 To 6/30/2024

Date Printed Printed By	Vendor Name Check Description	Address	Check Number	Amount
Enterprise-Operating-2575: ***2575		Current Balance:	\$49,676.51	
6/14/24 8:32 am	Ameren Missouri	PO Box 88068	1001	\$350.83
Elizabeth Shoptaugh	0221315119	Chicago, IL 60680		
Enterprise-Operating-2575: ***2575 Total Check Amount Printed				\$350.83
Sunny Brook Farm Total Check(s) & Amount Printed			1	\$350.83

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
Assessment (Delinquent Fee) 2022	\$180.00	\$0.00	(\$180.00)	\$0.00	\$0.00	\$0.00
Assessment (Delinquent Fee) 2023	\$180.00	\$0.00	(\$180.00)	\$0.00	\$0.00	\$0.00
Assessment (Delinquent Fee) 2024	\$100.00	\$0.00	(\$100.00)	\$0.00	\$0.00	\$0.00
Assessment 2023	\$200.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$0.00
Assessment 2024	\$200.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$0.00
Attorney Fees Due SPV 2022	\$175.00	\$0.00	(\$175.00)	\$0.00	\$0.00	\$0.00
CVT Lien Charges 2022	\$35.00	\$0.00	(\$35.00)	\$0.00	\$0.00	\$0.00
CVT Lien Charges 2023	\$49.00	\$0.00	(\$49.00)	\$0.00	\$0.00	\$0.00
Recording & Releasing 2022	\$55.00	\$0.00	(\$55.00)	\$0.00	\$0.00	\$0.00
Recording & Releasing 2023	\$66.00	\$0.00	(\$66.00)	\$0.00	\$0.00	\$0.00
Verification Letter Fee 2024	\$0.00	\$40.00	(\$40.00)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$1,240.00	\$40.00	(\$1,280.00)	\$0.00	\$0.00	\$0.00
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
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	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
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	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
Assessment 2020	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$135.00
Assessment 2021	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
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	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
Assessment Totals:						
Assessment (Delinquent Fee) 2021	\$220.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220.00
Assessment (Delinquent Fee) 2022	\$1,140.00	\$0.00	(\$180.00)	\$0.00	\$0.00	\$960.00
Assessment (Delinquent Fee) 2023	\$360.00	\$0.00	(\$180.00)	\$0.00	\$0.00	\$180.00
Assessment (Delinquent Fee) 2024	\$400.00	\$0.00	(\$100.00)	\$0.00	\$0.00	\$300.00
Assessment 2020	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$135.00
Assessment 2021	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Assessment 2022	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Assessment 2023	\$400.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$200.00
Assessment 2024	\$2,000.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$1,800.00
Attorney Fees Due SPV 2021	\$40.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40.00
Attorney Fees Due SPV 2022	\$936.67	\$0.00	(\$175.00)	\$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 2022	\$35.00	\$0.00	(\$35.00)	\$0.00	\$0.00	\$0.00
CVT Lien Charges 2023	\$98.00	\$0.00	(\$49.00)	\$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	(\$100.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$100.00)
Recording & Releasing 2021	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110.00
Recording & Releasing 2022	\$55.00	\$0.00	(\$55.00)	\$0.00	\$0.00	\$0.00
Recording & Releasing 2023	\$132.00	\$0.00	(\$66.00)	\$0.00	\$0.00	\$66.00
Verification Letter Fee 2024	\$0.00	\$40.00	(\$40.00)	\$0.00	\$0.00	\$0.00
Association Totals:	\$6,623.42	\$40.00	(\$1,280.00)	\$0.00	\$0.00	\$5,383.42



Description	Current	Over 30	Over 60	Over 90	Balance
Description		Total			
Assessment (Delinquent Fee) 2021			\$220.00		
Assessment (Delinquent Fee) 2022			\$960.00		
Assessment (Delinquent Fee) 2023			\$180.00		
Assessment (Delinquent Fee) 2024			\$300.00		
Assessment 2020			\$135.00		
Assessment 2021			\$200.00		
Assessment 2022			\$200.00		
Assessment 2023			\$200.00		
Assessment 2024			\$1,800.00		
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:			\$5,483.42		



- 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.

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

AMOUNT DUE \$698.18
Due Date 06/26/2024

Current Detail for Statement 06/04/2024
Total Lighting Charges \$347.36
Additional Adjustments (see details pages) \$3.47
Prior Balance \$347.35
Total Amount Due \$698.18

Amount After Due Date \$705.15
Previous Statement \$347.35
Total Payments \$0.00
Payment Not Received.
If the prior balance has been paid, pay current amount of \$350.83 only.

