

12:28 PM
11/06/15
Accrual Basis

ROSEBROOK HOA
Balance Sheet
As of October 31, 2015

	<u>Oct 31, 15</u>
ASSETS	
Current Assets	
Checking/Savings	
CNB - Operating	8,993.02
Total Checking/Savings	8,993.02
Accounts Receivable	
Accounts Receivable	660.00
Total Accounts Receivable	660.00
Total Current Assets	9,653.02
TOTAL ASSETS	<u>9,653.02</u>
LIABILITIES & EQUITY	
Equity	
Owners Contribution	1,940.04
Retained Earnings	7.19
Unrestricted Net Assets	3,788.73
Net Income	3,917.06
Total Equity	9,653.02
TOTAL LIABILITIES & EQUITY	<u>9,653.02</u>

12:29 PM
11/06/15
Accrual Basis

ROSEBROOK HOA
Profit & Loss
October 2015

	<u>Oct 15</u>
Ordinary Income/Expense	
Expense	
Administrative Expense	
Office Supplies	2.40
Postage & Delivery	5.76
Printing & Reproduction	7.50
Total Administrative Expense	<u>15.66</u>
Professional Fees	
Collection Fees	75.00
Management Fees	400.00
Total Professional Fees	<u>475.00</u>
Landscape Expenses	
Playground Equipment	1,365.00
Irrigation Repairs	365.89
Landscape Maintenance-Contract	550.00
Total Landscape Expenses	<u>2,280.89</u>
Utilities	
Electric	53.43
Water	133.03
Total Utilities	<u>186.46</u>
Total Expense	<u>2,958.01</u>
Net Ordinary Income	<u>-2,958.01</u>
Net Income	<u><u>-2,958.01</u></u>

ROSEBROOK HOA
Profit & Loss YTD Comparison
 October 2015

	Oct 15	Jan - Oct 15
Ordinary Income/Expense		
Income		
General Assessments	0.00	20,160.00
Fee Income		
Transfer Fees	0.00	0.00
Collection Fees	0.00	450.00
Legal Fees	0.00	184.50
Total Fee Income	0.00	634.50
Total Income	0.00	20,794.50
Expense		
Administrative Expense		
Office Supplies	2.40	60.20
Postage & Delivery	5.76	143.18
Printing & Reproduction	7.50	218.25
Total Administrative Expense	15.66	421.63
Professional Fees		
Collection Fees	75.00	195.00
Accounting/Audit	0.00	275.00
Legal Fees	0.00	406.65
Management Fees	400.00	4,000.00
Total Professional Fees	475.00	4,876.65
Landscape Expenses		
Playground Equipment	1,365.00	2,165.00
Repair and Maintenance	0.00	216.50
Irrigation Repairs	365.89	508.78
Trees	0.00	580.00
Landscape Maintenance-Contract	550.00	5,717.32
Total Landscape Expenses	2,280.89	9,187.60
Insurance		
Property/Liability Insurance	0.00	1,222.20
Total Insurance	0.00	1,222.20
Utilities		
Electric	53.43	601.30
Water	133.03	568.06
Total Utilities	186.46	1,169.36
Total Expense	2,958.01	16,877.44
Net Ordinary Income	-2,958.01	3,917.06
Net Income	-2,958.01	3,917.06

12:30 PM

11/06/15

Accrual Basis

ROSEBROOK HOA Profit & Loss Budget Performance

October 2015

	Oct 15	Budget	Jan - Oct 15	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
General Assessments	0.00	0.00	20,160.00	20,880.00	20,880.00
Fee Income					
Transfer Fees	0.00		0.00		
Collection Fees	0.00	42.00	450.00	416.00	500.00
Legal Fees	0.00		184.50		
Total Fee Income	0.00	42.00	634.50	416.00	500.00
Total Income	0.00	42.00	20,794.50	21,296.00	21,380.00
Expense					
Administrative Expense					
Office Supplies	2.40	33.00	60.20	334.00	400.00
Postage & Delivery	5.76	19.00	143.18	187.00	225.00
Printing & Reproduction	7.50	33.00	218.25	334.00	400.00
Total Administrative Expense	15.66	85.00	421.63	855.00	1,025.00
Professional Fees					
Collection Fees	75.00	42.00	195.00	416.00	500.00
Accounting/Audit	0.00	26.00	275.00	263.00	315.00
Legal Fees	0.00	17.00	406.65	166.00	200.00
Management Fees	400.00	400.00	4,000.00	4,000.00	4,800.00
Total Professional Fees	475.00	485.00	4,876.65	4,845.00	5,815.00
Landscape Expenses					
Playground Equipment	1,365.00		2,165.00		
Repair and Maintenance	0.00		216.50		
Irrigation Repairs	365.89	42.00	508.78	416.00	500.00
Trees	0.00	8.00	580.00	84.00	100.00
Landscaping/Seasonal Colors	0.00	75.00	0.00	750.00	900.00
Landscape Maintenance-Contract	550.00	625.00	5,717.32	6,250.00	7,500.00
Total Landscape Expenses	2,280.89	750.00	9,187.60	7,500.00	9,000.00
Reserve Funds	0.00	0.00	0.00	1,340.00	1,340.00
Taxes					
Property Taxes	0.00	4.00	0.00	42.00	50.00
Total Taxes	0.00	4.00	0.00	42.00	50.00
Insurance					
Directors & Officers	0.00	58.00	0.00	584.00	700.00
Property/Liability Insurance	0.00	121.00	1,222.20	1,208.00	1,450.00
Total Insurance	0.00	179.00	1,222.20	1,792.00	2,150.00
Utilities					
Electric	53.43	58.00	601.30	584.00	700.00
Water	133.03	108.00	568.06	1,084.00	1,300.00
Total Utilities	186.46	166.00	1,169.36	1,668.00	2,000.00
Total Expense	2,958.01	1,669.00	16,877.44	18,042.00	21,380.00
Net Ordinary Income	-2,958.01	-1,627.00	3,917.06	3,254.00	0.00
Net Income	-2,958.01	-1,627.00	3,917.06	3,254.00	0.00



