



Financial Report Package

May 2025

Prepared for

Valley Greens Condominiums

By

Red Mtn. Community Management



Balance Sheet

Valley Greens Condominiums

End Date: 05/31/2025

	Operating	Reserve	Total
Assets			
Operating Cash			
SSB Oper 4000	\$7,348.07	\$0.00	\$7,348.07
Total: Operating Cash	\$7,348.07	\$0.00	\$7,348.07
Reserve Cash			
SSB Res 4003	\$0.00	\$9,870.24	\$9,870.24
Total: Reserve Cash	\$0.00	\$9,870.24	\$9,870.24
Other Assets			
Due from Operating	\$0.00	\$10,020.50	\$10,020.50
Total: Other Assets	\$0.00	\$10,020.50	\$10,020.50
Total: Assets	\$7,348.07	\$19,890.74	\$27,238.81
Liabilities & Equity			
Current Liabilities			
Accounts Payable	\$60.90	\$0.00	\$60.90
Prepaid Assessments	\$850.00	\$0.00	\$850.00
Due to Reserve	\$10,020.50	\$0.00	\$10,020.50
Total: Current Liabilities	\$10,931.40	\$0.00	\$10,931.40
Equity			
Retained Earnings	(\$7,601.66)	\$0.00	(\$7,601.66)
Total: Equity	(\$7,601.66)	\$0.00	(\$7,601.66)
Reserve Equity			
Retained Earnings - Reserve	\$0.00	\$17,367.70	\$17,367.70
Total: Reserve Equity	\$0.00	\$17,367.70	\$17,367.70
Net Income Gain/Loss	\$0.00	\$2,523.04	\$2,523.04
Net Income Gain/Loss	\$4,018.33	\$0.00	\$4,018.33
Total: Liabilities & Equity	\$7,348.07	\$19,890.74	\$27,238.81



Income Statement - Operating

Valley Greens Condominiums

05/01/2025 to 05/31/2025

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
OPERATING INCOME							
Operating Income							
40000 Operating Dues	\$4,000.00	\$3,800.00	\$200.00	\$20,000.00	\$19,000.00	\$1,000.00	\$45,600.00
40050 Dues To Reserve	2,000.00	-	2,000.00	-	-	-	-
Total Operating Income	\$6,000.00	\$3,800.00	\$2,200.00	\$20,000.00	\$19,000.00	\$1,000.00	\$45,600.00
Total OPERATING INCOME	\$6,000.00	\$3,800.00	\$2,200.00	\$20,000.00	\$19,000.00	\$1,000.00	\$45,600.00
OPERATING EXPENSE							
Operating Expense							
50100 Management Fee- Contract	644.00	644.00	-	3,316.00	3,220.00	(96.00)	7,728.00
50210 Insurance	-	500.00	500.00	622.66	2,500.00	1,877.34	6,000.00
50220 Water & Sewer	1,391.77	433.33	(958.44)	2,736.61	2,166.65	(569.96)	5,200.00
50225 Natural Gas	-	-	-	(48.20)	-	48.20	-
50250 Trash Removal	28.40	238.33	209.93	495.75	1,191.65	695.90	2,860.00
50275 Roof Snow and Ice Removal	-	101.25	101.25	-	506.25	506.25	1,215.00
50290 Security & Fire Safety	53.76	83.33	29.57	1,490.83	416.65	(1,074.18)	1,000.00
50310 Common Area Utilities	118.03	83.33	(34.70)	626.02	416.65	(209.37)	1,000.00
50361 Grounds & Landscaping	171.00	583.33	412.33	3,442.00	2,916.65	(525.35)	7,000.00
50370 Roof Maintenance	-	-	-	400.00	-	(400.00)	-
50375 Repairs & Maintenance	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
51000 Misc Expense - Other	-	16.67	16.67	400.00	83.35	(316.65)	200.00
51001 Bank Service Charges	-	8.33	8.33	-	41.65	41.65	100.00
51004 Reserve Fund Transfer	2,500.00	500.00	(2,000.00)	2,500.00	2,500.00	-	6,000.00
Total Operating Expense	\$4,906.96	\$3,441.90	(\$1,465.06)	\$15,981.67	\$17,209.50	\$1,227.83	\$41,303.00
Total OPERATING EXPENSE	\$4,906.96	\$3,441.90	(\$1,465.06)	\$15,981.67	\$17,209.50	\$1,227.83	\$41,303.00
Net Income:	\$1,093.04	\$358.10	\$734.94	\$4,018.33	\$1,790.50	\$2,227.83	\$4,297.00