Lighting Service Details Service from 05/02/2024 - 06/03/2024 (32 days)

Usage Summary

Lighting kWh 231.0000

Rate 5M Private Area Lighting

DESCRIPTION	USAGE	UNIT	RATE	CHARGE
Lighting Charge				\$341.14
Fuel Adjustment Charge	231.00	kWh	@ \$ 0.00268593	\$0.62
Renewable Energy Adjustment	231.00	kWh	@ \$ 0.00204000	\$0.47
			Total Service Amount	\$342.23
DESCRIPTION	USAGE	UNIT	RATE	CHARGE
Missouri Local Sales Tax	\$342.23		@ \$ 0.01500000	\$5.13
			Total Tax Related Charges	\$5.13
			Total Lighting Charges	\$347.36

13073
02062 2284749 004123 008245 0001/0001

» See next page for service details.

Keep this portion for your records.

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☐ Check if you have address changes on back.

>002062 2284749 0001 092139 10Z
02062 1 AV 0.507 5-D 63042
BROOK HOMEOWNER'S SUNNY
SUNNY BROOK FARM
CODE 3195
3 HOLLENBERG CT
BRIDGETON, MO 63044-2454

Amount Due	Due Date
\$698.18	June 26, 2024
Delinquent Amount After Due Date	Account Number
\$705.15	0221315119
Amount Enclosed \$	

AMEREN MISSOURI
PO BOX 88068
CHICAGO IL 60680-1068

30600000 0002213151109 000000350830 000000698180



- 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	06/03
3	LED 100 W EQ Bracket	\$10.71	1.0000000	\$32.13	06/03

Additional Adjustments

DESCRIPTION	CHARGE
Lighting Late Payment Charge	\$3.47
Total Additional Adjustments	\$3.47

Account Messages

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.
Auto Pay Makes Paying Bills Easier. To enroll, go to AmerenMissouri.com or call 1.800.552.7583 to request an enrollment form.

EASE ENERGY DEMAND AND EARN A BONUS

Join Peak Time Savings to get a \$50 enrollment bonus and \$25 every year you stay enrolled.
Same restrictions may apply.

Sign up today at AmerenMissouriSavings.com/PTS.



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	9140
Invoice Date	06/30/2024

Sunny Brook Farm
3 Hollenberg Court
Bridgeton, MO 63044

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Additional Services						
06/28/2024	CVT Lien - Account - 3195-00090	1.00	\$0.00	\$35.00	\$0.00	\$35.00
06/28/2024	CVT Lien - Account - 3195-00090	1.00	\$0.00	\$49.00	\$0.00	\$49.00
Additional Services Total				\$84.00	\$0.00	\$84.00
CVTO Commissions						
06/28/2024	Regular Assessment Commissions - Account - 3195-00090	1.00	\$0.00	\$16.00	\$0.00	\$16.00
06/28/2024	Regular Assessment Commissions - Account - 3195-00090	1.00	\$0.00	\$16.00	\$0.00	\$16.00
CVTO Commissions Total				\$32.00	\$0.00	\$32.00
3195 - Sunny Brook Farm Total				\$116.00	\$0.00	\$116.00



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

Invoice Number	9411
Invoice Date	06/30/2024

Sunny Brook Farm
3 Hollenberg Court
Bridgeton, MO 63044

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Additional Services						
06/28/2024	Verification Letter - Account - 3195-00090	1.00	\$0.00	\$40.00	\$0.00	\$40.00
Additional Services Total				\$40.00	\$0.00	\$40.00
3195 - Sunny Brook Farm Total				\$40.00	\$0.00	\$40.00



Balance Sheet - Operating

Sunny Brook Farm

End Date: 07/31/2024

Assets

Cash - Operating			
10-1000-00	Enterprise-Operating-2575	\$48,922.98	
Total Cash - Operating:			\$48,922.98
Total Assets:			\$48,922.98

Liabilities & Equity

Current Liabilities			
20-2005-00	Attorney Fee Payable	175.00	
20-2007-00	Lien Charge - Payable to CVTO	(84.00)	
20-2010-00	Prepaid Assessments	100.00	
Total Current Liabilities:			\$191.00
Equity			
35-3500-00	Retained Earnings	34,331.32	
Total Equity:			\$34,331.32
	Net Income Gain / Loss	14,400.66	\$14,400.66
Total Liabilities & Equity:			\$48,922.98

