

Las Torres Homeowners Assoc

Balance Sheet
As of 04/30/18

ASSETS

1010	Biltmore Checking Account	\$	596.74	
1011	Ops Biltmore Reserve Account		16,169.99	
1018	R&R Fnd Svgs Acct-Nat Bank		138,525.14	
1019	Utility Deposits		1,980.00	
1020	Parkway Checking Account		50.00	
	TOTAL ASSETS			\$ 157,321.87

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	3,740.00	
	Subtotal Current Liab.			\$ 3,740.00

RESERVES:

5301	Repair/Replace Reserve Fund	\$	141,125.14	
5302	Operating Reserve Fund		13,569.99	
	Subtotal Reserves			\$ 154,695.13

EQUITY:

5510	Retained Earnings	\$	(217.37)	
	Current Year Net Income/(Loss)		(895.89)	
	Subtotal Equity			\$ (1,113.26)
	TOTAL LIABILITIES & EQUITY			\$ 157,321.87

Las Torres Homeowners Assoc

Income/Expense Statement Period: 04/01/18 to 04/30/18

Account	Description	Current Period			Year-to-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Resident Assessments	11,813.00	8,225.00	3,588.00	34,168.00	32,900.00	1,268.00	98,700.00
06350	Interest Income	2.38	2.00	.38	25.92	8.00	17.92	24.00
06351	Interest Income - Reserves	.00	3.00	(3.00)	.00	12.00	(12.00)	36.00
06380	Other Income	.00	.00	.00	15.00	.00	15.00	.00
	Subtotal Income	11,815.38	8,230.00	3,585.38	34,208.92	32,920.00	1,288.92	98,760.00
EXPENSES:								
Maintenance & Repair								
07001	MAINTENANCE & REPAIR	.00	458.33	458.33	.00	1,833.32	1,833.32	5,500.00
07002	Sewer Repairs	.00	100.00	100.00	.00	400.00	400.00	1,200.00
07200	Contract Service	240.20	.00	(240.20)	790.20	.00	(790.20)	.00
07205	Pool - Contract Svc	.00	312.50	312.50	744.50	1,250.00	505.50	3,750.00
07210	Pest Control	60.00	60.00	.00	915.00	240.00	(675.00)	720.00
07250	Pool Cleaning	300.00	.00	(300.00)	300.00	.00	(300.00)	.00
07275	Flat Roof Maintenance	.00	41.67	41.67	500.00	166.68	(333.32)	500.00
07300	Grounds/Fixtures Repairs	.00	50.00	50.00	.00	200.00	200.00	600.00
07400	Landscape Service	2,495.00	2,000.00	(495.00)	10,492.98	8,000.00	(2,492.98)	24,000.00
07425	Landscape Improvements	.00	41.67	41.67	.00	166.68	166.68	500.00
07500	Tree Maintenance	.00	62.50	62.50	.00	250.00	250.00	750.00
07600	Landscape/Other	.00	41.67	41.67	.00	166.68	166.68	500.00
	Maintenance & Repair	3,095.20	3,168.34	73.14	13,742.68	12,673.36	(1,069.32)	38,020.00
Parts & Supplies								
08001	Pool Chemicals/Supplies	14.45	83.33	68.88	145.45	333.32	187.87	1,000.00
08010	Pool Repairs	.00	25.00	25.00	.00	100.00	100.00	300.00
08301	Trees, Plants and Supplies	.00	41.67	41.67	.00	166.68	166.68	500.00
	Parts & Supplies	14.45	150.00	135.55	145.45	600.00	454.55	1,800.00
Utilities								
08600	Electric	405.40	416.67	11.27	1,727.24	1,666.68	(60.56)	5,000.00
08650	Water - Hum Irrigation	.00	179.17	179.17	316.34	716.68	400.34	2,150.00
08655	Water - Pool Meter	258.83	248.33	(10.50)	683.91	993.32	309.41	2,980.00
08660	Water - Sun Irrigation	47.14	297.50	250.36	369.21	1,190.00	820.79	3,570.00
08680	Trash Disposal Service	.00	250.00	250.00	940.00	1,000.00	60.00	3,000.00
08685	Gas/Propane	1,329.25	325.00	(1,004.25)	1,506.17	1,300.00	(206.17)	3,900.00
	Utilities	2,040.62	1,716.67	(323.95)	5,542.87	6,866.68	1,323.81	20,600.00
Administrative Expenses								
09000	ADMINISTRATIVE EXPENSES	280.00	.00	(280.00)	475.00	.00	(475.00)	.00