CITIZENS *National* BANK

PO Box 1009
Henderson, Texas 75653-1009
Return Service Requested

Account Number: 1191180002
Statement Date: 10/30/15
Page: 1 of 3

004232-10/30/15-3-C304

ROSEBROOK HOMEOWNERS ASSOCIATION INC
ROSE CITY PROPERTY MANAGEMENT INC
MANAGING AGENT
100 INDEPENDENCE PL STE 301
TYLER TX 75703-1328

Make check deposits from your desk with Quick Check Deposit!
Citizens National Bank's Quick Check Deposit is a convenient remote
deposit service that helps your business to save time and money.
www.cnbtxas.com

Member FDIC

BASIC BUSINESS CHECKING ROSEBROOK HOMEOWNERS ASSOCIATION INC Acct 1191180002
ROSE CITY PROPERTY MANAGEMENT INC
MANAGING AGENT

Beginning Balance	10/01/15	10,658.99	
Deposits / Misc Credits	1	1,842.04	
Withdrawals / Misc Debits	7	2,958.01	
** Ending Balance	10/31/15	9,543.02	**
Service Charge		.00	

Enclosures 8

MISCELLANEOUS DEBITS & CREDITS

Date	Activity Description	Deposits	Withdrawals
10/30	DEPOSIT	1,842.04	

CHECKS POSTED
* indicates skip in check numbers

Date	Check No.	Amount	Date	Check No.	Amount	Date	Check No.	Amount
10/05	3654	550.00	10/08	3657	133.03	10/19	3659	53.43
10/05	3655	1,365.00	10/05	3658	365.89	10/15	3660	90.66
10/02	3656	400.00						



NOTICE: SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
* REMOTES INTERRUPTED IN CHECK NUMBER SEQUENCE

Member
FDIC

ROSEBROOK HOMEOWNERS ASSOCIATION INC

Account Number: 1191180002
Statement Date: 10/30/15

DAILY BALANCE SUMMARY					

Date	Balance	Date	Balance	Date	Balance
10/02	10,258.99	10/08	7,845.07	10/19	7,700.98
10/05	7,978.10	10/15	7,754.41	10/30	9,543.02



12:26 PM

11/06/15

ROSEBROOK HOA
Reconciliation Summary
CNB - Operating, Period Ending 10/31/2015

	<u>Oct 31, 15</u>
Beginning Balance	10,658.99
Cleared Transactions	
Checks and Payments - 7 items	-2,958.01
Deposits and Credits - 1 item	1,842.04
Total Cleared Transactions	<u>-1,115.97</u>
Cleared Balance	<u><u>9,543.02</u></u>
Uncleared Transactions	
Checks and Payments - 1 item	-550.00
Total Uncleared Transactions	<u>-550.00</u>
Register Balance as of 10/31/2015	<u><u>8,993.02</u></u>
New Transactions	
Checks and Payments - 2 items	-780.66
Deposits and Credits - 1 item	390.00
Total New Transactions	<u>-390.66</u>
Ending Balance	<u><u>8,602.36</u></u>