Description	Current Period		Year-to-date
	Actual		Actual
OPERATING INCOME			
Operating Income			
4000-00 Assessment Fees	\$-		\$18,465.00
4020-00 Late Fees	-		1,300.00
4045-00 Recovery of Recording & Releasing Fees	-		308.00
Total Operating Income	\$-		\$20,073.00
Total OPERATING INCOME	\$0.00		\$20,073.00
OPERATING EXPENSE			
General & Administrative			
5030-00 C & V Collection Fee	-		1,538.00
5050-00 Postage Expense	-		64.60
5072-00 Sheriff Service Fees	-		52.00
5120-00 Recording & Releasing Fees	66.00		453.00
5145-00 Post Office Box Rental	256.00		256.00
Total General & Administrative	\$322.00		\$2,363.60
Taxes & Insurance			
5700-00 General Liability Insurance	-		873.00
Total Taxes & Insurance	\$-		\$873.00
Utilities			
6300-00 Electric Expense	347.53		2,435.74
Total Utilities	\$347.53		\$2,435.74
Total OPERATING EXPENSE	\$669.53		\$5,672.34
Net Income:	(\$669.53)		\$14,400.66

Date	Check #	Payee	Amount
10-1000-00 Enterprise-Operating-2575			
07/15/2024	0	Ameren Missouri	\$347.53
		Invoice #: 0221315119 07/24	
		63-6300-00 Account # 0221315119; Electric Expense	\$347.53
07/25/2024	0	City & Village Tax Office (DO NOT USE - Management M	\$66.00
		Invoice #: 11754	
		50-5120-00 Addendum for 7/25/2024; Recording Releases - Jefferson	\$66.00
		Co - 2024 Recording Releases	
07/28/2024	1002	U.S. Postal Service	\$256.00
		Invoice #: 441	
		50-5145-00 PO Box 441; Post Office Box Rental	\$256.00
07/31/2024	0	City & Village Tax Office (DO NOT USE - Management M	\$84.00
		Invoice #: 15163	
		20-2007-00 Addendum for 7/31/2024; CVT Lien - Account - 3195-00090	\$35.00
		20-2007-00 Addendum for 7/31/2024; CVT Lien - Account - 3195-00090	\$49.00
		Account Totals	\$753.53
		# Checks:	4
		Association Totals	\$753.53
		# Checks:	4

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
Assessment (Delinquent Fee) 2024	\$20.00	\$40.00	\$0.00	\$0.00	\$0.00	\$60.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$40.00	\$0.00	\$0.00	\$0.00	\$260.00
Assessment (Delinquent Fee) 2024	\$20.00	\$40.00	\$0.00	\$0.00	\$0.00	\$60.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$40.00	\$0.00	\$0.00	\$0.00	\$260.00
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Homeowner Totals:	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Assessment (Delinquent Fee) 2024	\$20.00	\$40.00	\$0.00	\$0.00	\$0.00	\$60.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$40.00	\$0.00	\$0.00	\$0.00	\$260.00
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
Homeowner Totals:	\$20.00	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
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	\$20.00	\$40.00	\$0.00	\$0.00	\$0.00	\$60.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$40.00	\$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	\$100.00	\$187.00	\$0.00	\$0.00	\$0.00	\$287.00
Assessment 2020	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$135.00
Assessment 2021	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
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	\$187.00	\$0.00	\$0.00	\$0.00	\$3,870.42
Assessment (Delinquent Fee) 2024	\$20.00	\$40.00	\$0.00	\$0.00	\$0.00	\$60.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$40.00	\$0.00	\$0.00	\$0.00	\$260.00
Assessment (Delinquent Fee) 2024	\$20.00	\$40.00	\$0.00	\$0.00	\$0.00	\$60.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$40.00	\$0.00	\$0.00	\$0.00	\$260.00
Assessment (Delinquent Fee) 2024	\$20.00	\$40.00	\$0.00	\$0.00	\$0.00	\$60.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$40.00	\$0.00	\$0.00	\$0.00	\$260.00
Assessment (Delinquent Fee) 2024	\$20.00	\$40.00	\$0.00	\$0.00	\$0.00	\$60.00
Assessment 2024	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
Homeowner Totals:	\$220.00	\$40.00	\$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	\$300.00	\$507.00	\$0.00	\$0.00	\$0.00	\$807.00
Assessment 2020	\$135.00	\$0.00	\$0.00	\$0.00	\$0.00	\$135.00
Assessment 2021	\$200.00	\$0.00	\$0.00	\$0.00	\$0.00	\$200.00
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	\$1,800.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,800.00
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	(\$100.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$100.00)
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:	\$5,383.42	\$507.00	\$0.00	\$0.00	\$0.00	\$5,890.42

