

Sunny Brook Farms HOA
Meeting Agenda

July 11th, 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- October 19th, 2023

Type of Meeting: Subdivision Meeting

Location: Rock Community Fire Station #5

- I. Call to order 6:35 PM
- II. Roll call: In attendance- Andrew Helgeson, Natalie Ventimiglia, Jose Ochoa, Rachel Weber, and Tom Brinkmeyer (Trustees), 13 residents in attendance.
- III. Approve Minutes from previous meeting- 1st Helgeson 2nd Ventimiglia
- IV. Approve Financials from previous quarter - 1st Ventimiglia 2nd Ochoa
- V. Reconciled Items – approvals outside of meeting: solar install at 4000 Sunny Brook Dr. Ken Boelling, Midlands Maintenance has not responded to do our common area. Cardinal Mowing was suggested to take over for next year. A total of 16 lights were upgraded to LED and they were all painted except one. We did contact Ameren to get that one painted for a total cost of \$1322.49. Approval for PO box for 4248 and approval for driveway widening for 4214 Sunny Glen Ct. Jeremy Hermann
- VI. Open issues- Slow process, the board has met to review outdated indentures. Communication will be sent out and a draft to be provided. Reserve study - looking at having a reserve fund.

VII. New business- Snow plowing will be done by Jeffco for the 2nd year. Last season they sub-contracted it to a private company. It saved us approximately \$7,000-8,000.

VIII. Resident Comments/Concerns How many delinquent homes? 6 with liens on all the properties. A little over \$5000 total. Can we put in a work order to have the curb fixed at Kelly Drive? We are working on the situation to get Mr. Thacker to fix it. The county will not fix that. Is there anything in the indentures about animals loose? A lot of cats are roaming the neighborhood. Dogs are mentioned in the indentures but not cats. Article 5 section 2, "pets" must not be a nuisance. The indentures are a bit vague. If you know anyone missing a motorcycle license plate, it was found in the neighborhood. Natalie can run the plate and see who it belongs to. Can anything be done about the rooster crowing? This is where committees need to discuss this to make recommendations for indenture changes. Is there anything in the indentures about rentals? This is another indenture change we are looking into. Rich mentioned that surveyors were in the neighborhood saying homes are on other people's property. Rich mentioned school kids going to school in the dark. Others mentioned the intersection at Suntime and Sunny Brook Dr. is dark. Ameren will install it but we would have to have a trench dug to the power source. Stop signs at that intersection are still not installed, should we consider a solar powered light stop sign? Retaining wall is the association's responsibility. Railroad ties are not recommended by the reserve study. The big concrete blocks can be used. We will have to find a contractor. We are estimating about \$15,000 for it to be fixed.
Meeting ended at 7:29pm

IX. Executive Session

X. Adjournment at 8:50pm

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
10/01/2023 through 10/31/2023**

Account Name: Primary

		10/01/2023 through 10/31/2023	YTD
Beginning Balance		\$36,276.68	\$26,088.54
Receipts			
0009	Legal and Costs Recovered	\$0.00	\$131.75
0012	Trustee Assessment	\$0.00	\$17,900.00
0027	Recording & Releasing	\$0.00	\$220.00
0031	Late Fees	\$0.00	\$851.00
Total Receipts		\$0.00	\$19,102.75
Disbursements			
1200	General Liability Insurance	\$0.00	-\$832.00
2000	Common Ground Maintenance	\$0.00	-\$135.00
3500	Reserve Study	\$0.00	-\$1,200.00
3605	Postoffice Box Rental	\$0.00	-\$248.00
3710	Website Expenses	-\$120.00	-\$120.00
5500	Electric Expenses	-\$346.70	-\$4,937.28
5700	Postage	\$0.00	-\$180.81
5720	Office and Copy Supplies	\$0.00	-\$60.14
5725	Recording Fees	\$0.00	-\$168.00
5900	Collection Fee	\$0.00	-\$1,500.08
Total Disbursements		-\$466.70	-\$9,381.31
Ending Balance		\$35,809.98	\$35,809.98

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
10/01/2023 through 10/31/2023**

