

ME01



Meadows of Riverpark Condominium Association, Inc.

01/31/2024

Financial Statement Packet

Prepared By: Prospect Management Company

Included Reports

Bank Account Reconciliation

Income Statement – Operating

Income Statement – Reserves

Balance Sheet

Income Forecast Report – Operating

Income Forecast Report – Reserves

AP Aging

AR Aging

Prepaid Homeowners

Cash Disbursement Report

General Ledger

Bank Statements

Meadows of Riverpark Condominium Association, Inc.

Bank Account Reconciliation for Period 1/31/2024

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
PacWest Operating 6445	75,531.49	-5,437.50	70,093.99	70,093.99	Balanced
PacWest Reserve 3008	103,791.26	0.00	103,791.26	103,791.26	Balanced
PacWest Reserve 7707	39,413.21	0.00	39,413.21	39,413.21	Balanced

Unreconciled Items

Date	Description	Check No	Amount
PacWest Operating 6445			
1/10/2024	M.J.S. Landscaping LLC	10041	-5,437.50
Total PacWest Operating 6445			-5,437.50

Reconciled Items

Date	Description	Check No	Amount
PacWest Operating 6445			
1/2/2024	ACH		570.75
1/2/2024	OLB		280.00
1/3/2024	ACH		590.00
1/3/2024	LBX-CHK21		290.00
1/4/2024	ACH		870.00
1/5/2024	Acct: ME0112408 ACH	ACH	290.00
1/5/2024	Acct: ME0112409 ACH	ACH	290.00
1/5/2024	Acct: ME0112414 ACH	ACH	290.00
1/5/2024	Acct: ME0112429 ACH	ACH	290.00
1/5/2024	Acct: ME0112457 ACH	ACH	290.00
1/5/2024	Acct: ME0112475 ACH	ACH	288.60
1/5/2024	Acct: ME0112478 ACH	ACH	290.00
1/5/2024	Acct: ME0112485 ACH	ACH	290.00
1/5/2024	Acct: ME0112515 ACH	ACH	290.00
1/5/2024	Acct: ME0112521 ACH	ACH	290.00
1/5/2024	Acct: ME0112526 ACH	ACH	290.00
1/5/2024	Acct: ME0112546 ACH	ACH	290.00
1/5/2024	Acct: ME0112548 ACH	ACH	290.00
1/5/2024	Acct: ME0112618 ACH	ACH	290.00
1/5/2024	Acct: ME0112636 ACH	ACH	290.00

Meadows of Riverpark Condominium Association, Inc.

Bank Account Reconciliation for Period 1/31/2024

Date	Description	Check No	Amount
1/5/2024	Acct ME0113947 ACH	ACH	290.00
1/5/2024	Acct ME0113969 ACH	ACH	290.00
1/5/2024	Acct ME0114012 ACH	ACH	290.00
1/5/2024	Acct ME0114022 ACH	ACH	290.00
1/5/2024	Acct ME0114096 ACH	ACH	290.00
1/5/2024	Acct ME0114101 ACH	ACH	290.00
1/5/2024	Acct ME0114144 ACH	ACH	290.00
1/5/2024	Acct ME0114179 ACH	ACH	290.00
1/5/2024	Acct ME0114221 ACH	ACH	290.00
1/5/2024	Acct ME0114336 ACH	ACH	290.00
1/5/2024	Acct ME0114458 ACH	ACH	290.00
1/5/2024	Acct ME0114473 ACH	ACH	290.00
1/5/2024	Acct ME0114500 ACH	ACH	290.00
1/5/2024	Acct ME0114527 ACH	ACH	290.00
1/5/2024	Acct ME0114548 ACH	ACH	290.00
1/5/2024	Acct ME0120969 ACH	ACH	290.00
1/5/2024	Acct ME0121479 ACH	ACH	290.00
1/5/2024	Acct ME0121485 ACH	ACH	290.00
1/5/2024	Acct ME0121696 ACH	ACH	290.00
1/5/2024	Acct ME0122070 ACH	ACH	290.00
1/5/2024	Acct ME0122797 ACH	ACH	290.00
1/5/2024	Acct ME0123074 ACH	ACH	290.00
1/5/2024	Acct ME0124202 ACH	ACH	290.00
1/5/2024	Acct ME0124334 ACH	ACH	290.00
1/5/2024	Acct ME0124767 ACH	ACH	290.00
1/5/2024	Acct ME0124768 ACH	ACH	290.00
1/5/2024	Acct ME0124799 ACH	ACH	290.00
1/5/2024	Acct ME0124907 ACH	ACH	290.00
1/5/2024	Acct ME0124909 ACH	ACH	290.00
1/5/2024	Acct ME0125204 ACH	ACH	290.00
1/5/2024	Acct ME0125678 ACH	ACH	290.00
1/5/2024	Acct ME0125703 ACH	ACH	290.00
1/5/2024	Acct ME0125732 ACH	ACH	290.00
1/5/2024	Acct ME0125764 ACH	ACH	290.00
1/5/2024	Acct ME0125873 ACH	ACH	290.00
1/5/2024	Acct ME0125990 ACH	ACH	290.00
1/5/2024	Acct ME0126046 ACH	ACH	572.80
1/5/2024	Acct ME0112368 ACH	ACH	290.00
1/5/2024	ACH		290.00
1/5/2024	CC		280.00
1/5/2024	LBX-CHK21		369.20
1/5/2024	OLB		280.00

Meadows of Riverpark Condominium Association, Inc.

Bank Account Reconciliation for Period 1/31/2024

Date	Description	Check No	Amount
1/8/2024	ACH		10.00
1/8/2024	LBX-CHK21		560.00
1/9/2024	LBX-CHK21		10.00
1/10/2024	ACH		290.00
1/10/2024	CC		290.00
1/11/2024	ACH		290.00
1/11/2024	OLB		20.00
1/11/2024	Transfer from Operating 6522 - close CIT operating		6,988.47
1/12/2024	CC		290.00
1/16/2024	Transfer from PacWest Reserve 3008 - RT Correction		1,648.67
1/17/2024	ACH		10.00
1/17/2024	LBX-CHK21		302.90
1/18/2024	LBX-CHK21		302.00
1/19/2024	LBX-CHK21		290.00
1/24/2024	LBX-CHK21		290.00
1/26/2024	OLB		290.00
1/30/2024	ACH		280.75
1/30/2024	LBX-CHK21		590.00
1/31/2024	LBX-CHK21		300.00
12/27/2023	City of Pewaukee - Q4 bills		-10,827.65
1/1/2024	Transfer to PacWest Reserve 7707		-2,620.00
1/1/2024	Transfer to PacWest Reserve 3008		-7,182.42
1/1/2024	FARMERS INSURANCE GROUP OF COMPANIES		-1,801.91
1/1/2024	Sentry Management, Inc.	ACH	-1,650.00
1/18/2024	Johns Disposal Service	10043	-2,288.00
1/18/2024	WE ENERGIES	10042	-426.31
1/24/2024	Chris Wolf	10044	-99.82
1/24/2024	Guetzke & Associates	10045	-317.99
1/31/2024	FARMERS INSURANCE GROUP OF COMPANIES - INS ADJ		-285.08
Total PacWest Operating 6445			5,024.96

PacWest Reserve 3008

1/1/2024	Transfer from PacWest Operating 6445		7,182.42
1/31/2024	January Interest		107.30
1/16/2024	Transfer to PacWest Operating 6445 - RT Correction		-1,648.67
Total PacWest Reserve 3008			5,641.05

PacWest Reserve 7707

1/1/2024	Transfer from PacWest Operating 6445		2,620.00
1/31/2024	January Interest		36.72

Meadows of Riverpark Condominium Association, Inc.

Bank Account Reconciliation for Period 1/31/2024

Date	Description	Check No	Amount
	Total PacWest Reserve 7707		2,656.72

Meadows of Riverpark Condominium Association, Inc.

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Income							
Income							
4500-0000 - Association Fees	24,761.40	25,520.00	(758.60)	24,761.40	25,520.00	(758.60)	306,240.00
5050-0000 - Late Fee	11.40	-	11.40	11.40	-	11.40	-
5755-0000 - Interest on Bank Accounts	.07	-	.07	.07	-	.07	
Total Income	24,772.87	25,520.00	(747.13)	24,772.87	25,520.00	(747.13)	306,240.00
Total Income	24,772.87	25,520.00	(747.13)	24,772.87	25,520.00	(747.13)	306,240.00
Operating Expense							
Utilities							
6310-0000 - Electric Common Area	426.31	541.67	115.36	426.31	541.67	115.36	6,500.00
6340-0000 - Water & Sewer	-	11,000.00	11,000.00	-	11,000.00	11,000.00	44,000.00
Total Utilities	426.31	11,541.67	11,115.36	426.31	11,541.67	11,115.36	50,500.00
Repairs & Maintenance							
6420-0660 - Maintenance - General	-	833.33	833.33	-	833.33	833.33	10,000.00
6420-0840 - Refuse Removal	2,288.00	2,288.00	-	2,288.00	2,288.00	-	27,456.00
6420-0848 - Roofing	-	-	-	-	-	-	1,500.00
6420-0953 - Water Softener	99.82	119.17	19.35	99.82	119.17	19.35	1,430.00
Total Repairs & Maintenance	2,387.82	3,240.50	852.68	2,387.82	3,240.50	852.68	40,386.00
Landscaping & Grounds							
6460-0050 - Landscape Improvements	-	583.33	583.33	-	583.33	583.33	7,000.00
6460-0100 - Landscape Maintenance	-	-	-	-	-	-	17,000.00
6460-0860 - Snow Removal	5,437.50	4,350.00	(1,087.50)	5,437.50	4,350.00	(1,087.50)	21,750.00
Total Landscaping & Grounds	5,437.50	4,933.33	(504.17)	5,437.50	4,933.33	(504.17)	45,750.00
Safety Services							
6480-0200 - Alarms & Monitoring	252.00	333.33	81.33	252.00	333.33	81.33	4,000.00
6480-0300 - Fire Extinguishers & Maintenance	65.99	33.33	(32.66)	65.99	33.33	(32.66)	400.00
6480-0600 - Sprinkler System	-	250.00	250.00	-	250.00	250.00	1,000.00
Total Safety Services	317.99	616.66	298.67	317.99	616.66	298.67	5,400.00
Administrative Expense							
6520-0100 - Accounting Services	-	-	-	-	-	-	250.00
6520-0560 - Legal Counsel Fees	-	166.67	166.67	-	166.67	166.67	2,000.00
6520-0580 - Licenses, Fees & Permits	150.00	-	(150.00)	150.00	-	(150.00)	25.00
6520-0680 - Office Services	(50.00)	208.33	258.33	(50.00)	208.33	258.33	2,500.00
Total Administrative Expense	100.00	375.00	275.00	100.00	375.00	275.00	4,775.00
Management Fees							
6530-0100 - Management Fee	1,500.00	1,500.00	-	1,500.00	1,500.00	-	18,000.00
Total Management Fees	1,500.00	1,500.00	-	1,500.00	1,500.00	-	18,000.00
Insurance							

Meadows of Riverpark Condominium Association, Inc.