Description	Current	Over 30	Over 60	Over 90	Balance
[REDACTED]	er				
	Total:	\$40.00	\$0.00	\$0.00	\$220.00
	Total:	\$40.00	\$0.00	\$0.00	\$220.00
	Owner				
	Total:	\$40.00	\$0.00	\$0.00	\$220.00
	Last Payment: \$200.00 on 05/06/2024				
	Total:	\$0.00	\$0.00	\$0.00	\$20.00
	vner				
	Last Payment: \$100.00 on 05/17/2024				
	Total:	(\$100.00)	\$0.00	\$0.00	\$0.00
	Last Payment: \$240.00 on 05/03/2024				
	Total:	\$0.00	\$0.00	\$0.00	\$20.00
	Total:	\$40.00	\$0.00	\$0.00	\$220.00
	Owner				
	Total:	\$40.00	\$0.00	\$0.00	\$220.00
	Total:	\$40.00	\$0.00	\$0.00	\$220.00
	an Owner				
	Total:	\$187.00	\$0.00	\$0.00	\$3,683.42
	Total:	\$40.00	\$0.00	\$0.00	\$220.00
	Total:	\$40.00	\$0.00	\$0.00	\$220.00
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Sunny Brook Farm	\$407.00	\$0.00	\$0.00	\$5,483.42	\$5,890.42

Description	Current	Over 30	Over 60	Over 90	Balance
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Description	Total			
Assessment (Delinquent Fee) 2021	\$220.00			
Assessment (Delinquent Fee) 2022	\$960.00			
Assessment (Delinquent Fee) 2023	\$180.00			
Assessment (Delinquent Fee) 2024	\$807.00			
Assessment 2020	\$135.00			
Assessment 2021	\$200.00			
Assessment 2022	\$200.00			
Assessment 2023	\$200.00			
Assessment 2024	\$1,800.00			
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			
PrePaid	(\$100.00)			
Recording & Releasing 2021	\$110.00			
Recording & Releasing 2023	\$66.00			
AR Total:	\$5,990.42			



07/31/2024

*****2575

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

CYCLE-030
*** CHECKING *** WC BUS ANALYSIS CKG
PREVIOUS STATEMENT BALANCE AS OF 06/30/24 49,832.51
PLUS 0 DEPOSITS AND OTHER CREDITS00
LESS 4 CHECKS AND OTHER DEBITS 569.53
CURRENT STATEMENT BALANCE AS OF 07/31/24 49,262.98
NUMBER OF DAYS IN THIS STATEMENT PERIOD 31
----- *** CHECKING ACCOUNT TRANSACTIONS *** -----
DATE DESCRIPTION DEBITS CREDITS
07/08 AC-Sunny Brook Farm-Vendor Pay 40.00
ID-2087
07/08 AC-Sunny Brook Farm-Vendor Pay 116.00
ID-1938
07/19 AC-AMERENMO-UTIL PAY 347.53
ID-0221315119
07/29 AC-Sunny Brook Farm-Vendor Pay 66.00
ID-2591

*** BALANCE BY DATE ***
06/30 49,832.51 07/08 49,676.51 07/19 49,328.98 07/29 49,262.98

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.



Bank Account Reconciliation

Sunny Brook Farm

Enterprise-Operating-2575 (End: 07/31/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
07/28/2024		U.S. Postal Service		1002	(\$256.00)
07/31/2024		City & Village Tax Office (DO NOT USE - Management Module)		0	(\$84.00)
Total Uncleared					(\$340.00)
Cleared Items					
Debits					
06/30/2024	07/08/2024	City & Village Tax Office (DO NOT USE - Management Module)		0	(\$116.00)
06/30/2024	07/08/2024	City & Village Tax Office (DO NOT USE - Management Module)		0	(\$40.00)
07/15/2024	07/19/2024	Ameren Missouri		0	(\$347.53)
07/25/2024	07/29/2024	City & Village Tax Office (DO NOT USE - Management Module)		0	(\$66.00)
Total Cleared Debits					(\$569.53)

Enterprise-Operating-2575 Summary	
Ending Account Balance:	\$ 48,922.98
Uncleared Items:	(\$340.00)
Adjusted Balance:	\$ 49,262.98
Bank Ending Balance:	\$ 49,262.98
Difference:	\$-



- 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
EFT
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 \$347.53

The amount of this bill will be automatically deducted from your bank account 07/19/2024.

Current Detail for Statement 07/05/2024
Total Lighting Charges \$347.53
Total Amount Due \$347.53

Due Date 07/26/2024
Amount After Due Date \$351.01
Previous Statement \$698.18
Total Payments \$698.18
Payment Received. Thank You.