Account Name: Primary

Disbursements

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
10/19/2023	EFT	Ameren Missouri	-\$346.70	5500
10/25/2023	31950346	Andrew Helgeson	-\$120.00	3710
Total Disbursements			-\$466.70	

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
11/01/2023 through 11/30/2023**

Account Name: Primary

		11/01/2023 through 11/30/2023	YTD
Beginning Balance		\$35,809.98	\$26,088.54
Receipts			
0009	Legal and Costs Recovered	\$0.00	\$131.75
0012	Trustee Assessment	\$0.00	\$17,900.00
0027	Recording & Releasing	\$0.00	\$220.00
0031	Late Fees	\$0.00	\$851.00
Total Receipts		\$0.00	\$19,102.75
Disbursements			
1100	Legal Services	-\$548.92	-\$548.92
1200	General Liability Insurance	\$0.00	-\$832.00
2000	Common Ground Maintenance	-\$110.00	-\$245.00
3500	Reserve Study	\$0.00	-\$1,200.00
3605	Postoffice Box Rental	\$0.00	-\$248.00
3710	Website Expenses	\$0.00	-\$120.00
5500	Electric Expenses	-\$347.22	-\$5,284.50
5700	Postage	-\$64.02	-\$244.83
5720	Office and Copy Supplies	-\$28.13	-\$88.27
5725	Recording Fees	\$0.00	-\$168.00
5900	Collection Fee	\$0.00	-\$1,500.08
Total Disbursements		-\$1,098.29	-\$10,479.60
Ending Balance		\$34,711.69	\$34,711.69

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
11/01/2023 through 11/30/2023**

Account Name: Primary

Disbursements

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
11/07/2023	EFT	City & Village Tax Office LLC	-\$64.02	5700
11/07/2023	EFT	City & Village Tax Office LLC	-\$28.13	5720
11/16/2023	31950347	Sandberg Phoenix	-\$548.92	1100
11/17/2023	31950348	Midlands Mainteance	-\$110.00	2000
11/17/2023	EFT	Ameren Missouri	-\$347.22	5500
Total Disbursements			-\$1,098.29	

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
12/01/2023 through 12/31/2023**

Account Name: Primary

		12/01/2023 through 12/31/2023	YTD
Beginning Balance		\$34,711.69	\$26,088.54
Receipts			
0009	Legal and Costs Recovered	\$0.00	\$131.75
0012	Trustee Assessment	\$0.00	\$17,900.00
0027	Recording & Releasing	\$0.00	\$220.00
0031	Late Fees	\$0.00	\$851.00
Total Receipts		\$0.00	\$19,102.75
Disbursements			
1100	Legal Services	\$0.00	-\$548.92
1200	General Liability Insurance	\$0.00	-\$832.00
2000	Common Ground Maintenance	\$0.00	-\$245.00
3500	Reserve Study	\$0.00	-\$1,200.00
3605	Postoffice Box Rental	\$0.00	-\$248.00
3710	Website Expenses	\$0.00	-\$120.00
5500	Electric Expenses	-\$347.37	-\$5,631.87
5700	Postage	\$0.00	-\$244.83
5720	Office and Copy Supplies	\$0.00	-\$88.27
5725	Recording Fees	-\$33.00	-\$201.00
5900	Collection Fee	\$0.00	-\$1,500.08
Total Disbursements		-\$380.37	-\$10,859.97
Ending Balance		\$34,331.32	\$34,331.32

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
12/01/2023 through 12/31/2023**

Account Name: Primary

Disbursements

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
12/18/2023	EFT	Ameren Missouri	-\$347.37	5500
12/27/2023	EFT	City & Village Tax Office LLC	-\$33.00	5725
Total Disbursements			-\$380.37	

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
01/01/2024 through 01/31/2024**

Account Name: Primary

		01/01/2024 through 01/31/2024	YTD
Beginning Balance		\$34,331.32	\$34,331.32
Receipts			
0012	Trustee Assessment	\$665.00	\$665.00
0027	Recording & Releasing	\$187.00	\$187.00
0031	Late Fees	\$720.00	\$720.00
	Total Receipts	\$1,572.00	\$1,572.00
Disbursements			
1200	General Liability Insurance	-\$873.00	-\$873.00
5500	Electric Expenses	-\$347.54	-\$347.54
5725	Recording Fees	-\$165.00	-\$165.00
5900	Collection Fee	-\$110.80	-\$110.80
	Total Disbursements	-\$1,496.34	-\$1,496.34
Ending Balance		\$34,406.98	\$34,406.98