ROSEBROOK HOA
Reconciliation Detail
CNB - Operating, Period Ending 10/31/2015

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						10,658.99
Cleared Transactions						
Checks and Payments - 7 items						
Bill Pmt -Check	09/30/2015	3654	Manuel Pizano	X	-550.00	-550.00
Bill Pmt -Check	10/01/2015	3655	Play Safe with Jesus	X	-1,365.00	-1,915.00
Bill Pmt -Check	10/01/2015	3656	Rose City Property ...	X	-400.00	-2,315.00
Bill Pmt -Check	10/01/2015	3658	Wetmore Irrigation	X	-365.89	-2,680.89
Bill Pmt -Check	10/01/2015	3657	City of Whitehouse	X	-133.03	-2,813.92
Bill Pmt -Check	10/13/2015	3659	TXU Energy	X	-53.43	-2,867.35
Bill Pmt -Check	10/15/2015	3660	Rose City Property ...	X	-90.66	-2,958.01
Total Checks and Payments					-2,958.01	-2,958.01
Deposits and Credits - 1 item						
Deposit	10/30/2015			X	1,842.04	1,842.04
Total Deposits and Credits					1,842.04	1,842.04
Total Cleared Transactions					-1,115.97	-1,115.97
Cleared Balance					-1,115.97	9,543.02
Uncleared Transactions						
Checks and Payments - 1 item						
Bill Pmt -Check	10/26/2015	3661	Manuel Pizano		-550.00	-550.00
Total Checks and Payments					-550.00	-550.00
Total Uncleared Transactions					-550.00	-550.00
Register Balance as of 10/31/2015					-1,665.97	8,993.02
New Transactions						
Checks and Payments - 2 items						
Bill Pmt -Check	11/01/2015	3663	Rose City Property ...		-400.00	-400.00
Bill Pmt -Check	11/01/2015	3662	City of Whitehouse		-380.66	-780.66
Total Checks and Payments					-780.66	-780.66
Deposits and Credits - 1 item						
Deposit	11/02/2015				390.00	390.00
Total Deposits and Credits					390.00	390.00
Total New Transactions					-390.66	-390.66
Ending Balance					-2,056.63	8,602.36

12:29 PM

11/06/15

ROSEBROOK HOA
Deposit Detail
October 2015

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Amount</u>
Deposit		10/30/2015		CNB - Operating	1,842.04
Payment	2316	10/30/2015	PARK VIEW COUR...	Undeposited Funds	-1,842.04
TOTAL					-1,842.04

12:29 PM

11/06/15

ROSEBROOK HOA
Check Detail
October 2015

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	3655	10/01/2015	Play Safe with Jes...		CNB - Operating		-1,365.00
Bill	459	10/01/2015			Playground Equipm...	-1,365.00	1,365.00
TOTAL						-1,365.00	1,365.00
Bill Pmt -Check	3656	10/01/2015	Rose City Propert...		CNB - Operating		-400.00
Bill		10/01/2015			Management Fees	-400.00	400.00
TOTAL						-400.00	400.00
Bill Pmt -Check	3657	10/01/2015	City of Whitehouse		CNB - Operating		-133.03
Bill		10/01/2015			Water	-133.03	133.03
TOTAL						-133.03	133.03
Bill Pmt -Check	3658	10/01/2015	Wetmore Irrigation		CNB - Operating		-365.89
Bill		10/01/2015			Irrigation Repairs	-365.89	365.89
TOTAL						-365.89	365.89
Bill Pmt -Check	3659	10/13/2015	TXU Energy		CNB - Operating		-53.43
Bill		10/13/2015			Electric	-53.43	53.43
TOTAL						-53.43	53.43
Bill Pmt -Check	3660	10/15/2015	Rose City Propert...		CNB - Operating		-90.66
Bill		10/15/2015			Office Supplies	-2.40	2.40
					Printing & Reprodu...	-7.50	7.50
Bill		10/15/2015			Postage & Delivery	-5.76	5.76
					Collection Fees	-75.00	75.00
TOTAL						-90.66	90.66
Bill Pmt -Check	3661	10/26/2015	Manuel Pizano		CNB - Operating		-550.00
Bill		10/29/2015			Landscape Mainten...	-550.00	550.00
TOTAL						-550.00	550.00



Invoice

Rutan's Play Safe Texas LLC. DBA;
PLAY SAFE with JESUS!

Date 9/18/2015 Invoice # 459

1505 Dennis Dr. Phone # E-mail playsafetexas@earthlink.net
 Tyler, TX 75701 903-596-9236 Web Site playsafetexas.com
 Doug Rutan - President 903-216-4181

Rep	DR
Terms	Due on receipt
Contact Person	
Carrie Montgomery	
Phone #	
903-534-0001	

Bill To

Rose City Property Management, Inc
 100 Independence Place, Suite 301
 Tyler, TX. 75703

Ship To

102 Rosebrook Circle
 Whitehouse, TX. 757

Tax ID#	Description	Amount
	Replace the Broken Spiral Slide with a Straight Slide.	2,000.00T

OK to pay am

The goods and services named are subject to the conditions noted below: The customer / owner of this equipment assumes full and complete responsibility for the placement of the equipment. And must be aware of any and all safety hazards in the general vicinity! Examples; Buried / Hidden Utility Lines - Pipes, Trees, Rocks, low branches, Power Lines, Uneven ground etc. The customer is responsible for conveying and adhering to any and all regulations and requirements that this project is subject to. The customer will be responsible for removing all trash / refuse associated with this project.

Subtotal	\$2,000.00
Sales Tax (8.25%)	\$165.00
Total	\$2,165.00
Payments/Credits	-\$800.00
Balance Due	\$1,365.00

My signature varifies; I am an Authorized Agent of the Customer, I am Completely Satisfied this project has been completed as promised and I have read and agree to the terms of this invoice as outlined here.