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Operating Expense							
6610-0000 - Property Insurance	2,086.99	1,833.33	(253.66)	2,086.99	1,833.33	(253.66)	22,000.00
Total Insurance	2,086.99	1,833.33	(253.66)	2,086.99	1,833.33	(253.66)	22,000.00
Capital Improvements - Reserve							
8100-0500 - Cement & Walk Replacement	-	416.67	416.67	-	416.67	416.67	5,000.00
8100-2000 - Painting	-	1,382.00	1,382.00	-	1,382.00	1,382.00	16,584.00
Total Capital Improvements - Reserve	-	1,798.67	1,798.67	-	1,798.67	1,798.67	21,584.00
Reserve							
8500-0100 - Roof Reserve	2,620.00	2,620.00	-	2,620.00	2,620.00	-	31,440.00
8500-0200 - General Reserve	7,182.42	5,533.75	(1,648.67)	7,182.42	5,533.75	(1,648.67)	66,405.00
Total Reserve	9,802.42	8,153.75	(1,648.67)	9,802.42	8,153.75	(1,648.67)	97,845.00
Total Expense	22,059.03	33,992.91	11,933.88	22,059.03	33,992.91	11,933.88	306,240.00
Operating Net Total	2,713.84	(8,472.91)	11,186.75	2,713.84	(8,472.91)	11,186.75	

Meadows of Riverpark Condominium Association, Inc.

Statement of Revenues and Expenses 1/1/2024 - 1/31/2024

	Current Period			Year To Date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserve Income							
Income							
5000-0000 - Reserve Contribution	8,153.75	9,802.42	(1,648.67)	8,153.75	9,802.42	(1,648.67)	117,629.00
5755-0000 - Interest on Bank Accounts	144.02	-	144.02	144.02	-	144.02	-
Total Income	8,297.77	9,802.42	(1,504.65)	8,297.77	9,802.42	(1,504.65)	117,629.00
Total Income	8,297.77	9,802.42	(1,504.65)	8,297.77	9,802.42	(1,504.65)	117,629.00
Reserve Expense							
Capital Improvements - Reserve							
8100-0500 - Cement & Walk Replacement	-	416.67	416.67	-	416.67	416.67	5,000.00
8100-2000 - Painting	-	25,520.00	25,520.00	-	25,520.00	25,520.00	306,240.00
Total Capital Improvements - Reserve	-	25,936.67	25,936.67	-	25,936.67	25,936.67	311,240.00
Reserve							
8500-0200 - General Reserve	(1,648.67)	-	1,648.67	(1,648.67)	-	1,648.67	-
Total Reserve	(1,648.67)	-	1,648.67	(1,648.67)	-	1,648.67	-
Total Expense	(1,648.67)	25,936.67	27,585.34	(1,648.67)	25,936.67	27,585.34	311,240.00
Reserve Net Total	9,946.44	(16,134.25)	26,080.69	9,946.44	(16,134.25)	26,080.69	(193,611.00)
Net Total	12,660.28	(24,607.16)	37,267.44	12,660.28	(24,607.16)	37,267.44	(193,611.00)

Meadows of Riverpark Condominium Association, Inc.			
Balance Sheet For 1/31/2024			
Assets			
1000-0000 - Operating Cash - Pacific Western Bank		\$70,093.99	
1130-0000 - Reserve Cash - Pacific Western Bank		\$103,791.26	
1150-0000 - Special Assessment - Pacific Western Bank		\$39,413.21	
1179-0001 - Roof CD - Spring Bank 2219 Due 2/16/2024		\$268,297.77	
1179-0002 - General CD - Spring Bank 2220 Due 2/16/2024		\$267,265.04	
Total Assets			\$748,861.27
	Total Assets		\$748,861.27
Liability			
2410-0000 - Prepayments		\$6,996.55	
Total Liability			\$6,996.55
Equity			
3810-0000 - Prior Year Retained Earnings		\$729,204.44	
3999-0000 - Net Income		\$12,660.28	
Total Equity			\$741,864.72
	Total Liabilities / Equity		\$748,861.27

Meadows of Riverpark Condominium Association, Inc.

Summarized Income Forecast for 1/31/2024

<i>budget values are in italic green</i>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Original Budget	Revised Total
Operating Income														
Income														
4500-0000 - Association Fees	24,761	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	306,240	305,481
5050-0000 - Late Fee	11	-	-	-	-	-	-	-	-	-	-	-	-	11
5755-0000 - Interest on Bank Accounts		-	-	-	-	-	-	-	-	-	-	-	-	
Total Income	24,773	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	306,240	305,493
Total Income	24,773	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	306,240	305,493
Operating Expense														
Utilities														
6310-0000 - Electric Common Area	426	542	542	542	542	542	542	542	542	542	542	542	6,500	6,385
6340-0000 - Water & Sewer	-	-	-	11,000	-	-	11,000	-	-	11,000	-	-	44,000	33,000
Total Utilities	426	542	542	11,542	542	542	11,542	542	542	11,542	542	542	50,500	39,385
Repairs & Maintenance														
6420-0660 - Maintenance - General	-	833	833	833	833	833	833	833	833	833	833	833	10,000	9,167
6420-0840 - Refuse Removal	2,288	2,288	2,288	2,288	2,288	2,288	2,288	2,288	2,288	2,288	2,288	2,288	27,456	27,456
6420-0848 - Roofing	-	-	-	-	300	300	300	300	300	-	-	-	1,500	1,500
6420-0953 - Water Softener	100	119	119	119	119	119	119	119	119	119	119	119	1,430	1,411
Total Repairs & Maintenance	2,388	3,241	3,241	3,241	3,541	3,541	3,541	3,541	3,541	3,241	3,241	3,241	40,386	39,533
Landscaping & Grounds														
6460-0050 - Landscape Improvements	-	583	583	583	583	583	583	583	583	583	583	583	7,000	6,417
6460-0100 - Landscape Maintenance	-	-	-	2,429	2,429	2,429	2,429	2,429	2,429	2,429	-	-	17,000	17,000
6460-0860 - Snow Removal	5,438	4,350	4,350	-	-	-	-	-	-	-	4,350	4,350	21,750	22,838
Total Landscaping & Grounds	5,438	4,933	4,933	3,012	3,012	3,012	3,012	3,012	3,012	3,012	4,933	4,933	45,750	46,254
Safety Services														
6480-0200 - Alarms & Monitoring	252	333	333	333	333	333	333	333	333	333	333	333	4,000	3,919

Meadows of Riverpark Condominium Association, Inc.

Summarized Income Forecast for 1/31/2024

<i>budget values are in italic green</i>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Original Budget	Revised Total
Operating Expense														
6480-0300 - Fire Extinguishers & Maintenance	66	33	33	33	33	33	33	33	33	33	33	33	400	433
6480-0600 - Sprinkler System	-	-	-	250	-	-	250	-	-	250	-	-	1,000	750
Total Safety Services	318	367	367	617	367	367	617	367	367	617	367	367	5,400	5,101
Administrative Expense														
6520-0100 - Accounting Services	-	-	250	-	-	-	-	-	-	-	-	-	250	250
6520-0560 - Legal Counsel Fees	-	167	167	167	167	167	167	167	167	167	167	167	2,000	1,833
6520-0580 - Licenses, Fees & Permits	150	-	25	-	-	-	-	-	-	-	-	-	25	175
6520-0680 - Office Services	(50)	208	208	208	208	208	208	208	208	208	208	208	2,500	2,242
Total Administrative Expense	100	375	650	375	375	375	375	375	375	375	375	375	4,775	4,500
Management Fees														
6530-0100 - Management Fee	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	18,000
Total Management Fees	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,000	18,000
Insurance														
6610-0000 - Property Insurance	2,087	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	22,000	22,254
Total Insurance	2,087	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	1,833	22,000	22,254
Capital Improvements - Reserve														
8100-0500 - Cement & Walk Replacement	-	417	417	417	417	417	417	417	417	417	417	417	5,000	4,583
8100-2000 - Painting	-	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	1,382	16,584	15,202
Total Capital Improvements - Reserve	-	1,799	1,799	1,799	1,799	1,799	1,799	1,799	1,799	1,799	1,799	1,799	21,584	19,785
Reserve														
8500-0100 - Roof Reserve	2,620	2,620	2,620	2,620	2,620	2,620	2,620	2,620	2,620	2,620	2,620	2,620	31,440	31,440
8500-0200 - General Reserve	7,182	5,534	5,534	5,534	5,534	5,534	5,534	5,534	5,534	5,534	5,534	5,534	66,405	68,054
Total Reserve	9,802	8,154	8,154	8,154	8,154	8,154	8,154	8,154	8,154	8,154	8,154	8,154	97,845	99,494
Total Expense	22,059	22,743	23,018	32,071	21,121	21,121	32,371	21,121	21,121	32,071	22,743	22,743	306,240	294,306

Meadows of Riverpark Condominium Association, Inc.

Summarized Income Forecast for 1/31/2024

													Original Budget	Revised Total
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
<i>budget values are in italic green</i>														
Operating Net Total	\$2,714	\$2,777	\$2,502	(\$6,551)	\$4,399	\$4,399	(\$6,851)	\$4,399	\$4,399	(\$6,551)	\$2,777	\$2,777	-	11,187

Meadows of Riverpark Condominium Association, Inc.

Summarized Income Forecast for 1/31/2024

<i>budget values are in italic green</i>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Original Budget	Revised Total
Reserve Income														
Income														
5000-0000 - Reserve Contribution	8,154	9,802	9,802	9,802	9,802	9,802	9,802	9,802	9,802	9,802	9,802	9,802	117,629	115,980
5755-0000 - Interest on Bank Accounts	144	-	-	-	-	-	-	-	-	-	-	-	-	144
Total Income	8,298	9,802	9,802	9,802	9,802	9,802	9,802	9,802	9,802	9,802	9,802	9,802	117,629	116,124
Total Income	8,298	9,802	9,802	9,802	9,802	9,802	9,802	9,802	9,802	9,802	9,802	9,802	117,629	116,124
Reserve Expense														
Capital Improvements - Reserve														
8100-0500 - Cement & Walk Replacement	-	417	417	417	417	417	417	417	417	417	417	417	5,000	4,583
8100-2000 - Painting	-	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	25,520	306,240	280,720
Total Capital Improvements - Reserve	-	25,937	25,937	25,937	25,937	25,937	25,937	25,937	25,937	25,937	25,937	25,937	311,240	285,303
Reserve														
8500-0200 - General Reserve	(1,649)	-	-	-	-	-	-	-	-	-	-	-	-	(1,649)
Total Reserve	(1,649)	-	-	-	-	-	-	-	-	-	-	-	-	(1,649)
Total Expense	(1,649)	25,937	25,937	25,937	25,937	25,937	25,937	25,937	25,937	25,937	25,937	25,937	311,240	283,655
Reserve Net Total	\$9,946	(\$16,134)	(\$16,134)	(\$16,134)	(\$16,134)	(\$16,134)	(\$16,134)	(\$16,134)	(\$16,134)	(\$16,134)	(\$16,134)	(\$16,134)	(193,611)	(167,530)
Net Total	\$12,660	(\$13,357)	(\$13,632)	(\$22,686)	(\$11,736)	(\$11,736)	(\$22,986)	(\$11,736)	(\$11,736)	(\$22,686)	(\$13,357)	(\$13,357)	(193,611)	(156,344)

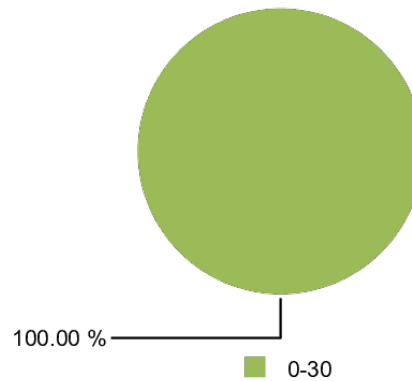
Meadows of Riverpark Condominium Association, Inc.