Lighting Service Details Service from 06/03/2024 - 07/03/2024 (30 days)

Usage Summary

Lighting kWh 207.0000

Rate 5M Private Area Lighting

DESCRIPTION	USAGE	UNIT	RATE	CHARGE
Lighting Charge				\$341.14
Fuel Adjustment Charge	207.00	kWh	@ \$ 0.00400000	\$0.83
Renewable Energy Adjustment	207.00	kWh	@ \$ 0.00204000	\$0.42
			Total Service Amount	\$342.39
DESCRIPTION	USAGE	UNIT	RATE	CHARGE
Missouri Local Sales Tax	\$342.39		@ \$ 0.01500000	\$5.14
			Total Tax Related Charges	\$5.14
			Total Lighting Charges	\$347.53

02195 2290240 004366 008731 0001/0001



» See next page for service details.

Keep this portion for your records.

Page 1 of 2



☐ Check if you have address changes on back.

002195 2290240 0001 092139 10Z
02195 1 AV 0.507 5-D 63042
BROOK HOMEOWNER'S SUNNY
SUNNY BROOK FARM
CODE 3195
3 HOLLENBERG CT
BRIDGETON, MO 63044-2454

Please return this portion with your payment.

Amount Due	Due Date
\$347.53	July 26, 2024
Delinquent Amount After Due Date	Account Number
\$351.01	0221315119

Amount Enclosed \$

AMEREN MISSOURI
PO BOX 88068
CHICAGO IL 60680-1068

60600000 0002213151109 000000347530 000000347530



- 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	07/03
3	LED 100 W EQ Bracket	\$10.71	1.0000000	\$32.13	07/03

Payments Since Previous Statement

DATE RECEIVED	AMOUNT	DATE RECEIVED	AMOUNT
June 04, 2024	\$347.35	June 21, 2024	\$350.83

Account Messages



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.



Get a \$100* instant rebate when you purchase an ENERGY STAR® certified smart thermostat this summer. Start saving today at AmerenMissouriSavings.com/ShopSmart.

*Plus shipping and tax. While supplies last.



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

Elizabeth Shoptaugh

From: Andrew Helgeson [REDACTED]
Sent: Wednesday, July 24, 2024 3:39 PM
To: Elizabeth Shoptaugh
Subject: Fwd: Approval Needed - PO Box
Attachments: USPS PO Boxes - Renewal Payment Due.eml

Please see below approval for PO Box renewal. I've attached the email as well from the USPS with options.

Thanks!

Andrew Helgeson
[REDACTED]

----- Forwarded message -----

From: Andrew Helgeson [REDACTED]
Date: Mon, Jul 22, 2024 at 10:57 PM
Subject: Re: Approval Needed - PO Box
To: Tom Brinkmeyer [REDACTED]
Cc: Sunny Brook <sunnybrookfarmshoa@gmail.com>

I'll second it.

Thanks!

Andrew Helgeson

From: Tom Brinkmeyer [REDACTED]
Sent: Monday, July 22, 2024 8:42 AM
To: Andrew Helgeson [REDACTED]
Subject: Re: Approval Needed - PO Box

I motion to approve renewal.
Tom Brinkmeyer

On Jul 21, 2024, at 10:36 PM, Andrew Helgeson <[REDACTED]> wrote:

Need approval for renewal of PO Box for \$256.

Will send for payment once received.

Thanks!

Andrew Helgeson

Elizabeth Shoptaugh

From: donotreply@usps.com
Sent: Wednesday, July 10, 2024 3:23 AM
To: [REDACTED]
Subject: USPS PO Boxes - Renewal Payment Due

Dear ANDREW HELGESON:

This is a friendly reminder that your Post Office Box renewal fee of \$256.00 for the PO Box listed below is due by 07/31/2024.

PO Box: 441
Post Office location: 2184 MICHIGAN AVE
ARNOLD, MO 63010

Your options for making a payment are:

- Pay Now: sign in to usps.com and access your PO Boxes Online account to make a one-time payment.
- Pay at a self service kiosk (SSK): you can find an SSK at [Find a kiosk](#) or by downloading the USPS mobile application at <http://www.usps.com/mobile/info.htm>.
- Pay by mail: send a check or money order payable to "U.S. Postal Service" to the Postmaster where your PO Box is located. [Include your PO Box number on the face of the check]
- Pay in person: pay at the Post Office where your PO Box is located using cash, check, credit card, or debit card.

Note: Caller Service customers can only pay **in person** or **by mail**. Caller Service receipts will be provided at the caller service pickup window.

If we have not received your payment by the 10th day after the due date, your PO Box service will be terminated and all incoming mail will be returned to senders. To reopen your box, you would need to pay in person and, in addition to any unpaid box fees, you may be assessed a lock change or handling fee. To avoid this inconvenience and this extra cost, we encourage you to renew on time.

Take the stress out of remembering to make your next payment by signing up for our Automatic Renewal payment program. It's free, it's fast, and it's easy! To do so, go to www.usps.com/poboxes, select "Rent or Renew a PO Box" and then sign in to your account.