Accepted by *[Signature]* Date 9-25-15

Please Print Your Name here.

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.
100 INDEPENDENCE PLACE, STE. 301
TYLER, TX 75703-1328

10/1/2015

PAY TO THE ORDER OF Play Safe with Jesus

\$ **1,365.00

One Thousand Three Hundred Sixty-Five and 00/100*****

DOLLARS

Play Safe with Jesus
1505 Dennis Drive
Tyler, Texas 75701

MEMO

Christine Brewer
AFTER DEPOSIT CREDIT

⑈003655⑈ ⑆111903151⑆ ⑆1191180002⑈

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3655

Play Safe with Jesus				10/1/2015		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/1/2015	Bill	459	1,365.00	1,365.00		1,365.00
				Check Amount		1,365.00

CNB - Operating

1,365.00

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3655

Play Safe with Jesus				10/1/2015		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/1/2015	Bill	459	1,365.00	1,365.00		1,365.00
				Check Amount		1,365.00

CNB - Operating

1,365.00

Rose City Property Management, Inc.

100 Independence Place
Suite 301
Tyler, TX 75703

Invoice

Date	Invoice #
10/1/2015	2370

Bill To
Rosebrook HOA

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Monthly Management Fee	400.00	400.00
Total			\$400.00

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.
 100 INDEPENDENCE PLACE, STE. 301
 TYLER, TX 75703-1328

CITIZENS NATIONAL BANK
 Tyler, TX 75703
 Member FDIC

3656
 88-315/1119
 19

10/1/2015

PAY TO THE ORDER OF Rose City Property Management, Inc.

\$ **400.00

Four Hundred and 00/100*****

DOLLARS

Rose City Property Management, Inc.

MEMO

Christine Brewer
 AUTHORIZED SIGNATURE

⑈003656⑈ ⑆111903151⑆ ⑈1191180002⑈

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3656

Rose City Property Management, Inc.				10/1/2015	
Date	Type Reference	Original Amt.	Balance Due	Discount	Payment
10/1/2015	Bill	400.00	400.00		400.00
				Check Amount	400.00

CNB - Operating

400.00

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3656

Rose City Property Management, Inc.				10/1/2015	
Date	Type Reference	Original Amt.	Balance Due	Discount	Payment
10/1/2015	Bill	400.00	400.00		400.00
				Check Amount	400.00

CNB - Operating

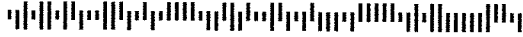
400.00



PO Box 776
Whitehouse TX 75791

ADDRESS SERVICE REQUESTED

AUTO3-DIGIT 757 11 AADC 93884AA25-A-1
2293 1 AB 0.413



ROSEBROOK HOME OWNERS ASSOC.
ROSE CITY PROPERTY MGMT
100 INDEPENDENCE PLACE STE 301
TYLER TX 75703-1328



Physical Address: 101 A Bascom Road
Customer Service Office: (903) 839-4914
Fax: (903) 839-4915

Office Hours: Monday - Friday 8:30 AM - 4:30 PM
On-line Payments: www.whitehousetx.org

SPECIAL MESSAGE

CITY OFFICES CLOSED OCTOBER 12TH
LATE NOTICES TO BE DISCONTINUED AS OF DECEMBER 1ST -
SEE WHITEHOUSTX.ORG FOR DETAILS

Account Statement

ACCOUNT INFORMATION

ACCOUNT: 04-1275-00
SERVICE ADDRESS: 0 ROSEBROOK CIRCLE SPF
SERVICE PERIOD: 08/15/2015 TO: 09/15/2015
BILLING DATE: 09/25/2015
DUE DATE: 10/10/2015

CURRENT WATER METER INFORMATION

Meter	Previous	Current	Consumption	Amount
12138674	9145	9325	18000	128.00

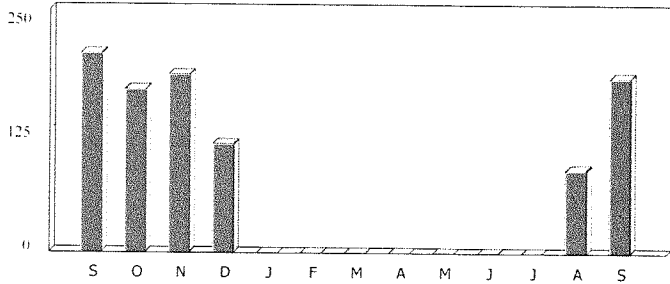
OTHER CHARGES

STREET MAINT 5.00

AMOUNT DUE

CURRENT CHARGES 133.00
AMOUNT DUE IF PAID 10/10/2015 BY 4:30 PM 133.00
AMOUNT DUE IF PAID 10/10/2015 AFTER 4:30 PM 146.33

YOUR MONTHLY USAGE (IN HUNDREDS)



12138674

If payment for a utility bill is not received prior to 4:30 p.m. the 20th of each month, service is subject to immediate disconnection. A \$50.00 service charge will be applied to a utility bill whether or not utility service has been disconnected. (\$50.00 service charge to Walnut Grove Water customers) Postmark dates are not accepted as date of payment.