AR Aging - 1/31/2024

SUMMARY

Charge	Balance
Association Fees - Monthly (11)	\$1,115.00
Coupon Book (1)	\$10.00
Late Fee (3)	\$8.70
Total	\$1,133.70

DISTRIBUTION



Property	0-30	Over 30	Over 60	Over 90	Balance
ME0114050 - N25W24129 River Park Drive #4 - Barton	\$292.90	-	-	-	\$292.90
Association Fees - Monthly	\$290.00	-	-	-	\$290.00
Late Fee	\$2.90	-	-	-	\$2.90
ME0114074 - W241N2559 E Pkwy Meadow Cir #1 - Glass	\$292.90	-	-	-	\$292.90
Association Fees - Monthly	\$290.00	-	-	-	\$290.00
Late Fee	\$2.90	-	-	-	\$2.90
ME0126094 - W241N2573 E Pkwy Meadow Cir #8 - Koenig	\$290.00	-	-	-	\$290.00
Association Fees - Monthly	\$290.00	-	-	-	\$290.00
ME0114331 - W241N2545 E Pkwy Meadow Cir #4 - Luu	\$177.90	-	-	-	\$177.90
Association Fees - Monthly	\$175.00	-	-	-	\$175.00
Late Fee	\$2.90	-	-	-	\$2.90
ME0113996 - N25W24117 River Park Drive #6 - Schallhorn	\$10.00	-	-	-	\$10.00
Association Fees - Monthly	\$10.00	-	-	-	\$10.00
ME0114190 - W241N2511 E Pkwy Meadow Cir #8 - Lawson	\$10.00	-	-	-	\$10.00
Association Fees - Monthly	\$10.00	-	-	-	\$10.00
ME0114234 - W241N2531 E Pkwy Meadow Cir #4 - Ostrowski	\$10.00	-	-	-	\$10.00
Association Fees - Monthly	\$10.00	-	-	-	\$10.00
ME0112613 - W241N2533 E Pkwy Meadow Cir #7 - Shaker	\$10.00	-	-	-	\$10.00
Association Fees - Monthly	\$10.00	-	-	-	\$10.00
ME0114350 - W241N2545 E Pkwy Meadow Cir #7 - Reilly	\$10.00	-	-	-	\$10.00
Association Fees - Monthly	\$10.00	-	-	-	\$10.00
ME0112438 - W241N2567 E Pkwy Meadow Cir #7 - Porchetta	\$10.00	-	-	-	\$10.00
Coupon Book	\$10.00	-	-	-	\$10.00

(*** indicates previous owners)

Report generated on 2/15/2024 10:43 AM - V 3.7

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Meadows of Riverpark Condominium Association, Inc.

AR Aging - 1/31/2024

Property	0-30	Over 30	Over 60	Over 90	Balance
ME0112441 - W241N2567 E Pkwy Meadow Cir #8 - Fitzgerald	\$10.00	-	-	-	\$10.00
Association Fees - Monthly	\$10.00	-	-	-	\$10.00
ME0114535 - W241N2581 E Pkwy Meadow Cir #3 - Reinhold	\$10.00	-	-	-	\$10.00
Association Fees - Monthly	\$10.00	-	-	-	\$10.00
Total:	\$1,133.70	\$0.00	\$0.00	\$0.00	\$1,133.70
Property Count:	12	0	0	0	

(*** indicates previous owners)

Report generated on 2/15/2024 10:43 AM - V 3.7

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Meadows of Riverpark Condominium Association, Inc.

AP Aging for Ending Date: 1/31/2024

Provider	Current	Over 30	Over 60	Over 90	Total
Total					

Meadows of Riverpark Condominium Association, Inc.

Pre Paid Homeowners For 1/31/2024

Account	Property	Owner Name	Credit Amount
ME0112433	W241N2567 E Pkwy Meadow Cir #6	Matthew Link	3,390.00
ME0114079	W241N2559 E Pkwy Meadow Cir #2	Gloria Brooks	835.00
ME0114125	W241N2511 E Pkwy Meadow Cir #1	Timothy Sachse	570.00
ME0125896	W241N2507 E Pkwy Meadow Cir #4	Tamieka Flowers	295.25
ME0120841	N25W24117 River Park Drive #2	Beverly Zajichak	290.00
ME0114064	W241N2545 E Pkwy Meadow Cir #8	Robin Knoll	290.00
ME0126094	W241N2573 E Pkwy Meadow Cir #8	Alexander Koenig	290.00
ME0114045	N25W24129 River Park Drive #3	Kay Lang	280.00
ME0114314	W241N2545 E Pkwy Meadow Cir #1	Harry Beaumont	280.00
ME0112420	W241N2567 E Pkwy Meadow Cir #5	Steven Bodden	250.00
ME0114230	W241N2531 E Pkwy Meadow Cir #3	Ronald Rutkowski	194.40
ME0112355	W241N2559 E Pkwy Meadow Cir #7	Cindy Albrecht	29.20
ME0114183	W241N2511 E Pkwy Meadow Cir #6	Kathleen Toshner	2.70
Total			6,996.55

(*** indicates previous owners)

Meadows of Riverpark Condominium Association, Inc.

Cash Disbursement - 1/31/2024

Date	CheckNo	Description	Amount
1000-0000 - PacWest Operating 6445			
1/1/2024	Auto Draft	FARMERS INSURANCE GROUP OF COMPANIES Inv # 1738218	1,801.91
	6610-0000 - Property Insurance - Insurance		1,801.91
1/1/2024	Transfer Out	Transfer to PacWest Reserve 7707	2,620.00
	1150-0000 - Special Assessment - Pacific Western Bank - Transfer from PacWest Operating 6445		2,620.00
1/1/2024	Transfer Out	Transfer to PacWest Reserve 3008	7,182.42
	1130-0000 - Reserve Cash - Pacific Western Bank - Transfer from PacWest Operating 6445		7,182.42
1/1/2024	ACH	Sentry Management, Inc. Inv # 1738246	1,650.00
	6530-0100 - Management Fee		1,650.00
1/10/2024	Check 10041	M.J.S. Landscaping LLC Inv # 190577	5,437.50
	6460-0860 - Snow Removal		5,437.50
1/18/2024	Check 10042	WE ENERGIES Inv # 0124-0716727761-00001	426.31
	6310-0000 - Electric Common Area - fund pac west operating		426.31
1/18/2024	Check 10043	Johns Disposal Service Inv # 1256976	2,288.00
	6420-0840 - Refuse Removal		2,288.00
1/24/2024	Check 10044	Chris Wolf Inv # 1.24.24	99.82
	6420-0953 - Water Softener		99.82
1/24/2024	Check 10045	Guetzke & Associates Inv # 4477300-IN	317.99
	6480-0200 - Alarms & Monitoring		252.00
	6480-0300 - Fire Extinguishers & Maintenance		65.99
1/31/2024	Misc Check	FARMERS INSURANCE GROUP OF COMPANIES - INS ADJ	285.08
	6610-0000 - Property Insurance - FARMERS INSURANCE GROUP OF COMPANIES		285.08
Total			22,109.03

1130-0000 - PacWest Reserve 3008

1/16/2024	Transfer Out	Transfer to PacWest Operating 6445 - RT Correction	1,648.67
	1000-0000 - Operating Cash - Pacific Western Bank - Transfer from PacWest Reserve 3008 - RT Correction		1,648.67
Total			1,648.67

Meadows of Riverpark Condominium Association, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