New!... At your location, at least one of the following enhanced services is available: Real Mail Notification (receive email or text when new mail is in your box), Street Addressing (allows private carrier package delivery) and Signature on File (easy pickup for some signature items). There is **no extra charge** for these enhancements. Visit your Post Office to sign up for these services today! These services do not apply to Caller Service and Group E Box customers.

You are receiving this renewal email because you provided an email address at the time you applied for your PO Box. These renewal emails will continue (annually or bi-annually) unless you want them to be discontinued. Please visit the Post Office where your PO Box is located, or send an email to the Internet Customer Care Center at uspstechnicalsupport@mailps.custhelp.com to stop receiving these email reminder notices.

Please do not respond to this system-generated email.

If you need assistance with PO Boxes Online, please visit USPS [Help](#) or [Contact Us](#).

Thank you for choosing the United States Postal Service. We appreciate your business.



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

Invoice Number	11754
Invoice Date	07/25/2024

Sunny Brook Farm
3 Hollenberg Court
Bridgeton, MO 63044

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Recording - Releases						
07/18/2024	Recording Releases - Jefferson Co - 2024	2.00	\$33.00	\$66.00	\$0.00	\$66.00
	Recording Releases					
Recording - Releases Total				\$66.00	\$0.00	\$66.00
3195 - Sunny Brook Farm Total				\$66.00	\$0.00	\$66.00

Qty	Material	Code	\$ per	Total
	Copies	893		
	Copies	893		
	Envelopes	893		
	Labels	893		
	Postage	891		
	Recording – Minutes	892		
	Recording – Liens	892		
2	Recording – Releases	892	33.00	66.00
	Welcome Letters	893		
	Indentures	801		
	Commissions	860		
	Set Up Fees	860		
	Return Check	323		
	CVTO Fees	880		
TOTAL AMOUNT DUE			\$ 66.00	

INVOICE

City and Village Tax Office
 #3 Hollenberg Court
 Bridgeton, MO 63044

Subdivision: Sunny Brook Farm

City Code: 3195

Order Date: _____

Ordered By: _____

Work Description: _____

Completion Date: 7/18/2024

Completed By: CJ



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

Invoice Number	15163
Invoice Date	07/31/2024

Sunny Brook Farm
3 Hollenberg Court
Bridgeton, MO 63044

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Additional Services						
06/28/2024	CVT Lien - Account - 3195-00090	1.00	\$0.00	\$35.00	\$0.00	\$35.00
06/28/2024	CVT Lien - Account - 3195-00090	1.00	\$0.00	\$49.00	\$0.00	\$49.00
Additional Services Total				\$84.00	\$0.00	\$84.00
3195 - Sunny Brook Farm Total				\$84.00	\$0.00	\$84.00



Assets

Cash - Operating		
10-1000-00	Enterprise-Operating-2575	\$ 49,687.40
Total Cash - Operating		\$ 49,687.40
Total Assets		\$ 49,687.40

Liabilities & Equity

Current Liabilities		
20-2005-00	Attorney Fee Payable	\$ 175.00
20-2007-00	Lien Charge - Payable to CVTO	(84.00)
20-2010-00	Prepaid Assessments	205.00
Total Current Liabilities		\$ 296.00
Equity		
35-3500-00	Retained Earnings	\$ 34,331.32
	Net Income Gain / (Loss)	\$ 15,060.08
Total Equity		\$ 49,391.40
Total Liabilities & Equity		\$ 49,687.40

Description	Current Period		Year-to-date
	Actual		Actual
OPERATING INCOME			
Operating Income			
4000-00 Assessment Fees	\$787.00		\$19,252.00
4020-00 Late Fees	220.00		1,520.00
4045-00 Recovery of Recording & Releasing Fees	-		308.00
Total Operating Income	<u>\$1,007.00</u>		<u>\$21,080.00</u>
Total OPERATING INCOME	\$1,007.00		\$21,080.00
OPERATING EXPENSE			
General & Administrative			
5030-00 C & V Collection Fee	-		1,538.00
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	<u>\$-</u>		<u>\$2,363.60</u>
Taxes & Insurance			
5700-00 General Liability Insurance	-		873.00
Total Taxes & Insurance	<u>\$-</u>		<u>\$873.00</u>
Utilities			
6300-00 Electric Expense	347.58		2,783.32
Total Utilities	<u>\$347.58</u>		<u>\$2,783.32</u>
Total OPERATING EXPENSE	\$347.58		\$6,019.92
Net Income:	<u>\$659.42</u>		<u>\$15,060.08</u>