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.
100 INDEPENDENCE PLACE, STE. 301
TYLER, TX 75703-1328

10/1/2015

PAY TO THE ORDER OF City of Whitehouse

\$ **133.03

One Hundred Thirty-Three and 03/100*****

DOLLARS

City of Whitehouse
PO Box 776
Whitehouse, Texas 75791

MEMO



⑈003657⑈ ⑆11190315⑆ ⑈1191180002⑈

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3657

City of Whitehouse					10/1/2015	
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/1/2015	Bill		133.03	133.03		133.03
					Check Amount	133.03

CNB - Operating

133.03

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3657

City of Whitehouse					10/1/2015	
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/1/2015	Bill		133.03	133.03		133.03
					Check Amount	133.03

CNB - Operating

133.03

Wetmore Industries, LLC

1102 Lilly Ln.
Bullard, TX 75757

LI 10847

Mobile (903) 714-0305

Service Order

<input type="checkbox"/> SERVICE	<input checked="" type="checkbox"/> REPAIR	TECHNICIAN	DATE ORDERED
<input type="checkbox"/> INSTALL	<input type="checkbox"/> ESTIMATE	<i>Adler</i>	/ /

Name Rosebrock HOFF Phone _____

Address _____

City Whitehouse State TX Zip 75791

SERVICE REQUESTED Leak?
Controller uninst. - 2nd Function - 9

QTY	PART NO.	DESCRIPTION	PRICE	TOTAL
1	Spec 4	4 Station base unit		237-
3	KCM 300	3 Station module	32	96-

SERVICE CALL INCLUDING FIRST 30 MINUTES			
1.5	LABOR CHARGE PER 30 MINUTES	35-	105-
SERVICES PERFORMED <u>Install new</u>		LABOR AND SERVICE	105-
<u>Controller. No Leak Detected.</u>		TOTAL MATERIAL	233-
		TAX	27.89
DATE COMPLETED	PAYMENT DUE UPON COMPLETION	TOTAL	
9/29/05		365.89	

THANK YOU

CUSTOMER'S SIGNATURE _____


TECHNICIAN'S SIGNATURE

Customer hereby accepts performance, and charges as being satisfactory. Workmanship and materials warranted for a period of one year unless otherwise stated in writing. "Irrigation in Texas is regulated by the Texas Commission on Environmental Quality, P.O. Box 13087, Austin, TX 78711-3087". (512) 239-6719.

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.
100 INDEPENDENCE PLACE, STE. 301
TYLER, TX 75703-1328

10/1/2015

PAY TO THE ORDER OF Wetmore Irrigation

\$ **365.89

Three Hundred Sixty-Five and 89/100*****

DOLLARS

Wetmore Irrigation
1102 Lily Lane
Bullard, Texas 75757

MEMO

Christine Brewer
AUTHORIZED SIGNATURE

⑈003658⑈ ⑆111903151⑆ ⑆1191180002⑈

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3658

Wetmore Irrigation				10/1/2015		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/1/2015	Bill		365.89	365.89		365.89
				Check Amount		365.89

CNB - Operating

365.89

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3658

Wetmore Irrigation				10/1/2015		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/1/2015	Bill		365.89	365.89		365.89
				Check Amount		365.89

CNB - Operating

365.89



Customer Name: ROSEBROOK HOMEOWNERS
Account Number: 900000369324
Invoice Number: 054176700953
Invoice Date: 10/10/2015

Account Summary

Previous Balance	Credits/Payments	Balance Forward	Current Charges	Amount Due	Due Date
\$53.61	\$53.61 CR	\$0.00	\$53.43	\$53.43	10/26/2015

See remaining pages for invoice details.

Customer Communications

How to Contact Us

Customer Service: 972-791-2830 or
1-888-399-5501 (7AM - 7PM M-F)

Power Outage Notification:
Oncor Electric Delivery - 1-888-313-4747

RFP Certificate: #10004

Commercial Charges for Period	\$	37.54
----------------------------------	----	-------

Current Charges	\$	53.43
-----------------	----	-------

Distribution Charges for Period	\$	15.89
------------------------------------	----	-------

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.
100 INDEPENDENCE PLACE, STE. 301
TYLER, TX 75703-1328

10/13/2015

PAY TO THE ORDER OF TXU Energy

\$ **53.43

Fifty-Three and 43/100*****

DOLLARS

TXU Energy
PO Box 650638
Dallas, Texas 75265-0638

MEMO

Christine Brewer
AUTHORIZED SIGNATURE

⑈003659⑈ ⑆111903151⑆ ⑈1191180002⑈

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3659

Date	Type	Reference	Original Amt.	Balance Due	10/13/2015 Discount	Payment
10/13/2015	Bill		53.43	53.43		53.43
					Check Amount	53.43