					Current		Ending Balance
					Debit	Credit	
		Beginning Balance			Debit	Credit	Ending Balance
1000-0000 - Operating Cash - Pacific Western Bank		59,678.88			36,087.09	25,671.98	70,093.99
Date	Ledger ID	Description	Debit	Credit	Type		
01/01/2024		W241N2559 E Pkwy Meadow Cir #2: Credit Distribution	-	290.00	Credit Distribution		
01/01/2024		W241N2581 E Pkwy Meadow Cir #8: Credit Distribution	1.40	-	Credit Distribution		
01/01/2024		W241N2581 E Pkwy Meadow Cir #8: Credit Distribution	-	1.40	Credit Distribution		
01/01/2024		W241N2507 E Pkwy Meadow Cir #4: Credit Distribution	23.75	-	Credit Distribution		
01/01/2024		W241N2507 E Pkwy Meadow Cir #4: Credit Distribution	-	23.75	Credit Distribution		
01/01/2024		W241N2531 E Pkwy Meadow Cir #3: Credit Distribution	290.00	-	Credit Distribution		
01/01/2024		W241N2531 E Pkwy Meadow Cir #3: Credit Distribution	-	290.00	Credit Distribution		
01/01/2024		W241N2511 E Pkwy Meadow Cir #1: Credit Distribution	270.00	-	Credit Distribution		
01/01/2024		W241N2559 E Pkwy Meadow Cir #7: Credit Distribution	19.20	-	Credit Distribution		
01/01/2024		W241N2559 E Pkwy Meadow Cir #7: Credit Distribution	-	19.20	Credit Distribution		
01/01/2024		W241N2511 E Pkwy Meadow Cir #1: Credit Distribution	-	270.00	Credit Distribution		
01/01/2024		W241N2545 E Pkwy Meadow Cir #4: Credit Distribution	115.00	-	Credit Distribution		
01/01/2024		W241N2545 E Pkwy Meadow Cir #4: Credit Distribution	-	115.00	Credit Distribution		
01/01/2024		N25W24117 River Park Drive #2: Credit Distribution	280.00	-	Credit Distribution		
01/01/2024		W241N2567 E Pkwy Meadow Cir #5: Credit Distribution	290.00	-	Credit Distribution		
01/01/2024		W241N2567 E Pkwy Meadow Cir #5: Credit Distribution	-	290.00	Credit Distribution		
01/01/2024		W241N2567 E Pkwy Meadow Cir #6: Credit Distribution	-	290.00	Credit Distribution		
01/01/2024		W241N2567 E Pkwy Meadow Cir #6: Credit Distribution	290.00	-	Credit Distribution		
01/01/2024		W241N2567 E Pkwy Meadow Cir #8: Credit Distribution	280.00	-	Credit Distribution		
01/01/2024		W241N2567 E Pkwy Meadow Cir #8: Credit Distribution	-	280.00	Credit Distribution		
01/01/2024	338730	Transfer to PacWest Reserve 3008	-	7,182.42	Transfer		
01/01/2024		W241N2511 E Pkwy Meadow Cir #8: Credit Distribution	280.00	-	Credit Distribution		
01/01/2024		W241N2511 E Pkwy Meadow Cir #8: Credit Distribution	-	280.00	Credit Distribution		
01/01/2024		W241N2545 E Pkwy Meadow Cir #8: Credit Distribution	280.00	-	Credit Distribution		
01/01/2024		W241N2545 E Pkwy Meadow Cir #8: Credit Distribution	-	280.00	Credit Distribution		
01/01/2024	338728	Transfer to PacWest Reserve 7707	-	2,620.00	Transfer		
01/01/2024		W241N2559 E Pkwy Meadow Cir #2: Credit Distribution	290.00	-	Credit Distribution		
01/01/2024	338920	1738246 - Sentry Management, Inc.	-	1,650.00	Invoice		
01/01/2024		N25W24117 River Park Drive #2: Credit Distribution	-	280.00	Credit Distribution		
01/01/2024		N25W24129 River Park Drive #5: Credit Distribution	-	290.00	Credit Distribution		
01/01/2024		N25W24129 River Park Drive #5: Credit Distribution	290.00	-	Credit Distribution		
01/01/2024		W241N2511 E Pkwy Meadow Cir #6: Credit Distribution	3.60	-	Credit Distribution		
01/01/2024		W241N2511 E Pkwy Meadow Cir #6: Credit Distribution	-	3.60	Credit Distribution		
01/01/2024	338901	1738218 - FARMERS INSURANCE GROUP OF COMPANIES - Insurance	-	1,801.91	Invoice		
01/02/2024	339221	W241N2545 E Pkwy Meadow Cir #7: Check	280.00	-	Owner Payment		
01/02/2024	339220	W241N2581 E Pkwy Meadow Cir #4: Check	290.00	-	Owner Payment		
01/02/2024	339220	W241N2507 E Pkwy Meadow Cir #4: Check	14.50	-	Owner Payment		
01/02/2024	339220	W241N2507 E Pkwy Meadow Cir #4: Check	266.25	-	Owner Payment		

Meadows of Riverpark Condominium Association, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance		Current		Ending Balance
				Debit	Credit	
1000-0000 - Operating Cash - Pacific Western Bank		59,678.88	36,087.09	25,671.98		70,093.99
Date	Ledger ID	Description	Debit	Credit	Type	
01/03/2024		W241N2531 E Pkwy Meadow Cir #4: Credit Distribution	-	280.00	Credit Distribution	
01/03/2024	339416	W241N2559 E Pkwy Meadow Cir #7: Check	270.80	-	Owner Payment	
01/03/2024	339416	W241N2559 E Pkwy Meadow Cir #7: Check	29.20	-	Owner Payment	
01/03/2024	339417	W241N2567 E Pkwy Meadow Cir #7: Check	290.00	-	Owner Payment	
01/03/2024		W241N2531 E Pkwy Meadow Cir #4: Credit Distribution	280.00	-	Credit Distribution	
01/03/2024	339416	W241N2511 E Pkwy Meadow Cir #4: Check	290.00	-	Owner Payment	
01/03/2024		N25W24117 River Park Drive #6: Credit Distribution	-	280.00	Credit Distribution	
01/03/2024		N25W24117 River Park Drive #6: Credit Distribution	280.00	-	Credit Distribution	
01/04/2024	339727	W241N2581 E Pkwy Meadow Cir #5: Check	290.00	-	Owner Payment	
01/04/2024	339727	W241N2573 E Pkwy Meadow Cir #6: Check	290.00	-	Owner Payment	
01/04/2024	339727	N25W24129 River Park Drive #1: Check	290.00	-	Owner Payment	
01/05/2024	343934	W241N2511 E Pkwy Meadow Cir #1: Check	20.00	-	Owner Payment	
01/05/2024	341119	N25W24117 River Park Drive #3: ACH	290.00	-	Owner Payment	
01/05/2024	341207	N25W24117 River Park Drive #5: ACH	290.00	-	Owner Payment	
01/05/2024	341138	W241N2511 E Pkwy Meadow Cir #2: ACH	290.00	-	Owner Payment	
01/05/2024	341143	W241N2511 E Pkwy Meadow Cir #5: ACH	290.00	-	Owner Payment	
01/05/2024	341215	W241N2511 E Pkwy Meadow Cir #3: ACH	290.00	-	Owner Payment	
01/05/2024	341127	N25W24117 River Park Drive #8: ACH	290.00	-	Owner Payment	
01/05/2024	341123	N25W24117 River Park Drive #7: ACH	290.00	-	Owner Payment	
01/05/2024	341231	N25W24117 River Park Drive #4: ACH	290.00	-	Owner Payment	
01/05/2024	341069	N25W24129 River Park Drive #8: ACH	290.00	-	Owner Payment	
01/05/2024	341211	W241N2531 E Pkwy Meadow Cir #1: ACH	290.00	-	Owner Payment	
01/05/2024	341089	W241N2531 E Pkwy Meadow Cir #5: ACH	290.00	-	Owner Payment	
01/05/2024	341094	W241N2531 E Pkwy Meadow Cir #6: ACH	290.00	-	Owner Payment	
01/05/2024	341096	W241N2531 E Pkwy Meadow Cir #7: ACH	290.00	-	Owner Payment	
01/05/2024	341100	W241N2531 E Pkwy Meadow Cir #8: ACH	290.00	-	Owner Payment	
01/05/2024	341105	W241N2533 E Pkwy Meadow Cir #1: ACH	290.00	-	Owner Payment	
01/05/2024	341190	W241N2533 E Pkwy Meadow Cir #2: ACH	290.00	-	Owner Payment	
01/05/2024	341147	W241N2531 E Pkwy Meadow Cir #2: ACH	290.00	-	Owner Payment	
01/05/2024	341226	W241N2533 E Pkwy Meadow Cir #3: ACH	290.00	-	Owner Payment	
01/05/2024	341201	W241N2533 E Pkwy Meadow Cir #4: ACH	290.00	-	Owner Payment	
01/05/2024	341235	N25W24129 River Park Drive #7: ACH	290.00	-	Owner Payment	
01/05/2024	341179	W241N2533 E Pkwy Meadow Cir #6: ACH	290.00	-	Owner Payment	
01/05/2024	341194	W241N2507 E Pkwy Meadow Cir #1: ACH	290.00	-	Owner Payment	
01/05/2024	341107	W241N2533 E Pkwy Meadow Cir #8: ACH	290.00	-	Owner Payment	
01/05/2024	341057	N25W24129 River Park Drive #6: ACH	290.00	-	Owner Payment	
01/05/2024	341073	W241N2507 E Pkwy Meadow Cir #3: ACH	290.00	-	Owner Payment	
01/05/2024	341251	W241N2545 E Pkwy Meadow Cir #2: ACH	290.00	-	Owner Payment	
01/05/2024	341219	W241N2545 E Pkwy Meadow Cir #3: ACH	290.00	-	Owner Payment	

Meadows of Riverpark Condominium Association, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance		Current		Ending Balance
				Debit	Credit	
1000-0000 - Operating Cash - Pacific Western Bank		59,678.88	36,087.09	25,671.98		70,093.99
Date	Ledger ID	Description	Debit	Credit	Type	
01/05/2024	341151	W241N2545 E Pkwy Meadow Cir #5: ACH	290.00	-	Owner Payment	
01/05/2024	341197	W241N2545 E Pkwy Meadow Cir #6: ACH	290.00	-	Owner Payment	
01/05/2024	341082	W241N2507 E Pkwy Meadow Cir #5: ACH	290.00	-	Owner Payment	
01/05/2024	341086	W241N2507 E Pkwy Meadow Cir #6: ACH	290.00	-	Owner Payment	
01/05/2024	341223	W241N2507 E Pkwy Meadow Cir #7: ACH	290.00	-	Owner Payment	
01/05/2024	341131	W241N2559 E Pkwy Meadow Cir #3: ACH	290.00	-	Owner Payment	
01/05/2024	341111	W241N2559 E Pkwy Meadow Cir #5: ACH	290.00	-	Owner Payment	
01/05/2024	341243	W241N2559 E Pkwy Meadow Cir #6: ACH	290.00	-	Owner Payment	
01/05/2024	341301	W241N2559 E Pkwy Meadow Cir #8: ACH	290.00	-	Owner Payment	
01/05/2024	341239	W241N2567 E Pkwy Meadow Cir #1: ACH	290.00	-	Owner Payment	
01/05/2024	341246	W241N2567 E Pkwy Meadow Cir #2: ACH	290.00	-	Owner Payment	
01/05/2024	341062	W241N2567 E Pkwy Meadow Cir #3: ACH	290.00	-	Owner Payment	
01/05/2024	341204	W241N2573 E Pkwy Meadow Cir #1: ACH	290.00	-	Owner Payment	
01/05/2024	341175	W241N2573 E Pkwy Meadow Cir #2: ACH	290.00	-	Owner Payment	
01/05/2024	341154	W241N2573 E Pkwy Meadow Cir #3: ACH	290.00	-	Owner Payment	
01/05/2024	341183	W241N2573 E Pkwy Meadow Cir #4: ACH	290.00	-	Owner Payment	
01/05/2024	341158	W241N2573 E Pkwy Meadow Cir #5: ACH	290.00	-	Owner Payment	
01/05/2024	341065	W241N2567 E Pkwy Meadow Cir #4: ACH	290.00	-	Owner Payment	
01/05/2024	341161	W241N2573 E Pkwy Meadow Cir #7: ACH	290.00	-	Owner Payment	
01/05/2024	343931	W241N2573 E Pkwy Meadow Cir #8: Check	290.00	-	Owner Payment	
01/05/2024	341255	W241N2581 E Pkwy Meadow Cir #1: ACH	572.80	-	Owner Payment	
01/05/2024	341165	W241N2581 E Pkwy Meadow Cir #2: ACH	290.00	-	Owner Payment	
01/05/2024	341170	W241N2581 E Pkwy Meadow Cir #6: ACH	290.00	-	Owner Payment	
01/05/2024	343932	W241N2581 E Pkwy Meadow Cir #3: Check	280.00	-	Owner Payment	
01/05/2024	341135	W241N2559 E Pkwy Meadow Cir #4: ACH	290.00	-	Owner Payment	
01/05/2024	343933	N25W24129 River Park Drive #3: Check	2.80	-	Owner Payment	
01/05/2024	341077	W241N2581 E Pkwy Meadow Cir #8: ACH	288.60	-	Owner Payment	
01/05/2024	343934	W241N2511 E Pkwy Meadow Cir #1: Check	260.00	-	Owner Payment	
01/05/2024	343933	N25W24129 River Park Drive #3: Check	290.00	-	Owner Payment	
01/05/2024	343933	N25W24129 River Park Drive #3: Check	76.40	-	Owner Payment	
01/05/2024	341185	N25W24129 River Park Drive #2: ACH	290.00	-	Owner Payment	
01/05/2024	341115	N25W24117 River Park Drive #1: ACH	290.00	-	Owner Payment	
01/08/2024	344254	W241N2573 E Pkwy Meadow Cir #6: Check	10.00	-	Owner Payment	
01/08/2024	344255	W241N2545 E Pkwy Meadow Cir #1: Check	280.00	-	Owner Payment	
01/08/2024	344255	W241N2533 E Pkwy Meadow Cir #7: Check	280.00	-	Owner Payment	
01/09/2024	344349	W241N2545 E Pkwy Meadow Cir #8: Check	10.00	-	Owner Payment	
01/10/2024	344427	W241N2507 E Pkwy Meadow Cir #2: Check	290.00	-	Owner Payment	
01/10/2024	344426	W241N2507 E Pkwy Meadow Cir #8: Check	290.00	-	Owner Payment	
01/10/2024	344667	190577 - M.J.S. Landscaping LLC	-	5,437.50	Invoice	