Cash Disbursement

Sunny Brook Farm

08/01/2024 - 08/31/2024

Date	Check #	Payee	Amount
10-1000-00 Enterprise-Operating-2575			
08/08/2024	0	Ameren Missouri	\$347.58
Invoice #: 0221315119 08/24			
63-6300-00 Account # 0221315119; Electric Expense			\$347.58
		Account Totals	# Checks: 1 \$347.58
		Association Totals	# Checks: 1 \$347.58

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	\$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	\$20.00	\$0.00	(\$20.00)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$20.00	\$0.00	(\$20.00)	\$0.00	\$0.00	\$0.00
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 (Delinquent Fee) 2024	\$20.00	\$0.00	(\$20.00)	\$0.00	\$0.00	\$0.00
PrePaid	\$0.00	\$0.00	\$0.00	\$0.00	(\$105.00)	(\$105.00)
Homeowner Totals:	\$20.00	\$0.00	(\$20.00)	\$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 2020	\$135.00	\$0.00	(\$135.00)	\$0.00	\$0.00	\$0.00
Assessment 2021	\$200.00	\$0.00	(\$52.00)	\$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:	\$3,870.42	\$0.00	(\$187.00)	\$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 (Delinquent Fee) 2024	\$60.00	\$0.00	(\$60.00)	\$0.00	\$0.00	\$0.00
Assessment 2024	\$200.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$260.00	\$0.00	(\$260.00)	\$0.00	\$0.00	\$0.00
Assessment (Delinquent Fee) 2024	\$60.00	\$0.00	(\$60.00)	\$0.00	\$0.00	\$0.00
Assessment 2024	\$200.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$260.00	\$0.00	(\$260.00)	\$0.00	\$0.00	\$0.00
Assessment (Delinquent Fee) 2024	\$60.00	\$0.00	(\$60.00)	\$0.00	\$0.00	\$0.00
Assessment 2024	\$200.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$260.00	\$0.00	(\$260.00)	\$0.00	\$0.00	\$0.00

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	\$807.00	\$0.00	(\$220.00)	\$0.00	\$0.00	\$587.00
Assessment 2020	\$135.00	\$0.00	(\$135.00)	\$0.00	\$0.00	\$0.00
Assessment 2021	\$200.00	\$0.00	(\$52.00)	\$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	\$1,800.00	\$0.00	(\$600.00)	\$0.00	\$0.00	\$1,200.00
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
PrePaid	(\$100.00)	\$0.00	\$0.00	\$0.00	(\$105.00)	(\$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:	\$5,890.42	\$0.00	(\$1,007.00)	\$0.00	(\$105.00)	\$4,778.42

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

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Sunny Brook Farm	\$0.00	\$387.00	\$0.00	\$4,596.42	\$4,983.42

Description	Total
Assessment (Delinquent Fee) 2021	\$220.00
Assessment (Delinquent Fee) 2022	\$960.00
Assessment (Delinquent Fee) 2023	\$180.00
Assessment (Delinquent Fee) 2024	\$587.00
Assessment 2021	\$148.00
Assessment 2022	\$200.00
Assessment 2023	\$200.00
Assessment 2024	\$1,200.00
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:	\$4,983.42



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 ***

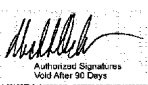
07/31	49,262.98	08/02	49,006.98	08/07	49,193.98	08/08	49,453.98
08/09	49,713.98	08/12	49,733.98	08/14	49,649.98	08/19	49,302.40
08/27	49,427.40						

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: 08/31/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
08/30/2024		Deposit from batch 10327	10327 - Online Payment	13	\$260.00
				Total Uncleared	\$260.00
Cleared Items					
Credits					
08/07/2024	08/07/2024	Deposit from batch 8435	8435 - Auto Payment	9	\$187.00
08/07/2024	08/08/2024	Deposit from batch 8395	8395 - Bill Pay	8	\$260.00
08/09/2024	08/12/2024	Deposit from batch 8481	8481 - Bill Pay	10	\$20.00
08/09/2024	08/09/2024	Deposit from batch 8529	8529 - Auto Payment	11	\$260.00
08/27/2024	08/27/2024	Deposit from batch 10159	10159 - Auto Payment	12	\$125.00
				Total Cleared Credits	\$852.00
Debits					
07/28/2024	08/02/2024	U.S. Postal Service		1002	(\$256.00)
07/31/2024	08/14/2024	City & Village Tax Office (DO NOT USE - Management Module)		0	(\$84.00)
08/08/2024	08/19/2024	Ameren Missouri		0	(\$347.58)
				Total Cleared Debits	(\$687.58)

Enterprise-Operating-2575 Summary

Ending Account Balance:	\$ 49,687.40
Uncleared Items:	\$260.00
Adjusted Balance:	\$ 49,427.40
Bank Ending Balance:	\$ 49,427.40
Difference:	\$-



- 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 EFT

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 \$347.58

The amount of this bill will be automatically deducted from your bank account 08/19/2024.