CNB - Operating 53.43

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3659

Date	Type	Reference	Original Amt.	Balance Due	10/13/2015 Discount	Payment
10/13/2015	Bill		53.43	53.43		53.43
					Check Amount	53.43

CNB - Operating 53.43

**Rosebrook HOA
2015 Monthly Expenses**

Month	Copies	Envelopes	Stamps	Stamps	1099's
January	50 x .15 = 7.50	12 x .20 = 2.40		12 x .48 = 5.76	10
February	235 x .15 = 35.25	28 x .20 = 5.60	2.61	28 x .48 = 13.44	0.98
March	298 x .15 = 44.70	82 x .20 = 16.40	6.85	81 x .48 = 38.88	
April	137 x .15 = 20.55	28 x .20 = 5.60		28 x .48 = 13.44	
May	271 x .15 = 40.65	15 x .20 = 3.00	14 x .48 = 6.72	6.85	
June	57 x .15 = 8.55	12 x .20 = 2.40	12 x .48 = 5.76		
July	98 x .15 = 14.70	15 x .20 = 3.00	14 x .48 = 6.72	6.85	
August	189 x .15 = 28.35	28 x .20 = 5.60		28 x .48 = 13.44	
September	70 x .15 = 10.50	19 x .20 = 3.80		19 x .48 = 9.12	
October	50 x .15 = 7.50	12 x .20 = 2.40		12 x .48 = 5.76	
November					
December					

Postage charge at exact postage rate

Envelopes at .20 regular - large .25

Labels at .05 per label or \$1.50 per page 30 labels per page

Certified mail is \$6.85 - may be more if certified is larger than standard postage amount

Incoming faxes at .15 per page

1099's at 10.00 each

January	Total: \$ 25.66
February	Total: \$ 57.88
March	Total: \$ 106.83
April	Total: \$ 39.59
May	Total: \$ 57.22
June	Total: \$ 16.71
July	Total: \$ 31.27
August	Total: \$ 47.39
September	Total: \$ 23.42
October	Total: \$15.66
November	Total:
December	

12:13 PM

10/13/15

ROSEBROOK HOA Deposit Detail September 2015

*Collection
Fee - 75⁰⁰*

Type	Num	Date	Name	Account	Amount
Deposit		09/22/2015		CNB - Operating	362.46
Payment	1157	09/22/2015	ROSEBROOK CIR...	Undeposited Funds	-195.00
Payment	2274	09/22/2015	PARK VIEW COUR...	Undeposited Funds	-167.46
TOTAL					-362.46
Deposit		09/30/2015		CNB - Operating	240.00
Payment	2922	09/30/2015	PARK VIEW COUR...	Undeposited Funds	-240.00
TOTAL					-240.00

-\$15

*15 x 4 =
\$60^a*

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.
100 INDEPENDENCE PLACE, STE. 301
TYLER, TX 75703-1328

10/15/2015

PAY TO THE ORDER OF **Rose City Property Management, Inc.**

\$ **90.66

Ninety and 66/100*****

DOLLAR

Rose City Property Management, Inc.

MEMO

Christina Brewer
AUTHORIZED SIGNATURE

⑈003660⑈ ⑆111903151⑆ ⑈1191180002⑈

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3660

Rose City Property Management, Inc.

Date	Type	Reference	Original Amt.	Balance Due	10/15/2015 Discount	Payment
10/15/2015	Bill		15.66	15.66		15.66
10/15/2015	Bill		75.00	75.00		75.00
					Check Amount	90.66

CNB - Operating

90.66

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3660

Rose City Property Management, Inc.

Date	Type	Reference	Original Amt.	Balance Due	10/15/2015 Discount	Payment
10/15/2015	Bill		15.66	15.66		15.66
10/15/2015	Bill		75.00	75.00		75.00
					Check Amount	90.66

CNB - Operating

90.66

Manuel Pizano

DATE 19

NAME <i>Rosebrook HOF</i>		ORDER NUMBER
ADDRESS		
CITY	STATE	ZIP
SOLD BY	CASH	C.O.D.
CHARGE	ON ACCT.	WDSE. RETD.
PAID OUT		

No.	QUAN.	DESCRIPTION	PRICE	AMOUNT
1		<i>Oct landscape Contract</i>		
2				
3				
4				<i>550.00</i>
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
RECEIVED BY			TAX	
			TOTAL	<i>550.00</i>

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.
100 INDEPENDENCE PLACE, STE. 301
TYLER, TX 75703-1328

10/26/2015

PAY TO THE ORDER OF Manuel Pizano

\$ **550.00

Five Hundred Fifty and 00/100*****

DOLLARS

Manuel Pizano
PO Box 449
New Summerfield, Texas 75780

MEMO

Christina Brewer
AUTHERIZED SIGNATURE

⑈00366⑈ ⑆111903151⑆ ⑆1191180002⑈

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3661

Manuel Pizano				10/26/2015		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/29/2015	Bill		550.00	550.00		550.00
				Check Amount		550.00

CNB - Operating

550.00

ROSEBROOK HOMEOWNERS ASSOCIATION, INC.