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
01/01/2024 through 01/31/2024**

Account Name: Primary

Receipts

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
	Collection	Late Fees	\$720.00	0031
	Collection	Trustee Assessment	\$665.00	0012
	Collection	Recording & Releasing	\$187.00	0027
		Total Receipts	\$1,572.00	

Disbursements

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
01/04/2024	EFT	City & Village Tax Office LLC	-\$132.00	5725
01/24/2024	31950349	Auto Owners Insurance	-\$873.00	1200
01/25/2024	EFT	Ameren Missouri	-\$347.54	5500
01/30/2024	EFT	City & Village Tax Office LLC	-\$33.00	5725
01/31/2024	00001635	City & Village Tax Office, L.L.C.	-\$110.80	5900
		Total Disbursements	-\$1,496.34	

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
01/01/2024 through 01/31/2024**

Dep. #		Trustee Assessment	01/01/2023 to 12/31/2023	
12-01/24CC		Recording & Releasing		66.00
12-01/24CC		Late Fees		180.00
12-01/24CC		Trustee Assessment		200.00
				446.00
Dep. #		Trustee Assessment	01/01/2023 to 12/31/2023	
61-01/24		Late Fees		180.00
61-01/24		Trustee Assessment		200.00
				380.00
Dep. #		Trustee Assessment	01/01/2023 to 12/31/2023	
45-01/24CC		Recording & Releasing		66.00
45-01/24CC		Late Fees		180.00
45-01/24CC		Trustee Assessment		200.00
				446.00
Dep. #		Trustee Assessment	01/01/2019 to 12/31/2019	
69-01/24PPC		Late Fees		180.00
69-01/24PPC		Recording & Releasing		55.00
Dep. #		Trustee Assessment	01/01/2020 to 12/31/2020	
69-01/24PPC		Trustee Assessment		65.00
				300.00

Totals

Late Fees: \$720.00
Recording & Releasing: \$187.00
Trustee Assessment: \$665.00

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
02/01/2024 through 02/29/2024**

Account Name: Primary

		02/01/2024 through 02/29/2024	YTD
Beginning Balance		\$34,406.98	\$34,331.32
Receipts			
0012	Trustee Assessment	\$9,000.00	\$9,665.00
0027	Recording & Releasing	\$0.00	\$187.00
0031	Late Fees	\$0.00	\$720.00
Total Receipts		\$9,000.00	\$10,572.00
Disbursements			
1200	General Liability Insurance	\$0.00	-\$873.00
5500	Electric Expenses	-\$347.33	-\$694.87
5700	Postage	-\$64.60	-\$64.60
5725	Recording Fees	-\$181.00	-\$346.00
5900	Collection Fee	-\$720.00	-\$830.80
Total Disbursements		-\$1,312.93	-\$2,809.27
Ending Balance		\$42,094.05	\$42,094.05

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
02/01/2024 through 02/29/2024**

Account Name: Primary

Receipts

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
	Collection	Trustee Assessment	\$9,000.00	0012
Total Receipts			\$9,000.00	

Disbursements

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
02/07/2024	EFT	City & Village Tax Office LLC	-\$33.00	5725
02/14/2024	EFT	Ameren Missouri	-\$347.33	5500
02/14/2024	EFT	City & Village Tax Office LLC	-\$64.60	5700
02/14/2024	EFT	City & Village Tax Office LLC	-\$33.00	5725
02/15/2024	EFT	City & Village Tax Office LLC	-\$33.00	5725
02/29/2024	EFT	City & Village Tax Office LLC	-\$82.00	5725
02/29/2024	00001933	City & Village Tax Office, L.L.C.	-\$720.00	5900
Total Disbursements			-\$1,312.93	

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
02/01/2024 through 02/29/2024**

Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
49-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
96-02/24PPC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
55-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
87-02/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
49-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
59-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
37-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
47-02/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
80-02/24PPC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
130-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
59-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
83-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
83-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
131-02/24	Trustee Assessment		200.00

			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	22-02/24	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	126-02/24	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	60-02/24	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	43-02/24CC	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	126-02/24	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	47-02/24CC	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	39-02/24	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	63-02/24	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	78-02/24CC	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	37-02/24	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	31-02/24	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	115-02/24	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	09-02/24	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	37-02/24	Trustee Assessment	200.00
			200.00
	Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024
	39-02/24	Trustee Assessment	200.00

			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
54-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
99-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
83-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
109-02/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
54-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
54-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
99-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
81-02/24PPC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
11-02/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
72-02/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
22-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
35-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
09-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
45-02/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
59-02/24	Trustee Assessment		200.00

			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
46-02/24	Trustee Assessment		200.00
			200.00
	<u>Totals</u>		
		Trustee Assessment: \$9,000.00	

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
03/01/2024 through 03/31/2024**

Account Name: Primary

		03/01/2024 through 03/31/2024	YTD
Beginning Balance		\$42,094.05	\$34,331.32
Receipts			
0012	Trustee Assessment	\$5,000.00	\$14,665.00
0027	Recording & Releasing	\$0.00	\$187.00
0031	Late Fees	\$0.00	\$720.00
Total Receipts		\$5,000.00	\$15,572.00
Disbursements			
1200	General Liability Insurance	\$0.00	-\$873.00
4000	Sheriff's Service Fee	-\$52.00	-\$52.00
5500	Electric Expenses	-\$347.65	-\$1,042.52
5700	Postage	\$0.00	-\$64.60
5725	Recording Fees	-\$41.00	-\$387.00
5900	Collection Fee	-\$400.00	-\$1,230.80
Total Disbursements		-\$840.65	-\$3,649.92
Ending Balance		\$46,253.40	\$46,253.40

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
03/01/2024 through 03/31/2024**

Account Name: Primary

Receipts

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
	Collection	Trustee Assessment	\$5,000.00	0012
		Total Receipts	\$5,000.00	

Disbursements

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
03/19/2024	EFT	Ameren Missouri	-\$347.65	5500
03/26/2024	31950350	Jefferson County Recorder of Deeds	-\$20.50	5725
03/26/2024	31950351	Jefferson County Sheriffs Office	-\$52.00	4000
03/29/2024	31950352	Jefferson County Curcuit Clerk	-\$20.50	5725
03/31/2024	00002207	City & Village Tax Office, L.L.C.	-\$400.00	5900
		Total Disbursements	-\$840.65	

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
03/01/2024 through 03/31/2024**

Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
127-03/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
01-03/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
127-03/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
87-03/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
86-03/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
77-03/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
115-03/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
118-03/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
77-03/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
53-03/24ACH	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
12-03/24ACH	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
93-03/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
05-03/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
96-03/24CC	Trustee Assessment		200.00

			200.00
	Trustee Assessment	01/01/2024 to 12/31/2024	
119-03/24	Trustee Assessment		200.00
			200.00
	Trustee Assessment	01/01/2024 to 12/31/2024	
76-03/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
76-03/24	Trustee Assessment		200.00
			200.00
	Trustee Assessment	01/01/2024 to 12/31/2024	
131-03/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
13-03/24ppc	Trustee Assessment		200.00
			200.00
	Trustee Assessment	01/01/2024 to 12/31/2024	
102-03/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
90-03/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
88-03/24PPC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
46-03/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
128-03/24ACH	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
11-03/24CC	Trustee Assessment		200.00
			200.00

Totals

Trustee Assessment: \$5,000.00

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
04/01/2024 through 04/30/2024**

Account Name: Primary

		04/01/2024 through 04/30/2024	YTD
Beginning Balance		\$46,253.40	\$34,331.32
Receipts			
0012	Trustee Assessment	\$2,600.00	\$17,265.00
0027	Recording & Releasing	\$0.00	\$187.00
0031	Late Fees	\$40.00	\$760.00
	Total Receipts	\$2,640.00	\$18,212.00
Disbursements			
1200	General Liability Insurance	\$0.00	-\$873.00
4000	Sheriff's Service Fee	\$0.00	-\$52.00
5500	Electric Expenses	-\$347.51	-\$1,390.03
5700	Postage	\$0.00	-\$64.60
5725	Recording Fees	\$0.00	-\$387.00
5900	Collection Fee	-\$211.20	-\$1,442.00
	Total Disbursements	-\$558.71	-\$4,208.63
Ending Balance		\$48,334.69	\$48,334.69