Meadows of Riverpark Condominium Association, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

		Current			Ending Balance
		Beginning Balance	Debit	Credit	
1000-0000 - Operating Cash - Pacific Western Bank		59,678.88	36,087.09	25,671.98	70,093.99
Date	Ledger ID	Description	Debit	Credit	Type
01/11/2024	344747	W241N2533 E Pkwy Meadow Cir #5: Check	290.00	-	Owner Payment
01/11/2024	344748	W241N2511 E Pkwy Meadow Cir #1: Check	20.00	-	Owner Payment
01/11/2024	344976	Transfer from Operating 6522 - close CIT operating	6,988.47	-	Transfer
01/12/2024	345118	W241N2511 E Pkwy Meadow Cir #7: Check	290.00	-	Owner Payment
01/16/2024	345205	Transfer from PacWest Reserve 3008 - RT Correction	1,648.67	-	Transfer
01/17/2024	345335	W241N2581 E Pkwy Meadow Cir #7: Check	10.00	-	Owner Payment
01/17/2024	345335	W241N2581 E Pkwy Meadow Cir #7: Check	2.90	-	Owner Payment
01/17/2024	345335	W241N2581 E Pkwy Meadow Cir #7: Check	290.00	-	Owner Payment
01/17/2024	345334	W241N2533 E Pkwy Meadow Cir #2: Check	10.00	-	Owner Payment
01/18/2024	345438	W241N2511 E Pkwy Meadow Cir #6: Check	10.00	-	Owner Payment
01/18/2024	345438	W241N2511 E Pkwy Meadow Cir #6: Check	2.90	-	Owner Payment
01/18/2024	345438	W241N2511 E Pkwy Meadow Cir #6: Check	2.70	-	Owner Payment
01/18/2024	345438	W241N2511 E Pkwy Meadow Cir #6: Check	286.40	-	Owner Payment
01/18/2024	345523	0124-0716727761-00001 - WE ENERGIES - fund pac west operating	-	426.31	Invoice
01/18/2024	345521	1256976 - Johns Disposal Service	-	2,288.00	Invoice
01/19/2024	345896	W241N2545 E Pkwy Meadow Cir #1: Check	10.00	-	Owner Payment
01/19/2024	345896	W241N2545 E Pkwy Meadow Cir #1: Check	280.00	-	Owner Payment
01/24/2024	346177	N25W24129 River Park Drive #3: Check	280.00	-	Owner Payment
01/24/2024	346177	N25W24129 River Park Drive #3: Check	10.00	-	Owner Payment
01/24/2024	346322	4477300-IN - Guetzke & Associates	-	65.99	Invoice
01/24/2024	346322	4477300-IN - Guetzke & Associates	-	252.00	Invoice
01/24/2024	346216	1.24.24 - Chris Wolf	-	99.82	Invoice
01/26/2024	346621	W241N2511 E Pkwy Meadow Cir #1: Check	290.00	-	Owner Payment
01/30/2024	346777	W241N2507 E Pkwy Meadow Cir #4: Check	280.75	-	Owner Payment
01/30/2024	346778	W241N2545 E Pkwy Meadow Cir #8: Check	290.00	-	Owner Payment
01/30/2024	346778	N25W24117 River Park Drive #2: Check	10.00	-	Owner Payment
01/30/2024	346778	N25W24117 River Park Drive #2: Check	290.00	-	Owner Payment
01/31/2024	346997	W241N2559 E Pkwy Meadow Cir #2: Check	300.00	-	Owner Payment
01/31/2024	347137	FARMERS INSURANCE GROUP OF COMPANIES	-	285.08	Invoice

1110-0000 - Operating Cash - CIT Bank 6,988.40 0.07 6,988.47 0.00

Date	Ledger ID	Description	Debit	Credit	Type
01/11/2024	344975	Transfer to PacWest Operating 6445 - close CIT operating	-	6,988.47	Transfer
01/11/2024	344974		.07	-	GL Entry

1130-0000 - Reserve Cash - Pacific Western Bank 98,150.21 7,289.72 1,648.67 103,791.26

Date	Ledger ID	Description	Debit	Credit	Type
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Meadows of Riverpark Condominium Association, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
1130-0000 - Reserve Cash - Pacific Western Bank		98,150.21	7,289.72	1,648.67	103,791.26
Date	Ledger ID	Description	Debit	Credit	Type
01/01/2024	338731	Transfer from PacWest Operating 6445	7,182.42	-	Transfer
01/16/2024	345204	Transfer to PacWest Operating 6445 - RT Correction	-	1,648.67	Transfer
01/31/2024	347634	January Interest	107.30	-	GL Entry
1150-0000 - Special Assessment - Pacific Western Bank		36,756.49	2,656.72	-	39,413.21
Date	Ledger ID	Description	Debit	Credit	Type
01/01/2024	338729	Transfer from PacWest Operating 6445	2,620.00	-	Transfer
01/31/2024	347699	January Interest	36.72	-	GL Entry
1179-0001 - Roof CD - Spring Bank 2219 Due 2/16/2024		268,297.77	-	-	268,297.77
Date	Ledger ID	Description	Debit	Credit	Type
1179-0002 - General CD - Spring Bank 2220 Due 2/16/2024		267,265.04	-	-	267,265.04
Date	Ledger ID	Description	Debit	Credit	Type
2410-0000 - Prepayments		-7,932.35	3,562.95	2,627.15	-6,996.55
Date	Ledger ID	Description	Debit	Credit	Type
01/01/2024		W241N2531 E Pkwy Meadow Cir #3: Credit Distribution	290.00	-	Credit Distribution
01/01/2024		W241N2581 E Pkwy Meadow Cir #8: Credit Distribution	1.40	-	Credit Distribution
01/01/2024		N25W24129 River Park Drive #5: Credit Distribution	290.00	-	Credit Distribution
01/01/2024		W241N2511 E Pkwy Meadow Cir #6: Credit Distribution	3.60	-	Credit Distribution
01/01/2024		W241N2545 E Pkwy Meadow Cir #4: Credit Distribution	115.00	-	Credit Distribution
01/01/2024		W241N2511 E Pkwy Meadow Cir #8: Credit Distribution	280.00	-	Credit Distribution
01/01/2024		W241N2545 E Pkwy Meadow Cir #8: Credit Distribution	280.00	-	Credit Distribution
01/01/2024		W241N2507 E Pkwy Meadow Cir #4: Credit Distribution	23.75	-	Credit Distribution
01/01/2024		W241N2559 E Pkwy Meadow Cir #2: Credit Distribution	290.00	-	Credit Distribution
01/01/2024		W241N2511 E Pkwy Meadow Cir #1: Credit Distribution	270.00	-	Credit Distribution
01/01/2024		W241N2559 E Pkwy Meadow Cir #7: Credit Distribution	19.20	-	Credit Distribution
01/01/2024		W241N2567 E Pkwy Meadow Cir #5: Credit Distribution	290.00	-	Credit Distribution
01/01/2024		W241N2567 E Pkwy Meadow Cir #6: Credit Distribution	290.00	-	Credit Distribution
01/01/2024		W241N2567 E Pkwy Meadow Cir #8: Credit Distribution	280.00	-	Credit Distribution
01/01/2024		N25W24117 River Park Drive #2: Credit Distribution	280.00	-	Credit Distribution
01/02/2024	339220	W241N2507 E Pkwy Meadow Cir #4: Check	-	14.50	Owner Payment

Meadows of Riverpark Condominium Association, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
2410-0000 - Prepayments		-7,932.35	3,562.95	2,627.15	-6,996.55
Date	Ledger ID	Description	Debit	Credit	Type
01/03/2024	339416	W241N2559 E Pkwy Meadow Cir #7: Check	-	29.20	Owner Payment
01/03/2024		W241N2531 E Pkwy Meadow Cir #4: Credit Distribution	280.00	-	Credit Distribution
01/03/2024		N25W24117 River Park Drive #6: Credit Distribution	280.00	-	Credit Distribution
01/05/2024	343931	W241N2573 E Pkwy Meadow Cir #8: Check	-	290.00	Owner Payment
01/05/2024	343934	W241N2511 E Pkwy Meadow Cir #1: Check	-	260.00	Owner Payment
01/11/2024	344748	W241N2511 E Pkwy Meadow Cir #1: Check	-	20.00	Owner Payment
01/18/2024	345438	W241N2511 E Pkwy Meadow Cir #6: Check	-	2.70	Owner Payment
01/19/2024	345896	W241N2545 E Pkwy Meadow Cir #1: Check	-	280.00	Owner Payment
01/24/2024	346177	N25W24129 River Park Drive #3: Check	-	280.00	Owner Payment
01/26/2024	346621	W241N2511 E Pkwy Meadow Cir #1: Check	-	290.00	Owner Payment
01/30/2024	346778	W241N2545 E Pkwy Meadow Cir #8: Check	-	290.00	Owner Payment
01/30/2024	346777	W241N2507 E Pkwy Meadow Cir #4: Check	-	280.75	Owner Payment
01/30/2024	346778	N25W24117 River Park Drive #2: Check	-	290.00	Owner Payment
01/31/2024	346997	W241N2559 E Pkwy Meadow Cir #2: Check	-	300.00	Owner Payment
3810-0000 - Prior Year Retained Earnings		-729,204.44	-	-	-729,204.44
Date	Ledger ID	Description	Debit	Credit	Type
4500-0000 - Association Fees		0.00	2.80	24,764.20	-24,761.40
Date	Ledger ID	Description	Debit	Credit	Type
01/01/2024		W241N2559 E Pkwy Meadow Cir #7: Credit Distribution	-	19.20	Credit Distribution
01/01/2024		N25W24129 River Park Drive #5: Credit Distribution	-	290.00	Credit Distribution
01/01/2024		W241N2545 E Pkwy Meadow Cir #8: Credit Distribution	-	280.00	Credit Distribution
01/01/2024		W241N2559 E Pkwy Meadow Cir #2: Credit Distribution	-	290.00	Credit Distribution
01/01/2024		W241N2511 E Pkwy Meadow Cir #8: Credit Distribution	-	280.00	Credit Distribution
01/01/2024		W241N2511 E Pkwy Meadow Cir #1: Credit Distribution	-	270.00	Credit Distribution
01/01/2024		W241N2567 E Pkwy Meadow Cir #5: Credit Distribution	-	290.00	Credit Distribution
01/01/2024		W241N2567 E Pkwy Meadow Cir #6: Credit Distribution	-	290.00	Credit Distribution
01/01/2024		W241N2507 E Pkwy Meadow Cir #4: Credit Distribution	-	23.75	Credit Distribution
01/01/2024		W241N2581 E Pkwy Meadow Cir #8: Credit Distribution	-	1.40	Credit Distribution
01/01/2024		W241N2567 E Pkwy Meadow Cir #8: Credit Distribution	-	280.00	Credit Distribution
01/01/2024		W241N2531 E Pkwy Meadow Cir #3: Credit Distribution	-	290.00	Credit Distribution
01/01/2024		W241N2545 E Pkwy Meadow Cir #4: Credit Distribution	-	115.00	Credit Distribution
01/01/2024		W241N2511 E Pkwy Meadow Cir #6: Credit Distribution	-	3.60	Credit Distribution
01/01/2024		N25W24117 River Park Drive #2: Credit Distribution	-	280.00	Credit Distribution
01/02/2024	339220	W241N2581 E Pkwy Meadow Cir #4: Check	-	290.00	Owner Payment
01/02/2024	339221	W241N2545 E Pkwy Meadow Cir #7: Check	-	280.00	Owner Payment
01/02/2024	339220	W241N2507 E Pkwy Meadow Cir #4: Check	-	266.25	Owner Payment