3661

Manuel Pizano				10/26/2015		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
10/29/2015	Bill		550.00	550.00		550.00
				Check Amount		550.00

CNB - Operating

550.00

12:30 PM
 11/06/15
 Accrual Basis

ROSEBROOK HOA
General Ledger
As of October 31, 2015

Type	Date	Num	Name	Memo	Split	Amount	Balance	
Rosebrook Checking Account							0.00	
Total Rosebrook Checking Account							0.00	
CNB - Operating							10,108.99	
Bill Pmt -Check	10/01/2015	3655	Play Safe with Jesus		Accounts Pay...	-1,365.00	8,743.99	
Bill Pmt -Check	10/01/2015	3656	Rose City Property...		Accounts Pay...	-400.00	8,343.99	
Bill Pmt -Check	10/01/2015	3657	City of Whitehouse		Accounts Pay...	-133.03	8,210.96	
Bill Pmt -Check	10/01/2015	3658	Wetmore Irrigation		Accounts Pay...	-365.89	7,845.07	
Bill Pmt -Check	10/13/2015	3659	TXU Energy		Accounts Pay...	-53.43	7,791.64	
Bill Pmt -Check	10/15/2015	3660	Rose City Property...		Accounts Pay...	-90.66	7,700.98	
Bill Pmt -Check	10/26/2015	3661	Manuel Pizano		Accounts Pay...	-550.00	7,150.98	
Deposit	10/30/2015			Deposit	Undeposited ...	1,842.04	8,993.02	
Total CNB - Operating							-1,115.97	8,993.02
CNB Savings Account							0.00	
Total CNB Savings Account							0.00	
Accounts Receivable							2,502.04	
Payment	10/30/2015	2316	PARK VIEW COU...		Undeposited ...	-1,842.04	660.00	
Total Accounts Receivable							-1,842.04	660.00
Clearing Account							0.00	
Total Clearing Account							0.00	
Undeposited Funds							0.00	
Payment	10/30/2015	2316	PARK VIEW COU...		Accounts Rec...	1,842.04	1,842.04	
Deposit	10/30/2015	2316	PARK VIEW COU...	Deposit	CNB - Operat...	-1,842.04	0.00	
Total Undeposited Funds							0.00	0.00
Accounts Payable							0.00	
Bill	10/01/2015		Rose City Property...		Management ...	-400.00	-400.00	
Bill	10/01/2015	459	Play Safe with Jesus		Playground E...	-1,365.00	-1,765.00	
Bill Pmt -Check	10/01/2015	3655	Play Safe with Jesus		CNB - Operat...	1,365.00	-400.00	
Bill Pmt -Check	10/01/2015	3656	Rose City Property...		CNB - Operat...	400.00	0.00	
Bill	10/01/2015		City of Whitehouse		Water	-133.03	-133.03	
Bill Pmt -Check	10/01/2015	3657	City of Whitehouse		CNB - Operat...	133.03	0.00	
Bill	10/01/2015		Wetmore Irrigation		Irrigation Rep...	-365.89	-365.89	
Bill Pmt -Check	10/01/2015	3658	Wetmore Irrigation		CNB - Operat...	365.89	0.00	
Bill	10/13/2015		TXU Energy		Electric	-53.43	-53.43	
Bill Pmt -Check	10/13/2015	3659	TXU Energy		CNB - Operat...	53.43	0.00	
Bill	10/15/2015		Rose City Property...		-SPLIT-	-15.66	-15.66	
Bill	10/15/2015		Rose City Property...		Collection Fees	-75.00	-90.66	
Bill Pmt -Check	10/15/2015	3660	Rose City Property...		CNB - Operat...	90.66	0.00	
Bill Pmt -Check	10/26/2015	3661	Manuel Pizano		CNB - Operat...	550.00	550.00	
Bill	10/29/2015		Manuel Pizano		Landscape M...	-550.00	0.00	
Total Accounts Payable							0.00	0.00
Payroll Liabilities							0.00	
Total Payroll Liabilities							0.00	
Capital Stock							0.00	
Total Capital Stock							0.00	
Dividends Paid							0.00	
Total Dividends Paid							0.00	
Opening Balance Equity							0.00	
Total Opening Balance Equity							0.00	
Owners Contribution							-1,940.04	
Total Owners Contribution							-1,940.04	
Retained Earnings							-7.19	
Total Retained Earnings							-7.19	
Unrestricted Net Assets							-3,788.73	
Total Unrestricted Net Assets							-3,788.73	