Las Torres Homeowners Assoc

Income/Expense Statement
Period: 04/01/18 to 04/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09100	Income Tax	.00	4.17	4.17	.00	16.68	16.68	50.00
09105	Audit/Tax Prep	380.00	62.50	(317.50)	380.00	250.00	(130.00)	750.00
09110	Permits & Licenses	.00	49.58	49.58	495.00	198.32	(296.68)	595.00
09235	Annual Report	.00	.83	.83	.00	3.32	3.32	10.00
09275	Insurance	506.00	583.33	77.33	4,094.00	2,333.32	(1,760.68)	7,000.00
09300	Legal Services	108.00	83.33	(24.67)	108.00	333.32	225.32	1,000.00
09500	Management Service	775.00	700.00	(75.00)	3,085.00	2,800.00	(285.00)	8,400.00
09800	Postage / Copies	94.43	16.67	(77.76)	192.17	66.68	(125.49)	200.00
09900	Miscellaneous	.00	41.67	41.67	.00	166.68	166.68	500.00
	Administrative Expenses	2,143.43	1,542.08	(601.35)	8,829.17	6,168.32	(2,660.85)	18,505.00
Reserves								
09951	Repair/Replace Reserve Cont	1,300.00	1,300.00	.00	5,200.00	5,200.00	.00	15,600.00
09952	Operating Reserve Contrib	400.00	400.00	.00	1,600.00	1,600.00	.00	4,800.00
09953	Operating Reserve Interest	2.38	3.00	.62	13.44	12.00	(1.44)	36.00
09954	Repair/Replace Reserve Int	.00	2.00	2.00	31.20	8.00	(23.20)	24.00
	Reserves	1,702.38	1,705.00	2.62	6,844.64	6,820.00	(24.64)	20,460.00
	TOTAL EXPENSES	8,996.08	8,282.09	(713.99)	35,104.81	33,128.36	(1,976.45)	99,385.00
	Current Yr Net Income/(loss)	2,819.30	(52.09)	2,871.39	(895.89)	(208.36)	(687.53)	(625.00)

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 04/01/18
Ending date: 04/30/18