Meadows of Riverpark Condominium Association, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

			Beginning Balance	Current		Ending Balance
				Debit	Credit	
4500-0000 - Association Fees			0.00	2.80	24,764.20	-24,761.40
Date	Ledger ID	Description	Debit	Credit	Type	
01/03/2024	339416	W241N2511 E Pkwy Meadow Cir #4: Check	-	290.00	Owner Payment	
01/03/2024	339417	W241N2567 E Pkwy Meadow Cir #7: Check	-	290.00	Owner Payment	
01/03/2024	339416	W241N2559 E Pkwy Meadow Cir #7: Check	-	270.80	Owner Payment	
01/03/2024		W241N2531 E Pkwy Meadow Cir #4: Credit Distribution	-	280.00	Credit Distribution	
01/03/2024		N25W24117 River Park Drive #6: Credit Distribution	-	280.00	Credit Distribution	
01/04/2024	339727	W241N2581 E Pkwy Meadow Cir #5: Check	-	290.00	Owner Payment	
01/04/2024	339727	W241N2573 E Pkwy Meadow Cir #6: Check	-	290.00	Owner Payment	
01/04/2024	339727	N25W24129 River Park Drive #1: Check	-	290.00	Owner Payment	
01/05/2024	341077	W241N2581 E Pkwy Meadow Cir #8: ACH	-	288.60	Owner Payment	
01/05/2024	341226	W241N2533 E Pkwy Meadow Cir #3: ACH	-	290.00	Owner Payment	
01/05/2024	341201	W241N2533 E Pkwy Meadow Cir #4: ACH	-	290.00	Owner Payment	
01/05/2024	341086	W241N2507 E Pkwy Meadow Cir #6: ACH	-	290.00	Owner Payment	
01/05/2024	341179	W241N2533 E Pkwy Meadow Cir #6: ACH	-	290.00	Owner Payment	
01/05/2024	341223	W241N2507 E Pkwy Meadow Cir #7: ACH	-	290.00	Owner Payment	
01/05/2024	341107	W241N2533 E Pkwy Meadow Cir #8: ACH	-	290.00	Owner Payment	
01/05/2024	343933	N25W24129 River Park Drive #3: Check	-	290.00	Owner Payment	
01/05/2024	343934	W241N2511 E Pkwy Meadow Cir #1: Check	-	20.00	Owner Payment	
01/05/2024	341251	W241N2545 E Pkwy Meadow Cir #2: ACH	-	290.00	Owner Payment	
01/05/2024	341219	W241N2545 E Pkwy Meadow Cir #3: ACH	-	290.00	Owner Payment	
01/05/2024	341151	W241N2545 E Pkwy Meadow Cir #5: ACH	-	290.00	Owner Payment	
01/05/2024	341197	W241N2545 E Pkwy Meadow Cir #6: ACH	-	290.00	Owner Payment	
01/05/2024	341138	W241N2511 E Pkwy Meadow Cir #2: ACH	-	290.00	Owner Payment	
01/05/2024	341131	W241N2559 E Pkwy Meadow Cir #3: ACH	-	290.00	Owner Payment	
01/05/2024	341135	W241N2559 E Pkwy Meadow Cir #4: ACH	-	290.00	Owner Payment	
01/05/2024	341111	W241N2559 E Pkwy Meadow Cir #5: ACH	-	290.00	Owner Payment	
01/05/2024	341243	W241N2559 E Pkwy Meadow Cir #6: ACH	-	290.00	Owner Payment	
01/05/2024	341301	W241N2559 E Pkwy Meadow Cir #8: ACH	-	290.00	Owner Payment	
01/05/2024	341239	W241N2567 E Pkwy Meadow Cir #1: ACH	-	290.00	Owner Payment	
01/05/2024	341246	W241N2567 E Pkwy Meadow Cir #2: ACH	-	290.00	Owner Payment	
01/05/2024	341062	W241N2567 E Pkwy Meadow Cir #3: ACH	-	290.00	Owner Payment	
01/05/2024	341065	W241N2567 E Pkwy Meadow Cir #4: ACH	-	290.00	Owner Payment	
01/05/2024	341204	W241N2573 E Pkwy Meadow Cir #1: ACH	-	290.00	Owner Payment	
01/05/2024	341175	W241N2573 E Pkwy Meadow Cir #2: ACH	-	290.00	Owner Payment	
01/05/2024	341154	W241N2573 E Pkwy Meadow Cir #3: ACH	-	290.00	Owner Payment	
01/05/2024	341183	W241N2573 E Pkwy Meadow Cir #4: ACH	-	290.00	Owner Payment	
01/05/2024	341158	W241N2573 E Pkwy Meadow Cir #5: ACH	-	290.00	Owner Payment	
01/05/2024	341161	W241N2573 E Pkwy Meadow Cir #7: ACH	-	290.00	Owner Payment	
01/05/2024	341255	W241N2581 E Pkwy Meadow Cir #1: ACH	-	572.80	Owner Payment	
01/05/2024	341215	W241N2511 E Pkwy Meadow Cir #3: ACH	-	290.00	Owner Payment	

Meadows of Riverpark Condominium Association, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
4500-0000 - Association Fees		0.00	2.80	24,764.20	-24,761.40
Date	Ledger ID	Description	Debit	Credit	Type
01/05/2024	341165	W241N2581 E Pkwy Meadow Cir #2: ACH	-	290.00	Owner Payment
01/05/2024	343932	W241N2581 E Pkwy Meadow Cir #3: Check	-	280.00	Owner Payment
01/05/2024	341170	W241N2581 E Pkwy Meadow Cir #6: ACH	-	290.00	Owner Payment
01/05/2024	341143	W241N2511 E Pkwy Meadow Cir #5: ACH	-	290.00	Owner Payment
01/05/2024	341057	N25W24129 River Park Drive #6: ACH	-	290.00	Owner Payment
01/05/2024	341235	N25W24129 River Park Drive #7: ACH	-	290.00	Owner Payment
01/05/2024	341211	W241N2531 E Pkwy Meadow Cir #1: ACH	-	290.00	Owner Payment
01/05/2024	341147	W241N2531 E Pkwy Meadow Cir #2: ACH	-	290.00	Owner Payment
01/05/2024	341089	W241N2531 E Pkwy Meadow Cir #5: ACH	-	290.00	Owner Payment
01/05/2024	341094	W241N2531 E Pkwy Meadow Cir #6: ACH	-	290.00	Owner Payment
01/05/2024	341096	W241N2531 E Pkwy Meadow Cir #7: ACH	-	290.00	Owner Payment
01/05/2024	341100	W241N2531 E Pkwy Meadow Cir #8: ACH	-	290.00	Owner Payment
01/05/2024	341105	W241N2533 E Pkwy Meadow Cir #1: ACH	-	290.00	Owner Payment
01/05/2024	341190	W241N2533 E Pkwy Meadow Cir #2: ACH	-	290.00	Owner Payment
01/05/2024	341069	N25W24129 River Park Drive #8: ACH	-	290.00	Owner Payment
01/05/2024	341194	W241N2507 E Pkwy Meadow Cir #1: ACH	-	290.00	Owner Payment
01/05/2024	341123	N25W24117 River Park Drive #7: ACH	-	290.00	Owner Payment
01/05/2024	341073	W241N2507 E Pkwy Meadow Cir #3: ACH	-	290.00	Owner Payment
01/05/2024	341082	W241N2507 E Pkwy Meadow Cir #5: ACH	-	290.00	Owner Payment
01/05/2024	341127	N25W24117 River Park Drive #8: ACH	-	290.00	Owner Payment
01/05/2024	341185	N25W24129 River Park Drive #2: ACH	-	290.00	Owner Payment
01/05/2024	343933	N25W24129 River Park Drive #3: Check	-	76.40	Owner Payment
01/05/2024	341231	N25W24117 River Park Drive #4: ACH	-	290.00	Owner Payment
01/05/2024	341207	N25W24117 River Park Drive #5: ACH	-	290.00	Owner Payment
01/05/2024	341119	N25W24117 River Park Drive #3: ACH	-	290.00	Owner Payment
01/05/2024	341115	N25W24117 River Park Drive #1: ACH	-	290.00	Owner Payment
01/06/2024		W241N2581 E Pkwy Meadow Cir #1: Credit Distribution	2.80	-	Credit Distribution
01/08/2024	344255	W241N2545 E Pkwy Meadow Cir #1: Check	-	280.00	Owner Payment
01/08/2024	344255	W241N2533 E Pkwy Meadow Cir #7: Check	-	280.00	Owner Payment
01/09/2024	344349	W241N2545 E Pkwy Meadow Cir #8: Check	-	10.00	Owner Payment
01/10/2024	344426	W241N2507 E Pkwy Meadow Cir #8: Check	-	290.00	Owner Payment
01/10/2024	344427	W241N2507 E Pkwy Meadow Cir #2: Check	-	290.00	Owner Payment
01/11/2024	344747	W241N2533 E Pkwy Meadow Cir #5: Check	-	290.00	Owner Payment
01/12/2024	345118	W241N2511 E Pkwy Meadow Cir #7: Check	-	290.00	Owner Payment
01/17/2024	345335	W241N2581 E Pkwy Meadow Cir #7: Check	-	290.00	Owner Payment
01/18/2024	345438	W241N2511 E Pkwy Meadow Cir #6: Check	-	286.40	Owner Payment
01/19/2024	345896	W241N2545 E Pkwy Meadow Cir #1: Check	-	10.00	Owner Payment
01/30/2024	346778	N25W24117 River Park Drive #2: Check	-	10.00	Owner Payment