Income Statement - Reserve

Valley Greens Condominiums

05/01/2025 to 05/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Reserve Income							
48000 Reserve Dues	\$500.00	\$500.00	\$-	\$2,500.00	\$2,500.00	\$-	\$6,000.00
48020 Res. Spc. Assessment	-	1,333.33	(1,333.33)	-	6,666.65	(6,666.65)	16,000.00
48050 Res. Interest Income	5.15	-	5.15	23.04	-	23.04	-
Total Reserve Income	\$505.15	\$1,833.33	(\$1,328.18)	\$2,523.04	\$9,166.65	(\$6,643.61)	\$22,000.00
Total RESERVE INCOME	\$505.15	\$1,833.33	(\$1,328.18)	\$2,523.04	\$9,166.65	(\$6,643.61)	\$22,000.00
Net Reserve:	\$505.15	\$1,833.33	(\$1,328.18)	\$2,523.04	\$9,166.65	(\$6,643.61)	\$22,000.00



Payables Aging Report

Valley Greens Condominiums

As Of 5/31/2025

Vendor			Current	Over 30	Over 60	Over 90	Balance
Timberline Disposal Inc.							
Invoice #	Date	Check Memo					
5779785V324	05/15/2025		\$28.40	\$0.00	\$0.00	\$0.00	
			\$28.40	\$0.00	\$0.00	\$0.00	\$28.40
Xcel Energy							
Invoice #	Date	Check Memo					
929504508	05/30/2025		\$32.50	\$0.00	\$0.00	\$0.00	
			\$32.50	\$0.00	\$0.00	\$0.00	\$32.50
Totals:			\$60.90	\$0.00	\$0.00	\$0.00	\$60.90



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Statement Ending 05/30/2025

VALLEY GREENS CONDOMINIUM

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Account Number: XXXXXXXXXXXXXXX4000

VALLEY GREENS CONDOMINIUM ASSOC INC
OPERATING
C/O RED MOUNTAIN COMMUNITY MGM
PO BOX 915
SILVERTHORNE CO 80498-0915

Managing Your Accounts

	Association Prime (877) 417-2265, option 2
	Email Address APSupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX4000	\$8,067.91

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX4000

Account Summary

Date	Description	Amount
05/01/2025	Beginning Balance	\$3,113.97
	4 Credit(s) This Period	\$8,000.00
	7 Debit(s) This Period	\$3,046.06
05/30/2025	Ending Balance	\$8,067.91

Deposits

Date	Description	Amount
05/09/2025	CORP ICL/RDC DEPOSIT	\$500.00
05/27/2025	CORP ICL/RDC DEPOSIT	\$5,000.00
		2 item(s) totaling \$5,500.00

Other Credits

Date	Description	Amount
05/02/2025	Valley Greens Co OnlinePay 4449	\$500.00
05/16/2025	Valley Greens Co ASSN DUES 13	\$2,000.00
		2 item(s) totaling \$2,500.00

Electronic Debits

Date	Description	Amount
05/02/2025	Valley Greens Co Vendor Pay 124	\$644.00
05/02/2025	TOWN OF SILVERTH DEBITS 241978806	\$1,391.77
05/05/2025	ORKIN ORKIN PEST 0624605	\$171.00
05/21/2025	XCEL ENERGY-PSCO XCELENERGY 00011987016	\$85.53
05/22/2025	LumenCenturyLink SPEEDPAY XXXXX0512	\$53.76
		5 item(s) totaling \$2,346.06

Other Debits

Date	Description	Amount
05/15/2025	CincXfer to 4003	\$500.00
		1 item(s) totaling \$500.00

Member FDIC
NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX4000 (continued)

Checks Cleared

Check Nbr	Date	Amount
100082	05/05/2025	\$200.00

* Indicates skipped check number

1 item(s) totaling \$200.00

Daily Balances

Date	Amount	Date	Amount	Date	Amount
05/02/2025	\$1,578.20	05/15/2025	\$1,207.20	05/22/2025	\$3,067.91
05/05/2025	\$1,207.20	05/16/2025	\$3,207.20	05/27/2025	\$8,067.91
05/09/2025	\$1,707.20	05/21/2025	\$3,121.67		

VALLEY GREENS CONDOMINIUM PO BOX 221 BENTONVILLE, CO 80008		CONTRACT NO. 100082 DATE: 06/15/2025	
PAY TO: 2 Speed Excavation LLC THE ORDER OF: Two Hundred Dollars and no/100ths		\$ 200.00	
MICHAEL D. HALL		[Signature]	

#100082

\$200.00

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IMPORTANT NOTICE:

Business Deposit Account Agreement Disclosure Updates



Business Deposit Account Agreement

The Business Deposit Account Agreement ("Agreement"), which governs your account with us, has been updated. This agreement is effective on **May 1, 2025**, and it will amend and replace your current deposit account agreement. Specifically, the following sections have been revised:

Account Ownership Provisions

The **"Who can pledge an account as collateral?"** section clarifies who has the right to pledge the account as security for repayment of any debt owed to SouthState.