**Trustees of Sunny Brook Farm
Income & Disbursement Statement
04/01/2024 through 04/30/2024**

Account Name: Primary

Receipts

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
	Collection	Trustee Assessment	\$2,600.00	0012
	Collection	Late Fees	\$40.00	0031
		Total Receipts	\$2,640.00	

Disbursements

Date	Deposit/Check #	Received From/PayableTo	Amount	Posting Code
04/19/2024	EFT	Ameren Missouri	-\$347.51	5500
04/30/2024	00002333	City & Village Tax Office, L.L.C.	-\$211.20	5900
		Total Disbursements	-\$558.71	

Trustees of Sunny Brook Farm
Income & Disbursement Statement
04/01/2024 through 04/30/2024

Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
01-04/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
84-04/24CC	Trustee Assessment		200.00
84-04/24CC	Late Fees		20.00
			220.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
63-04/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
13-04/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
01-04/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
24-04/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
01-04/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
01-04/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
01-04/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
06-04/24PPC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
93-04/24PPC	Trustee Assessment		200.00
93-04/24PPC	Late Fees		20.00
			220.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
31-04/24CC	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
67-04/24	Trustee Assessment		200.00
			200.00
Dep. #	Trustee Assessment	01/01/2024 to 12/31/2024	
10-04/24	Trustee Assessment		200.00
			200.00

Totals

Late Fees: \$40.00

Trustee Assessment: \$2,600.00



Balance Sheet - Operating

Sunny Brook Farm

End Date: 05/31/2024

Assets

Cash - Operating

10-1000-00 Enterprise-Operating-2575 \$48,903.34

Total Cash - Operating: \$48,903.34

Total Assets: \$48,903.34

Liabilities & Equity

Current Liabilities

20-2010-00 Prepaid Assessments 100.00

Total Current Liabilities: \$100.00

Equity

35-3500-00 Retained Earnings 34,331.32

Total Equity: \$34,331.32

Net Income Gain / Loss 14,472.02 \$14,472.02

Total Liabilities & Equity: \$48,903.34

Income Statement - Operating

Sunny Brook Farm

05/01/2024 to 05/31/2024

Description	Current Period		Year-to-date	
	Actual		Actual	
OPERATING INCOME				
Operating Income				
4000-00 Assessment Fees	\$800.00		\$18,065.00	
4020-00 Late Fees	80.00		840.00	
4045-00 Recovery of Recording & Releasing Fees	-		187.00	
Total Operating Income	<u>\$880.00</u>		<u>\$19,092.00</u>	
Total OPERATING INCOME	\$880.00		\$19,092.00	
OPERATING EXPENSE				
General & Administrative				
5030-00 C & V Collection Fee	64.00		1,506.00	
5050-00 Postage Expense	-		64.60	
5072-00 Sheriff Service Fees	-		52.00	
5120-00 Recording & Releasing Fees	-		387.00	
Total General & Administrative	<u>\$64.00</u>		<u>\$2,009.60</u>	
Taxes & Insurance				
5700-00 General Liability Insurance	-		873.00	
Total Taxes & Insurance	<u>\$-</u>		<u>\$873.00</u>	
Utilities				
6300-00 Electric Expense	347.35		1,737.38	
Total Utilities	<u>\$347.35</u>		<u>\$1,737.38</u>	
Total OPERATING EXPENSE	\$411.35		\$4,619.98	
Net Income:	<u><u>\$468.65</u></u>		<u><u>\$14,472.02</u></u>	