Meadows of Riverpark Condominium Association, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
5000-0000 - Reserve Contribution		0.00	1,648.67	9,802.42	-8,153.75
Date	Ledger ID	Description	Debit	Credit	Type
01/01/2024		Reserve Transfer	-	7,182.42	GL Entry
01/01/2024		Reserve Transfer	-	2,620.00	GL Entry
01/16/2024	345204	RT Correction	1,648.67	-	GL Entry
5050-0000 - Late Fee		0.00	-	11.40	-11.40
Date	Ledger ID	Description	Debit	Credit	Type
01/05/2024	343933	N25W24129 River Park Drive #3: Check	-	2.80	Owner Payment
01/06/2024		W241N2581 E Pkwy Meadow Cir #1: Credit Distribution	-	2.80	Credit Distribution
01/17/2024	345335	W241N2581 E Pkwy Meadow Cir #7: Check	-	2.90	Owner Payment
01/18/2024	345438	W241N2511 E Pkwy Meadow Cir #6: Check	-	2.90	Owner Payment
5755-0000 - Interest on Bank Accounts		0.00	-	144.09	-144.09
Date	Ledger ID	Description	Debit	Credit	Type
01/11/2024	344974		-	.07	GL Entry
01/31/2024	347699	January Interest	-	36.72	GL Entry
01/31/2024	347634	January Interest	-	107.30	GL Entry
6310-0000 - Electric Common Area		0.00	426.31	-	426.31
Date	Ledger ID	Description	Debit	Credit	Type
01/18/2024	345523	0124-0716727761-00001 - WE ENERGIES - fund pac west operating	426.31	-	Invoice
6420-0840 - Refuse Removal		0.00	2,288.00	-	2,288.00
Date	Ledger ID	Description	Debit	Credit	Type
01/18/2024	345521	1256976 - Johns Disposal Service	2,288.00	-	Invoice
6420-0953 - Water Softener		0.00	99.82	-	99.82
Date	Ledger ID	Description	Debit	Credit	Type
01/24/2024	346216	1.24.24 - Chris Wolf	99.82	-	Invoice
6460-0860 - Snow Removal		0.00	5,437.50	-	5,437.50
Date	Ledger ID	Description	Debit	Credit	Type
01/10/2024	344667	190577 - M.J.S. Landscaping LLC	5,437.50	-	Invoice

Meadows of Riverpark Condominium Association, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
6480-0200 - Alarms & Monitoring		0.00	252.00	-	252.00
Date	Ledger ID	Description	Debit	Credit	Type
01/24/2024	346322	4477300-IN - Guetzke & Associates	252.00	-	Invoice
6480-0300 - Fire Extinguishers & Maintenance		0.00	65.99	-	65.99
Date	Ledger ID	Description	Debit	Credit	Type
01/24/2024	346322	4477300-IN - Guetzke & Associates	65.99	-	Invoice
6520-0580 - Licenses, Fees & Permits		0.00	150.00	-	150.00
Date	Ledger ID	Description	Debit	Credit	Type
01/16/2024		Credit Memo: credit	150.00	-	GL Entry
6520-0680 - Office Services		0.00	-	50.00	-50.00
Date	Ledger ID	Description	Debit	Credit	Type
01/08/2024	344254	W241N2573 E Pkwy Meadow Cir #6: Check	-	10.00	Owner Payment
01/17/2024	345335	W241N2581 E Pkwy Meadow Cir #7: Check	-	10.00	Owner Payment
01/17/2024	345334	W241N2533 E Pkwy Meadow Cir #2: Check	-	10.00	Owner Payment
01/18/2024	345438	W241N2511 E Pkwy Meadow Cir #6: Check	-	10.00	Owner Payment
01/24/2024	346177	N25W24129 River Park Drive #3: Check	-	10.00	Owner Payment
6530-0100 - Management Fee		0.00	1,650.00	150.00	1,500.00
Date	Ledger ID	Description	Debit	Credit	Type
01/01/2024	338920	1738246 - Sentry Management, Inc.	1,650.00	-	Invoice
01/16/2024		Credit Memo: credit	-	150.00	GL Entry
6610-0000 - Property Insurance		0.00	2,086.99	-	2,086.99
Date	Ledger ID	Description	Debit	Credit	Type
01/01/2024	338901	1738218 - FARMERS INSURANCE GROUP OF COMPANIES - Insurance	1,801.91	-	Invoice
01/31/2024	347137	FARMERS INSURANCE GROUP OF COMPANIES	285.08	-	Invoice
8500-0100 - Roof Reserve		0.00	2,620.00	-	2,620.00
Date	Ledger ID	Description	Debit	Credit	Type
01/01/2024		Reserve Transfer	2,620.00	-	GL Entry

Meadows of Riverpark Condominium Association, Inc.

GL Trial Balance For 1/1/2024 - 1/31/2024

					Current			
			Beginning Balance	Debit	Credit	Ending Balance		
8500-0200 - General Reserve			0.00	7,182.42	1,648.67	5,533.75		
Date	Ledger ID	Description			Debit	Credit	Type	
01/01/2024		Reserve Transfer			7,182.42	-	GL Entry	
01/16/2024	345204	RT Correction			-	1,648.67	GL Entry	
Net Total			0.00	73,507.05	73,507.05	0.00		



SENTRY MANAGEMENT, INC. AGENT
MEADOWS OF RIVERPARK CONDO ASSN INC.
PROPERTY MANAGEMENT TRUST ACCOUNT
2180 W STATE RD 434 SUITE 5000
LONGWOOD FL 32779

Last statement December 31, 2023
This statement January 31, 2024
Total days in statement period: 31

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1500216445
(3)

Direct inquiries to:
888-928-3936

Pacific Western Bank
3320 Holcomb Bridge RD, NW
Norcross, GA 30092

Hoa Analyz ed Bus Chk

Account number	1500216445	Beginning balance	\$70,506.53
Enclosures	3	Total additions	32,524.14
Low balance	\$70,506.53	Total subtractions	27,499.18
Average balance	\$79,183.61	Ending balance	\$75,531.49
Avg collected balance	\$79,183		

CHECKS

Number	Date	Amount	Number	Date	Amount
10043	01-23	2,288.00	10045	01-31	317.99
10044	01-29	99.82			

DEBITS

Date	Description	Subtractions
01-03	' ACH Debit Meadows of River Invoice 240103 X1738246	1,650.00
01-10	' ACH Debit CITY PEWAUKEE 82 UTILITY 240110	911.82
01-10	' ACH Debit CITY PEWAUKEE 82 UTILITY 240110	946.88
01-10	' ACH Debit CITY PEWAUKEE 82 UTILITY 240110	957.74
01-10	' ACH Debit CITY PEWAUKEE 82 UTILITY 240110	979.46
01-10	' ACH Debit CITY PEWAUKEE 82 UTILITY 240110	979.96
01-10	' ACH Debit CITY PEWAUKEE 82 UTILITY 240110	982.66



SENTRY MANAGEMENT, INC, AGENT
January 31, 2024

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Date	Description	Subtractions
01-10	' ACH Debit CITY PEWAUKEE 82 UTILITY 240110	996.77
01-10	' ACH Debit CITY PEWAUKEE 82 UTILITY 240110	998.72
01-10	' ACH Debit CITY PEWAUKEE 82 UTILITY 240110	1,011.30
01-10	' ACH Debit CITY PEWAUKEE 82 UTILITY 240110	1,016.51
01-10	' ACH Debit CITY PEWAUKEE 82 UTILITY 240110	1,045.83
01-16	' ACH Debit Farmers Ins Exch EFT PYMT 240116 006047879	2,086.99
01-19	' ACH Debit WE ENERGIES PAYMENT 240118	426.31
01-22	' ACH Debit PACIFICWESTERNBK IBTRANSFER Reserve Transfer	2,620.00
01-22	' ACH Debit PACIFICWESTERNBK IBTRANSFER Reserve Transfer	7,182.42

CREDITS

Date	Description	Additions
01-02	' ACH Credit VANCO PAYMENTS GATEWAY 240102 XX1V4YF15UCD2Y	280.00
01-02	' ACH Credit Meadows of River Settlement 240102 000019752056378	570.75
01-03	' ACH Credit Meadows of River Settlement 240103 000019791635842	290.00
01-03	' ACH Credit Meadows of River Settlement 240103 000019779484190	590.00
01-04	' ACH Credit Meadows of River Settlement 240104 000019801830730	870.00
01-05	' ACH Credit ClickPay STL CC CP STL CC 240104 41103241	280.00
01-05	' ACH Credit VANCO PAYMENTS GATEWAY 240105 XX1V559K5UYPL4	280.00
01-05	' ACH Credit Meadows of River Settlement 240105 000019821549118	290.00

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SENTRY MANAGEMENT, INC., AGENT
January 31, 2024

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SENTRY MANAGEMENT, INC, AGENT
January 31, 2024

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Date	Description	Additions
01-08	' ACH Credit Meadows of River OwnerDraft 240108	290.00
01-08	' ACH Credit Meadows of River OwnerDraft 240108	290.00
01-08	' ACH Credit Meadows of River OwnerDraft 240108	290.00
01-08	' ACH Credit Meadows of River OwnerDraft 240108	290.00
01-08	' ACH Credit Meadows of River OwnerDraft 240108	290.00
01-08	' ACH Credit Meadows of River OwnerDraft 240108	290.00
01-08	' ACH Credit Meadows of River OwnerDraft 240108	290.00
01-08	' ACH Credit Meadows of River Settlement 240108 000019836138914	560.00
01-08	' ACH Credit Meadows of River OwnerDraft 240108	572.80
01-09	' ACH Credit Meadows of River Settlement 240109 000019854125466	10.00
01-10	' ACH Credit ClickPay STL CC CP STL CC 240109 41221910	290.00
01-10	' ACH Credit Meadows of River Settlement 240110 000019858301650	290.00
01-11	' ACH Credit VANCO PAYMENTS GATEWAY 240111 XX1V559Q5VL7CE	20.00
01-11	' ACH Credit Meadows of River Settlement 240111 000019869637942	290.00
01-11	' ACH Credit PACIFICWESTERNBK RDC DEP CR 240111 RDC DEPOSIT	6,988.47
01-12	' ACH Credit ClickPay STL CC CP STL CC 240111 41260452	290.00
01-17	' ACH Credit Meadows of River Settlement 240117 000019906558310	10.00
01-17	' ACH Credit Meadows of River Settlement 240117 000019905712114	302.90