The **"Can you transfer an account to another person?"** section clarifies the exception of debts owed to SouthState.

Funds Availability Policy

Our Funds Availability Policy has been updated to include that we may apply holds to funds deposited into certificates of deposit.

The **"What is our policy on deposit holds? When will the funds deposited be available for you to withdraw?"** section now includes an updated cutoff time of 6:30 p.m. ET for incoming domestic wire transfers.

The **"Can we hold funds longer in some cases?"** section reflects new dollar thresholds for Regulation CC. The minimum amount of funds from certain check deposits for next business day availability has increased to \$275. Additionally, the large-deposit threshold for which we may further delay the availability of funds has increased to \$6,725.

The **"Do new accounts have special rules for holds?"** section reflects the new dollar threshold for Regulation CC. The minimum amount of funds for next business day availability for new accounts has increased to \$6,725.

Funds Transfer Services

The **"What is an Instant Payment?"** section clarifies the 9 p.m. ET cutoff time for funds transferred and the availability of funds. It additionally clarifies that instant payments received are not considered direct deposits for the purposes of fee waivers and bonuses. The section has also been updated to reference the use of Treasury Navigator® to send payments.

You are responsible for reviewing and becoming familiar with these changes, and we encourage you to review the complete Agreement for additional information. You may view or print the Agreement at **www.SouthStateBank.com/BusinessAccountAgreement** or visit your local branch to request a copy. You should retain this notice along with the Agreement for your records. Please note that continuing to maintain and use your account(s) beyond the effective date constitutes your agreement to and acceptance of the Agreement.

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Unless we receive notice of any unauthorized or missing signature on any enclosed item or alteration of any enclosed item in this statement within 60 days, we will consider this statement and enclosures to be correct.

If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. Please call us at **1-800-277-2175** or write to us at: **SouthState Bank, N.A., eClaims Center, P.O. Box 118068, Charleston, SC 29423.**

- We will investigate your complaint and will correct any error promptly. If we take more than 10 days to do this, we will apply a provisional credit to your account in the amount you think you have been charged in error so you will have use of the money during the time it takes us to complete our investigation.

If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at 1-800-277-2175 to find out whether or not the deposit has been made.

If you think there is an error on your statement, write to us at: **SouthState Bank, N.A., Loan Operations, P.O. Box 118068, Charleston, SC 29423.**

1. **Account information:** Your name and account number.
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- EXPLANATION OF BALANCE ON WHICH FINANCE CHARGE IS
COMPUTED FOR CONSUMER LINES OF CREDIT ONLY

We figure the finance charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances, and subtract any unpaid finance charges and any payments or credits. This gives us the daily balance.

electronic funds transfer, money order or other instrument in U.S. Dollars. Payments received by the bank at the address shown on the front of this statement by close of business will be credited to your account that same day. Payments received after close of business will be credited the following business day. We may modify these payment instructions, including changing the address for payment, by providing updated payment instructions on or with your periodic billing statement.

Write in your register all items that appear on this statement but have not been listed in your register. Example: Ready Reserve transactions, automatic payments, automatic transfers, interest.

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Statement Ending 05/30/2025

VALLEY GREENS CONDOMINIUM

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX4003

VALLEY GREENS CONDOMINIUM ASSOC INC
RESERVE
C/O RED MOUNTAIN COMMUNITY MGM
PO BOX 915
SILVERTHORNE CO 80498-0915

Managing Your Accounts

	Association Prime (877) 417-2265, option 2
	Email Address APSupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX4003	\$9,870.24

ASSOCIATION MMA - XXXXXXXXXXXXXXX4003

Account Summary

Date	Description	Amount
05/01/2025	Beginning Balance	\$9,365.09
	2 Credit(s) This Period	\$505.15
	0 Debit(s) This Period	\$0.00
05/30/2025	Ending Balance	\$9,870.24

Interest Summary

Description	Amount
Interest Earned From 05/01/2025 Through 05/30/2025	
Annual Percentage Yield Earned	0.65%
Interest Days	30
Interest Earned	\$5.15
Interest Paid This Period	\$5.15
Interest Paid Year-to-Date	\$23.04
Minimum Balance	\$9,365.09
Average Available Balance	\$9,631.75

Other Credits

Date	Description	Amount
05/15/2025	CincXfer from 4000	\$500.00
05/30/2025	INTEREST	\$5.15
		2 item(s) totaling \$505.15

Daily Balances

Date	Amount	Date	Amount
05/15/2025	\$9,865.09	05/30/2025	\$9,870.24



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This balance should agree with your records.