Date Printed	Vendor Name	Address	Check Number	Amount
Printed By	Check Description			
Enterprise-Operating-2575: ***2575		Current Balance:	\$48,552.51	
5/29/24 11:35 am	Ameren Missouri	PO Box 88068	1000	\$347.35
Elizabeth Shoptaugh	0221315119	Chicago, IL 60680		
Enterprise-Operating-2575: ***2575 Total Check Amount Printed				\$347.35
Sunny Brook Farm Total Check(s) & Amount Printed			1	\$347.35

Receivables Type Balances

Sunny Brook Farm

From 05/01/2024 to 05/31/2024

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
Assessment (Delinquent Fee) 2022	\$180.00	\$0.00	\$0.00	\$0.00	\$0.00	\$180.00
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 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 2022	\$175.00	\$0.00	\$0.00	\$0.00	\$0.00	\$175.00
CVT Lien Charges 2022	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00
CVT Lien Charges 2023	\$49.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49.00
Recording & Releasing 2022	\$55.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55.00
Recording & Releasing 2023	\$66.00	\$0.00	\$0.00	\$0.00	\$0.00	\$66.00
Homeowner Totals:	\$1,240.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,240.00
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) 2023	\$40.00	\$0.00	(\$40.00)	\$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	(\$200.00)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$260.00	\$0.00	(\$240.00)	\$0.00	\$0.00	\$20.00
Assessment (Delinquent Fee) 2024	\$20.00	\$0.00	(\$20.00)	\$0.00	\$0.00	\$0.00
Assessment 2024	\$200.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$220.00	\$0.00	(\$220.00)	\$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	(\$200.00)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$220.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$20.00

Receivables Type Balances

Sunny Brook Farm

From 05/01/2024 to 05/31/2024

Assessment	Prev. Bal	Billing	Receipts	Adjustments	PrePaid	Ending Bal
PrePaid	\$0.00	\$0.00	\$0.00	\$0.00	(\$100.00)	(\$100.00)
Homeowner Totals:	\$0.00	\$0.00	\$0.00	\$0.00	(\$100.00)	(\$100.00)
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	(\$20.00)	\$0.00	\$0.00	\$0.00
Assessment 2024	\$200.00	\$0.00	(\$200.00)	\$0.00	\$0.00	\$0.00
Homeowner Totals:	\$220.00	\$0.00	(\$220.00)	\$0.00	\$0.00	\$0.00
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

Receivables Type Balances

Sunny Brook Farm

From 05/01/2024 to 05/31/2024

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) 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	\$0.00	\$0.00	\$0.00	\$1,140.00
Assessment (Delinquent Fee) 2023	\$400.00	\$0.00	(\$40.00)	\$0.00	\$0.00	\$360.00
Assessment (Delinquent Fee) 2024	\$440.00	\$0.00	(\$40.00)	\$0.00	\$0.00	\$400.00
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	\$0.00	\$0.00	\$0.00	\$400.00
Assessment 2024	\$2,800.00	\$0.00	(\$800.00)	\$0.00	\$0.00	\$2,000.00
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	\$0.00	\$0.00	\$0.00	\$936.67
CVT Lien Charges 2021	\$70.00	\$0.00	\$0.00	\$0.00	\$0.00	\$70.00
CVT Lien Charges 2022	\$35.00	\$0.00	\$0.00	\$0.00	\$0.00	\$35.00
CVT Lien Charges 2023	\$98.00	\$0.00	\$0.00	\$0.00	\$0.00	\$98.00
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	\$0.00	\$0.00	\$0.00	\$0.00	(\$100.00)	(\$100.00)
Recording & Releasing 2021	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$110.00
Recording & Releasing 2022	\$55.00	\$0.00	\$0.00	\$0.00	\$0.00	\$55.00
Recording & Releasing 2023	\$132.00	\$0.00	\$0.00	\$0.00	\$0.00	\$132.00
Association Totals:	\$7,603.42	\$0.00	(\$880.00)	\$0.00	(\$100.00)	\$6,623.42