SENTRY MANAGEMENT, INC, AGENT
January 31, 2024

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<u>Date</u>	<u>Description</u>	<u>Additions</u>
01-17	' ACH Credit Meadows of River Transfer 240117 L345204	1,648.67
01-18	' ACH Credit Meadows of River Settlement 240118 000019913457234	302.00
01-19	' ACH Credit Meadows of River Settlement 240119 000019920139058	290.00
01-24	' ACH Credit Meadows of River Settlement 240124 000019948457714	290.00
01-26	' ACH Credit VANCO PAYMENTS GATEWAY 240126 XX1Y55A55WRB50	290.00
01-30	' ACH Credit Meadows of River Settlement 240130 000019978680386	280.75
01-30	' ACH Credit Meadows of River Settlement 240130 000019986900622	590.00
01-31	' ACH Credit Meadows of River Settlement 240131 000019996159714	300.00

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
12-31	70,506.53	01-10	78,660.23	01-22	76,486.55
01-02	71,357.28	01-11	85,958.70	01-23	74,198.55
01-03	70,587.28	01-12	86,248.70	01-24	74,488.55
01-04	71,457.28	01-16	84,161.71	01-26	74,778.55
01-05	72,676.48	01-17	86,123.28	01-29	74,678.73
01-08	88,897.88	01-18	86,425.28	01-30	75,549.48
01-09	88,907.88	01-19	86,288.97	01-31	75,531.49

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Pacific Western Bank

Account Number 1500216445

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[illegible]

01/ 23/ 2024 10043 \$2,288.00

[illegible]

01/29/2024	10044	\$99.82
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MEADOWS PTB IS DOCUMENTED FOR SECURITY PURPOSES FOR THE
Meadows of Riverpark Condominium Association, Inc.
204 N. 79th Street
Minneapolis, MN 55413

PAID TO THE
ORDER OF GUSTTKE & ASSOCIATES

Three H&M Savonius Towers and 66108

Quercus & Associates
W222415 Quercus Dr
Quincy IL
Washington WI 53085

MEMO: (10/10/83) 4477303-IN
300000000410 300000000410 300000000410

01/31/2024 10045 \$317.99

CHECKS OUTSTANDING					
DATE OR #	AMOUNT	DATE OR #	AMOUNT	DATE OF #	AMOUNT
				TOTAL	\$

BALANCE should agree with your checkbook balance, after deducting charges and adding credits not shown in your checkbook but included on this statement as follows:
Interest – Add Overdraft – Deduct Automatic Payment – Deduct Automatic Advance – Add Service Charge – Deduct

PLEASE REPORT ANY ERRORS OR OMISSIONS WITHIN 30 DAYS, 40 DAYS IF A SUBSTITUTION CHECK IS INVOLVED.
OTHERWISE STATEMENT WILL BE CONSIDERED CORRECT AND CHECKS GENUINE.

If your checkbook and statement do not balance, have you:

☐ Accounted for bank charges?

☐ Verified additions and subtractions in your checkbook?

☐ Compared cancelled checks to check stub?

☐ Compared deposit amounts on statement to your checkbook?

To request a copy of an item contact your branch or account.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Telephone your branch or account as listed on first page of your bank statement or call 800-350-3557 or write to us at P.O. Box 131207 Carlsbad, California 92013-1207 as soon as you can, 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.

- Tell us your name and account number (if any).
- Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information.
- Tell the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (20 business days for new accounts) to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For foreign remittance transfers (foreign wires), you have a right to dispute errors in your transaction. If you think there is an error, contact your branch or account or the number below within 180 days from the date of the transfer. You can also contact any banking office for a written explanation of your rights.

If you want to verify whether or not a pre-authorized transfer was made, please call (800) 854-7962 at least one business day after the pre-authorized transfer should have been made so that we will have time to update our records before you call.

DORMANT ACCOUNTS

Checking and Savings accounts that have had no activity for twenty-four (24) months, unless the depositor has been contacted, will be classified as Dormant Accounts. By law these accounts will be transferred to the State of California Controller's Office after three (3) years of inactivity if they are not reactivated or claimed by the depositor. To reclaim funds transferred to the State, depositors, or their heirs, must request the funds from and present proof of ownership to: State of California, Controller's Office, Division of Unclaimed Property, P.O. Box 942850, Sacramento, California 94250-5873.

FUNDS AVAILABILITY POLICY

A hold for uncollected funds may be placed on funds deposited by check or similar instruments. This could delay your ability to withdraw such funds. The delay, if any, would not exceed the period of time permitted by law. For a complete copy of Pacific Western Bank's Funds Availability Policy, please contact any of our offices or write us at P.O. Box 131207 Carlsbad, CA 92013-1207.

IMPORTANT INFORMATION ABOUT YOUR CREDIT PLAN

Balance Subject to Interest Rate – We figure the interest charge on your account by applying the periodic rate to the "daily balance" (including current transactions) 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 other debits, and subtract any payments or other credits. This gives us the "daily balance".

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you think there is an error on your statement, write us at:

Pacific Western Bank
P.O. Box 131207
Carlsbad, CA 92013-1207

In your letter give us the following information:

- Account information: your name and account number.
- Dollar amount: The dollar amount of the suspected error.
- Description of problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement.

You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.



SENTRY MANAGEMENT, INC. AGENT
MEADOWS OF RIVERPARK CONDO ASSN INC.
PROPERTY MANAGEMENT TRUST ACCOUNT
2180 W STATE RD 434 SUITE 5000
LONGWOOD FL 32779

Last statement December 31, 2023
This statement January 31, 2024
Total days in statement period: 31

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1500403008
(0)

Direct inquiries to:
888-928-3936

Pacific Western Bank
3320 Holcomb Bridge RD, NW
Norcross, GA 30092

Hoa Business MMA Analyz ed

Account number	1500403008	Beginning balance	\$98,150.21
Low balance	\$96,501.54	Total additions	7,289.72
Average balance	\$99,669.38	Total subtractions	1,648.67
Avg collected balance	\$99,669	Ending balance	\$103,791.26
Interest paid year to date	\$107.30		

DEBITS

Date	Description	Subtractions
01-17	' ACH Debit Meadows of River Transfer 240117 L345204	1,648.67

CREDITS

Date	Description	Additions
01-22	' ACH Credit PACIFIC WESTERNBK JBTRANSFER Reserve Transfer	7,182.42
01-31	' Interest Credit	107.30

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	98,150.21	01-22	103,683.96		
01-17	96,501.54	01-31	103,791.26		



SENTRY MANAGEMENT, INC, AGENT
January 31, 2024

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INTEREST INFORMATION

Annual percentage yield earned	1.28%
Interest-bearing days	31
Average balance for APY	\$99,669.38
Interest earned	\$107.30

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Pacific Western Bank

CHECKS OUTSTANDING					
DATE OR #	AMOUNT	DATE OR #	AMOUNT	DATE OF #	AMOUNT
TOTAL				\$	

BALANCE should agree with your checkbook balance, after deducting charges and adding credits not shown in your checkbook but included on this statement as follows:

Interest – Add	Overdraft – Deduct	Automatic Payment – Deduct	Automatic Advance – Add	Service Charge – Deduct
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PLEASE REPORT ANY ERRORS OR OMISSIONS WITHIN 30 DAYS, 40 DAYS IF A SUBSTITUTION CHECK IS INVOLVED.
OTHERWISE STATEMENT WILL BE CONSIDERED CORRECT AND CHECKS GENUINE.

If your checkbook and statement do not balance, have you:

☐ Accounted for bank charges?
 ☐ Verified additions and subtractions in your checkbook?
 ☐ Compared cancelled checks to check stub?
 ☐ Compared deposit amounts on statement to your checkbook?

To request a copy of an item contact your branch of account.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

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- Tell us your name and account number (if any).
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- Tell the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days (20 business days for new accounts) to do this, we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For foreign remittance transfers (foreign wires), you have a right to dispute errors in your transaction. If you think there is an error, contact your branch of account or the number below within 180 days from the date of the transfer. You can also contact any banking office for a written explanation of your rights.

If you want to verify whether or not a pre-authorized transfer was made, please call (800) 854-7962 at least one business day after the pre-authorized transfer should have been made so that we will have time to update our records before you call.

DORMANT ACCOUNTS

Checking and Savings accounts that have had no activity for twenty-four (24) months, unless the depositor has been contacted, will be classified as Dormant Accounts. By law these accounts will be transferred to the State of California Controller's Office after three (3) years of inactivity if they are not reactivated or claimed by the depositor. To reclaim funds transferred to the State, depositors, or their heirs, must request the funds from and present proof of ownership to: State of California, Controller's Office, Division of Unclaimed Property, P.O. Box 942850, Sacramento, California 94250-5873.

FUNDS AVAILABILITY POLICY

A hold for uncollected funds may be placed on funds deposited by check or similar instruments. This could delay your ability to withdraw such funds. The delay, if any, would not exceed the period of time permitted by law. For a complete copy of Pacific Western Bank's Funds Availability Policy, please contact any of our offices or write us at P.O. Box 131207 Carlsbad, CA 92013-1207.

IMPORTANT INFORMATION ABOUT YOUR CREDIT PLAN

Balance Subject to Interest Rate – We figure the interest charge on your account by applying the periodic rate to the "daily balance" (including current transactions) 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 other debits, and subtract any payments or other credits. This gives us the "daily balance".

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

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Pacific Western Bank
P.O. Box 131207
Carlsbad, CA 92013-1207

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- Dollar amount: The dollar amount of the suspected error.
- Description of problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement.

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- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.



SENTRY MANAGEMENT, INC., AGENT
MEADOWS OF RIVERPARK CONDO ASSN, INC.
PROPERTY MGMT TRUST ACCOUNT
2180 W STATE RD 434 SUITE 5000
LONGWOOD FL 32779

Last statement December 31, 2023
This statement January 31, 2024
Total days in statement period: 31

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Direct inquiries to:
888-928-3936

Pacific Western Bank
3320 Holcomb Bridge RD, NW
Norcross, GA 30092

Hoa Business MMA Analyz ed

Account number	1500407707	Beginning balance	\$36,756.49
Low balance	\$36,756.49	Total additions	2,656.72
Average balance	\$37,601.65	Total subtractions	0.00
Avg collected balance	\$37,601	Ending balance	\$39,413.21
Interest paid year to date	\$36.72		

CREDITS

Date	Description	Additions
01-22	' ACH Credit	2,620.00
	PACIFICWESTERNBK IBTRANSFER Reserve Transfer	
01-31	' Interest Credit	36.72

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
12-31	36,756.49	01-22	39,376.49	01-31	39,413.21

INTEREST INFORMATION

Annual percentage yield earned	1.16%
Interest-bearing days	31
Average balance for APY	\$37,601.65
Interest earned	\$36.72



SENTRY MANAGEMENT, INC., AGENT
January 31, 2024

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1500407707

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Pacific Western Bank

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