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Bank Account Reconciliation

Valley Greens Condominiums

SSB Operating 4000 (End: 05/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
12/30/2024		Orkin		300054	(\$155.99)
04/07/2025		Allied Security (Proguard Pro.) Inc.		300061	(\$375.00)
04/07/2025		Allied Security (Proguard Pro.) Inc.		300060	(\$188.85)
				Total Uncleared	(\$719.84)

SSB Operating 4000 Summary

Ending Account Balance:	\$ 7,348.07
Uncleared Items:	(\$719.84)
Adjusted Balance:	\$ 8,067.91
Bank Ending Balance:	\$ 8,067.91
Difference:	\$-



Bank Account Reconciliation

Valley Greens Condominiums

SSB Reserve 4003 (End: 05/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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SSB Reserve 4003 Summary

Ending Account Balance:	\$ 9,870.24
Uncleared Items:	\$-
Adjusted Balance:	\$ 9,870.24
Bank Ending Balance:	\$ 9,870.24
Difference:	\$-



General Ledger Trial Balance with Details

Valley Greens Condominiums

Accts: 10-10000-00 To: 80-86640-01 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-10002-00	SSB Oper 4000	\$2,194.13	\$8,000.00	\$2,846.06	\$7,348.07
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	40864	\$ -	\$ 644.00	SSB Oper 4000 Inv # ; Red Mountain Community Management Chk # 0	
05/01/2025	40922	500.00	-	Deposit from batch 4449	
05/02/2025	41039	-	171.00	SSB Oper 4000; Orkin Chk # 300062	
05/07/2025	41194	-	85.53	SSB Oper 4000; Xcel Energy Chk # 300063	
05/09/2025	41258	500.00	-	Deposit from batch 4470	
05/11/2025	41268	-	1,391.77	SSB Oper 4000 Inv # ; Town of Silverthorne Chk # 0	
05/15/2025	41326	-	500.00	Funds Transfer	
05/15/2025	41423	2,000.00	-	Deposit from batch 4467	
05/27/2025	41695	5,000.00	-	Deposit from batch 4504	
05/29/2025	41760	-	53.76	SSB Oper 4000 Inv # ; Century Link Chk # 0	
12-12003-00	SSB Res 4003	9,365.09	505.15	-	9,870.24
Date	GL Ref #	Debit	Credit	Description	
05/15/2025	41326	\$ 500.00	\$ -	Funds Transfer	
05/30/2025	41808	5.15	-	Interest	
14-14000-00	Accounts Receivable	4,000.00	4,000.00	8,000.00	-
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	36209	4,000.00	-	Assessment - Homeowner - Batch 3188	
05/01/2025	40922	-	500.00	Deposit from batch 4449	
05/01/2025	40972	-	500.00	Applied Prepaid VG000F	
05/09/2025	41258	-	500.00	Deposit from batch 4470	
05/15/2025	41423	-	500.00	Deposit from batch 4467	
05/15/2025	41423	-	500.00	Deposit from batch 4467	
05/15/2025	41423	-	500.00	Deposit from batch 4467	
05/15/2025	41423	-	500.00	Deposit from batch 4467	
05/27/2025	41695	-	2,000.00	Deposit from batch 4504	
05/27/2025	41695	-	2,500.00	Deposit from batch 4504	
18-18000-00	Due from Operating	10,020.50	-	-	10,020.50
Date	GL Ref #	Debit	Credit	Description	
20-20000-00	Accounts Payable	-	3,014.06	3,074.96	(60.90)
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	36691	\$ -	\$ 668.00	Accounts Payable	
05/01/2025	36691	668.00	-	Accounts Payable (Reversal)	
05/01/2025	40372	-	644.00	Accounts Payable	
05/01/2025	40864	644.00	-	Accounts Payable Inv # ; Red Mountain Community Management Chk # 0	
05/01/2025	41037	-	171.00	Accounts Payable Inv # 278053574	
05/02/2025	41039	171.00	-	Accounts Payable Inv # 278053574; Orkin Chk # 300062	
05/07/2025	41194	85.53	-	Accounts Payable Inv # 925075883; Xcel Energy Chk # 300063	
05/08/2025	41192	-	85.53	Accounts Payable Inv # 925075883	
05/11/2025	41266	-	1,391.77	Accounts Payable	
05/11/2025	41268	1,391.77	-	Accounts Payable Inv # ; Town of Silverthorne Chk # 0	
05/15/2025	42144	-	28.40	Accounts Payable Inv # 5779785V324	
05/29/2025	41758	-	53.76	Accounts Payable	
05/29/2025	41760	53.76	-	Accounts Payable Inv # ; Century Link Chk # 0	
05/30/2025	42245	-	32.50	Accounts Payable Inv # 929504508	
20-21000-00	Prepaid Assessments	(850.00)	500.00	500.00	(850.00)
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	40972	\$ 500.00	\$ -	Adjust Prepaid	