Current Detail for Statement 08/05/2024
Total Lighting Charges \$347.58
Total Amount Due \$347.58

Due Date 08/26/2024

Amount After Due Date \$351.06

Previous Statement \$347.53
Total Payments \$347.53

Payment Received. Thank You.

Lighting Service Details Service from 07/03/2024 - 08/02/2024 (30 days)

Usage Summary

Lighting kWh 214.0000

Rate 5M Private Area Lighting

DESCRIPTION	USAGE	UNIT	RATE	CHARGE
Lighting Charge				\$341.14
Fuel Adjustment Charge	214.00	kWh	@ \$ 0.00400000	\$0.86
Renewable Energy Adjustment	214.00	kWh	@ \$ 0.00204000	\$0.44
Total Service Amount				\$342.44
DESCRIPTION	USAGE	UNIT	RATE	CHARGE
Missouri Local Sales Tax	\$342.44		@ \$ 0.01500000	\$5.14
Total Tax Related Charges				\$5.14
Total Lighting Charges				\$347.58

02051 2295130 004094 008187 0001/0001

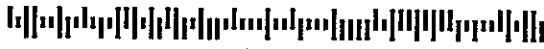
» See next page for service details.

Keep this portion for your records.

Page 1 of 2



☐ Check if you have address changes on back.



>0002051 2295130 0001 092139 10Z

02051 1 AV 0.545 5-D 63042
BROOK HOMEOWNER'S SUNNY
SUNNY BROOK FARM
CODE 3195
3 HOLLENBERG CT
BRIDGETON, MO 63044-2454

Please return this portion with your payment.

Amount Due	Due Date
\$347.58	August 26, 2024
Delinquent Amount After Due Date	Account Number
\$351.06	0221315119

Amount Enclosed \$



AMEREN MISSOURI
PO BOX 88068
CHICAGO IL 60680-1068

60600000 0002213151109 000000347580 000000347580



- 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	08/02
3	LED 100 W EQ Bracket	\$10.71	1.0000000	\$32.13	08/02

Payments Since Previous Statement

DATE RECEIVED	AMOUNT
July 19, 2024	\$347.53

Account Messages

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.



HOTTER TEMPS DON'T HAVE TO MEAN HIGHER BILLS

Get up to \$900* off energy-efficient heating and cooling systems from Ameren Missouri.

Find a contractor at AmerenMissouriSavings.com/HVAC.
*Only qualifying purchases through a participating contractor.



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/](https://AMERENMISSOURI.COM/PAYSTATION)
PAYSTATION



ONLINE
CREDIT CARD



MAIL
STUB & CHECK



Assets

Cash - Operating

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

Total Assets		\$	49,295.25
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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
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	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	# Checks: 4 \$612.15
		Association Totals	# Checks: 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	
	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

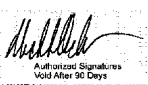
08/07/2024 \$187.00

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

Please return this portion with your payment.



☐ Check if you have address changes on back.

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

Item V

Reconciled Items –

1. Meeting with County Representative and Mr. Thacker on August 13th – Kelly drive curbing change.
 - a. Met by Trustee Weber
2. Approved driveway widening request by Lisa Eckert – 4307 Sunny Brook Ct.
 - a. No reservation by trustees – advised to homeowner to proceed
- 3.

Open Issues –

1. Updating of Indentures (Slow Process)
 - a. Attorney involvement is being recommended
 - i. Helgeson and Ventimiglia met over phone with Attorney
 - ii. Further directions to be decided after indenture review
 - b. Need to understand what rules and regulations need to be implemented as per legal statutes.
2. Road Replacement
 - a. Close to end
 - b. Only a few slabs still to be done and cure time
 - c. Trustees to review other areas with County reps and how to proceed
3. Retaining Wall at Sun Tide and Sunny Brook
 - a. Contractors are reviewing and sending bids
4. Common Ground Maintenance - 2025
 - a. Bid received from company
 - b. Trustees to review and make recommendation
5. Additional Street Lights
 - a. This was an open issue previously
 - i. Light replaced to LED
 - b. Still need additional lamps
 - i. Need to review dark areas and how many needed

Item VII

New Business –

1. None at this time

Item VIII

Questions and Concerns –

1. Open for questions or concerns
2. Social Events
 - a. Caroling
 - b. Food Truck in Spring
 - c. Cul-de-sac neighborhood get together
3. Next meeting?
 - a. February or March