Acct#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
1010	Biltmore Checking Account	330.56CR	11,771.00	10,843.70	927.30	596.74	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	04/01/18	AR0000	AR04	987.00		Owner Cash Receipts	
	04/02/18	AP0639	143		358.73	APS	
	04/02/18	AP0641	144		46.67	APS	
	04/02/18	AR0122	AR-122	2,602.00		Owner Cash Receipts	
	04/03/18	AP0643	145		1,529.43	KACHINA MANAGEMENT, INC	
	04/04/18	AR0123	AR-123	329.00		Owner Cash Receipts	
	04/05/18	AR0124	AR-124	658.00		Owner Cash Receipts	
	04/09/18	AR0125	AR-125	2,303.00		Owner Cash Receipts	
	04/10/18	AP0653	146		314.45	DESERT SPARKLE POOL CARE	
	04/10/18	AP0653	147		60.00	SEXTON PEST CONTROL, INC	
	04/12/18	AP0655	148		240.20	PROGRESSIVE ROOFING	
	04/16/18	AP0657	149		305.97	CAREFREE WATER COMPANY	
	04/16/18	AR0126	AR-126	329.00		Owner Cash Receipts	
	04/18/18	AP0660	150	50.00		LAS TORRES HOA	START UP CK
	04/18/18	AP0660	150		50.00	LAS TORRES HOA	START UP CK
	04/18/18	GJ0087	LAP		100.00	Parkway Bank	
	04/19/18	AP0662	151		108.00	CARPENTER, HAZELWOOD, DEL	
	04/19/18	AP0662	152		2,495.00	SEXTON LANDSCAPING, INC	
	04/19/18	AP0664	153		1,329.25	SOUTHWEST GAS CORP	
	04/30/18	AP0671	154		506.00	LABARRE/OKSNEE INSURANCE	
	04/30/18	AR0127	AR-127	957.00		Owner Cash Receipts	
	04/30/18	AR0128	AR-128	329.00		Owner Cash Receipts	
	04/30/18	GJ0086	LAP		3,400.00	Bank Transfer	
	04/30/18	GJ0088	LAP	3,177.00		Bank to Actual	
	04/30/18	GJ0089	LAP	50.00		Fix Parkway Bank	
1011	Ops Biltmore Reserve Account	12,767.61	3,402.38	.00	3,402.38	16,169.99	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	04/30/18	CR0000	ADJUST	2.38		April Bank Interest	
	04/30/18	GJ0086	LAP	3,400.00		Bank Transfer	
1012	Biltmore Bank Repair/Replace	.00	.00	.00	.00	.00	.00
1015	Metro Phoenix Operating	.00	.00	.00	.00	.00	.00
1016	Metro Phoenix Operating Rsv	.00	.00	.00	.00	.00	.00
1017	Metro Phoenix Repair & Replace	.00	.00	.00	.00	.00	.00
1018	R&R Fnd Svgs Acct-Nat Bank	138,525.14	.00	.00	.00	.00	138,525.14
1019	Utility Deposits	1,980.00	.00	.00	.00	.00	1,980.00
1020	Parkway Checking Account	.00	100.00	50.00	50.00	50.00	50.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 04/01/18
Ending date: 04/30/18

Acct #	Description	Begin balance	Total DR	Total CR	Net change	End balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/18/18 GJ0087 LAP	100.00		Parkway Bank		
	04/30/18 GJ0089 LAP		50.00	Fix Parkway Bank		
3310	Prepaid Owner Assessments	7,059.00CR	6,222.00	2,903.00	3,319.00	3,740.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/01/18 AR0000 AR08	1,318.00		Prepaid Application		
	04/02/18 AR0122 AR-122		1,316.00	Owner Cash Receipts		
	04/03/18 AR0000 AR08	4,904.00		Prepaid Application		
	04/09/18 AR0125 AR-125		2.00	Owner Cash Receipts		
	04/16/18 AR0126 AR-126		299.00	Owner Cash Receipts		
	04/30/18 AR0127 AR-127		957.00	Owner Cash Receipts		
	04/30/18 AR0128 AR-128		329.00	Owner Cash Receipts		
5301	Repair/Replace Reserve Fund	139,825.14CR	.00	1,300.00	1,300.00CR	141,125.14CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/30/18 RJ0003 KMC		1,300.00	Repair Replace Xfer		
5302	Operating Reserve Fund	13,167.61CR	.00	402.38	402.38CR	13,569.99CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/30/18 RJ0001		2.38	0		
	04/30/18 RJ0004 KMC		400.00	Op Reserve Xfer Jan		
5303	Repair & Replace Res Interest	.00	.00	.00	.00	.00
5304	Operating Reserve Interest	.00	.00	.00	.00	.00
5305	Repair/Replace Reserve Expense	.00	.00	.00	.00	.00
5306	Operating Reserve Expense	.00	.00	.00	.00	.00
5510	Retained Earnings	3,394.37	.00	3,177.00	3,177.00CR	217.37
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/30/18 GJ0088 LAP		3,177.00	Bank to Actual		
5511	Utility Deposits	.00	.00	.00	.00	.00
6310	Resident Assessments	22,355.00CR	4,904.00	16,717.00	11,813.00CR	34,168.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/01/18 AR0000 AR04		987.00	Owner Cash Receipts		
	04/01/18 AR0000 AR08		1,318.00	Prepaid Application		
	04/02/18 AR0122 AR-122		1,286.00	Owner Cash Receipts		
	04/03/18 AR0000 AR06	4,904.00		Owner Expense Adjust.		
	04/03/18 AR0000 AR06		4,904.00	Owner Expense Adjust.		