General Ledger Trial Balance with Details

Valley Greens Condominiums

Accts: 10-10000-00 To: 80-86640-01 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/27/2025	41695	\$ -	\$ 500.00	Deposit from batch 4504	
20-25000-00	Due to Reserve	(10,020.50)	-	-	(10,020.50)
Date	GL Ref #	Debit	Credit	Description	
30-32000-00	Retained Earnings	7,601.66	-	-	7,601.66
Date	GL Ref #	Debit	Credit	Description	
39-39500-00	Retained Earnings - Reserve	(17,367.70)	-	-	(17,367.70)
Date	GL Ref #	Debit	Credit	Description	
40-40000-00	Operating Dues	(16,000.00)	-	4,000.00	(20,000.00)
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	36209	\$ -	\$ 4,000.00	Assessment - Homeowner - Batch 3188	
40-40050-00	Dues To Reserve	2,000.00	500.00	2,500.00	-
Date	GL Ref #	Debit	Credit	Description	
05/15/2025	41328	\$ 500.00	\$ -	Dues To Reserve	
05/31/2025	42541	-	2,500.00	Fix due to/due from	
48-48000-01	Reserve Dues	(2,000.00)	-	500.00	(2,500.00)
Date	GL Ref #	Debit	Credit	Description	
05/15/2025	41328	\$ -	\$ 500.00	Reserve Dues	
48-48050-01	Res. Interest Income	(17.89)	-	5.15	(23.04)
Date	GL Ref #	Debit	Credit	Description	
05/30/2025	41808	\$ -	\$ 5.15	Interest	
50-50100-00	Management Fee- Contract	2,672.00	1,312.00	668.00	3,316.00
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	36691	\$ 668.00	\$ -	Management Fee- Contract	
05/01/2025	36691	-	668.00	Management Fee- Contract (Reversal)	
05/01/2025	40372	644.00	-	Management Fee- Contract	
50-50210-00	Insurance	622.66	-	-	622.66
Date	GL Ref #	Debit	Credit	Description	
50-50220-00	Water & Sewer	1,344.84	1,391.77	-	2,736.61
Date	GL Ref #	Debit	Credit	Description	
05/11/2025	41266	\$ 1,391.77	\$ -	EFT Payment - Water & Sewer 217695991	
50-50225-00	Natural Gas	(48.20)	-	-	(48.20)
Date	GL Ref #	Debit	Credit	Description	
50-50250-00	Trash Removal	467.35	28.40	-	495.75
Date	GL Ref #	Debit	Credit	Description	
05/15/2025	42144	\$ 28.40	\$ -	5324-211428-Timberline Disposal Inc.	
50-50290-00	Security & Fire Safety	1,437.07	53.76	-	1,490.83
Date	GL Ref #	Debit	Credit	Description	
05/29/2025	41758	\$ 53.76	\$ -	Security & Fire Safety	
50-50310-00	Common Area Utilities	507.99	118.03	-	626.02
Date	GL Ref #	Debit	Credit	Description	
05/08/2025	41192	\$ 85.53	\$ -	53-1198701-6-Xcel Energy	
05/30/2025	42245	32.50	-	53-1198701-6-Xcel Energy	
50-50361-00	Grounds & Landscaping	3,271.00	171.00	-	3,442.00
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	41037	\$ 171.00	\$ -	26331120-Orkin	
50-50370-00	Roof Maintenance	400.00	-	-	400.00
Date	GL Ref #	Debit	Credit	Description	
50-51000-00	Misc Expense - Other	400.00	-	-	400.00
Date	GL Ref #	Debit	Credit	Description	



General Ledger Trial Balance with Details

Valley Greens Condominiums

Accts: 10-10000-00 To: 80-86640-01 Dates: 5/1/2025 - 5/31/2025

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
50-51004-00	Reserve Fund Transfer	-	2,500.00	-	2,500.00
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	42541	\$ 2,500.00	\$ -	Fix due to/due from	
Totals:		\$0.00	\$22,094.17	\$22,094.17	\$0.00