12:30 PM
 11/06/15
 Accrual Basis

ROSEBROOK HOA
General Ledger
As of October 31, 2015

Type	Date	Num	Name	Memo	Split	Amount	Balance
Opening Balance							0.00
Total Opening Balance							0.00
General Assessments							-20,160.00
Total General Assessments							-20,160.00
Fee Income							-634.50
Transfer Fees							0.00
Total Transfer Fees							0.00
Collection Fees							-450.00
Total Collection Fees							-450.00
Donations							0.00
Total Donations							0.00
Legal Fees							-184.50
Total Legal Fees							-184.50
Newsletter Sponsorship							0.00
Total Newsletter Sponsorship							0.00
Streetlight Income							0.00
Total Streetlight Income							0.00
Fee Income - Other							0.00
Total Fee Income - Other							0.00
Total Fee Income							-634.50
Interest Income							0.00
Total Interest Income							0.00
Resale Package							0.00
Total Resale Package							0.00
Special Assessment							0.00
Total Special Assessment							0.00
Administrative Expense							405.97
Office Supplies							57.80
Bill	10/15/2015		Rose City Property...		Accounts Pay...	2.40	60.20
Total Office Supplies						2.40	60.20
Postage & Delivery							137.42
Bill	10/15/2015		Rose City Property...		Accounts Pay...	5.76	143.18
Total Postage & Delivery						5.76	143.18
Printing & Reproduction							210.75
Bill	10/15/2015		Rose City Property...		Accounts Pay...	7.50	218.25
Total Printing & Reproduction						7.50	218.25
Bank Service Charges							0.00
Total Bank Service Charges							0.00
Meetings							0.00
Total Meetings							0.00
Social Activities							0.00
Total Social Activities							0.00
Storage							0.00
Total Storage							0.00

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 11/06/15
 Accrual Basis

ROSEBROOK HOA
 General Ledger
 As of October 31, 2015

Type	Date	Num	Name	Memo	Split	Amount	Balance
Administrative Expense - Other							0.00
Total Administrative Expense - Other							0.00
Total Administrative Expense						15.66	421.63
Professional Fees							4,401.65
Collection Fees							120.00
Bill	10/15/2015		Rose City Property...		Accounts Pay...	75.00	195.00
Total Collection Fees						75.00	195.00
Accounting/Audit							275.00
Total Accounting/Audit							275.00
Legal Fees							406.65
Total Legal Fees							406.65
Management Fees							3,600.00
Bill	10/01/2015		Rose City Property...		Accounts Pay...	400.00	4,000.00
Total Management Fees						400.00	4,000.00
Set Up Fee							0.00
Total Set Up Fee							0.00
Professional Fees - Other							0.00
Total Professional Fees - Other							0.00
Total Professional Fees						475.00	4,876.65
Bad Debt Expense							0.00
Total Bad Debt Expense							0.00
Landscape Expenses							6,906.71
Playground Equipment							800.00
Bill	10/01/2015	459	Play Safe with Jesus		Accounts Pay...	1,365.00	2,165.00
Total Playground Equipment						1,365.00	2,165.00
Repair and Maintenance							216.50
Total Repair and Maintenance							216.50
Holiday Decorations							0.00
Total Holiday Decorations							0.00
Irrigation Repairs							142.89
Bill	10/01/2015		Wetmore Irrigation		Accounts Pay...	365.89	508.78
Total Irrigation Repairs						365.89	508.78
Trees							580.00
Total Trees							580.00
Landscaping/Seasonal Colors							0.00
Total Landscaping/Seasonal Colors							0.00
Landscape Maintenance-Contract							5,167.32
Bill	10/29/2015		Manuel Pizano		Accounts Pay...	550.00	5,717.32
Total Landscape Maintenance-Contract						550.00	5,717.32
Signs							0.00
Total Signs							0.00
Landscape Expenses - Other							0.00
Total Landscape Expenses - Other							0.00
Total Landscape Expenses						2,280.89	9,187.60
Payroll Expenses							0.00
Total Payroll Expenses							0.00

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 11/06/15
 Accrual Basis

ROSEBROOK HOA
General Ledger
 As of October 31, 2015

Type	Date	Num	Name	Memo	Split	Amount	Balance
Reserve Funds							0.00
Total Reserve Funds							0.00
Taxes							0.00
Property Taxes							0.00
Total Property Taxes							0.00
Taxes - Other							0.00
Total Taxes - Other							0.00
Total Taxes							0.00
Insurance							1,222.20
Directors & Officers							0.00
Total Directors & Officers							0.00
Property/Liability Insurance							1,222.20
Total Property/Liability Insurance							1,222.20
Insurance - Other							0.00
Total Insurance - Other							0.00
Total Insurance							1,222.20
Utilities							982.90
Electric							547.87
Bill	10/13/2015		TXU Energy		Accounts Pay...	53.43	601.30
Total Electric						53.43	601.30
Water							435.03
Bill	10/01/2015		City of Whitehouse		Accounts Pay...	133.03	568.06
Total Water						133.03	568.06
Utilities - Other							0.00
Total Utilities - Other							0.00
Total Utilities						186.46	1,169.36
Reconciliation Discrepancies							0.00
Total Reconciliation Discrepancies							0.00
Ask My Accountant							0.00
Total Ask My Accountant							0.00
No acct							0.00
Total no acct							0.00
TOTAL						0.00	0.00