Homeowner Aging Report Excluding Prepaid

Sunny Brook Farm

End Date: 05/31/2024

Description	Current	Over 30	Over 60	Over 90	Balance	
	Total:	\$0.00	\$40.00	\$20.00	\$1,180.00	\$1,240.00
	Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00
	Owner					
	Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00
	Last Payment: \$240.00 on 05/03/2024					
	Total:	\$0.00	\$20.00	\$0.00	\$0.00	\$20.00
	Owner					
	Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00
	Last Payment: \$200.00 on 05/06/2024					
	Total:	\$0.00	\$20.00	\$0.00	\$0.00	\$20.00
	Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00
	Owner					
	Total:	\$0.00	\$40.00	\$20.00	\$3,623.42	\$3,683.42
	s Owner					
	Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00
	Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00
	Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00
	Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
Total:	\$0.00	\$20.00	\$0.00	\$200.00	\$220.00	
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Homeowner Aging Report Excluding Prepaid

Sunny Brook Farm

End Date: 05/31/2024

Description	Current	Over 30	Over 60	Over 90	Balance
Description		Total			
Assessment (Delinquent Fee) 2021			\$220.00		
Assessment (Delinquent Fee) 2022			\$1,140.00		
Assessment (Delinquent Fee) 2023			\$360.00		
Assessment (Delinquent Fee) 2024			\$400.00		
Assessment 2020			\$135.00		
Assessment 2021			\$200.00		
Assessment 2022			\$200.00		
Assessment 2023			\$400.00		
Assessment 2024			\$2,000.00		
Attorney Fees Due SPV 2021			\$40.00		
Attorney Fees Due SPV 2022			\$936.67		
CVT Lien Charges 2021			\$70.00		
CVT Lien Charges 2022			\$35.00		
CVT Lien Charges 2023			\$98.00		
Legal and Costs Recovered 2022			\$131.75		
Miscellaneous 2022			\$60.00		
Recording & Releasing 2021			\$110.00		
Recording & Releasing 2022			\$55.00		
Recording & Releasing 2023			\$132.00		
AR Total:			\$6,723.42		



Bank Account Reconciliation

Sunny Brook Farm

Enterprise-Operating-2575 (End: 05/31/2024)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/28/2024		Ameren Missouri		1000	(\$347.35)
05/31/2024		City & Village Tax Office (DO NOT USE - Management Module)		0	(\$64.00)
Total Uncleared					(\$411.35)

Enterprise-Operating-2575 Summary

Ending Account Balance:	\$ 48,903.34
Uncleared Items:	(\$411.35)
Adjusted Balance:	\$ 49,314.69
Bank Ending Balance:	\$ 49,314.69
Difference:	\$-

Item V

Reconciled Items –

1. Approval of Payment to Sandberg Phoenix - \$548.92 – for delinquencies and demand letters
 - a. Motion by Helgeson
 - b. Seconded by Ochoa
2. Approval of payment to Midlands Maintenance for common grounds maintenance - \$135
 - a. Motion by Helgeson
 - b. Seconded by Ochoa
3. Approval of payment for HOA insurance for 2024.
 - a. Motion by Ochoa
 - b. Seconded by Helgeson
4. Approval of Payment to Sandberg Phoenix - \$36 – for wage garnishment for delinquent home
 - a. Motion by Helgeson
 - b. Seconded by Ventimiglia
5. Approval of Payments to Jefferson County for Small Claims for Kelly Drive entry - \$72.50
 - a. Motion by Ochoa
 - b. Seconded by Brinkmeyer
6. Approval of Chain Link fence install with plans at 4004 Sunny Brook Dr. by Phyllis Cook (Resident)
 - a. Motion by Ochoa
 - b. Seconded by Helges

Open Issues –

1. Updating of Indentures (Slow Process)
 - a. Attorney involvement is being recommended.
 - b. Need to understand what rules and regulations need to be implemented as per legal statutes.
2. Road Replacement
 - a. Plan originally intended for May – had to pause due to paperwork issues.
 - b. Paperwork and legal documents resolved – should see this start again very soon.
3. Retaining Wall at Sun Tide and Sunny Brook
 - a. Plan to be implemented for repair/replace
4. Common Ground Maintenance
 - a. Previous contractor folded and worked to setup replacement group for HOA.
 - b. Replacement group has been unresponsive.
 - c. Contacted new groups – should have this week.
 - d. Working to have shrubbery and trees trimmed back as well.

Item VII

New Business –

1. Required election coming up in October.

Questions and Concerns –

1. Open for questions