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 04/01/18
Ending date: 04/30/18

Acct.#	Description	Begin balance	Total-DR	Total-CR	Net change	End balance
04/03/18	AR0000 AR08		4,904.00	Prepaid Application		
04/04/18	AR0123 AR-123		329.00	Owner Cash Receipts		
04/05/18	AR0124 AR-124		658.00	Owner Cash Receipts		
04/09/18	AR0125 AR-125		2,301.00	Owner Cash Receipts		
04/16/18	AR0126 AR-126		30.00	Owner Cash Receipts		
6330	Special Assessments	.00	25.00	25.00	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/03/18 AC0000 AR05 25.00 CCR/ACC Action Adm. Chgs					
	04/03/18 AC0000 AR05 25.00 CCR/ACC Action Adm. Chgs					
6350	Interest Income	23.54CR	.00	2.38	2.38CR	25.92CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/30/18 CR0000 ADJUST 2.38 April Bank Interest					
6380	Other Income	15.00CR	30.00	30.00	.00	15.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/17/18 AR0000 AR06 30.00 Owner Expense Adjust.					
	04/17/18 AR0000 AR06 30.00 Owner Expense Adjust.					
7200	Contract Service	550.00	240.20	.00	240.20	790.20
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/12/18 AP0655 148 240.20 PROGRESSIVE ROOFING					
7205	Pool - Contract Svc	744.50	.00	.00	.00	744.50
7210	Pest Control	855.00	60.00	.00	60.00	915.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/10/18 AP0653 147 60.00 SEXTON PEST CONTROL, INC					
7250	Pool Cleaning	.00	300.00	.00	300.00	300.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/10/18 AP0653 146 300.00 DESERT SPARKLE POOL CARE					
7275	Flat Roof Maintenance	500.00	.00	.00	.00	500.00
7400	Landscape Service	7,997.98	2,495.00	.00	2,495.00	10,492.98
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/19/18 AP0662 152 2,495.00 SEXTON LANDSCAPING, INC					
8001	Pool Chemicals/Supplies	131.00	14.45	.00	14.45	145.45

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 04/01/18
Ending date: 04/30/18

Acct#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/10/18 AP0653 146		14.45		DESERT SPARKLE POOL CARE		
8500	UTILITIES		.00	.00		.00	.00
8600	Electric		1,321.84	405.40		405.40	1,727.24
	DATE SOURCE REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/02/18 AP0639 143		358.73		APS		
	04/02/18 AP0641 144		46.67		APS		
8650	Water - Hum Irrigation		316.34	.00		.00	316.34
8655	Water - Pool Meter		425.08	258.83		258.83	683.91
	DATE SOURCE REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/16/18 AP0657 149		159.17		CAREFREE WATER COMPANY		
	04/16/18 AP0657 149		99.66		CAREFREE WATER COMPANY		
8660	Water - Sun Irrigation		322.07	47.14		47.14	369.21
	DATE SOURCE REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/16/18 AP0657 149		47.14		CAREFREE WATER COMPANY		
8680	Trash Disposal Service		940.00	.00		.00	940.00
8685	Gas/Propane		176.92	1,329.25		.00	1,329.25
	DATE SOURCE REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/19/18 AP0664 153		1,329.25		SOUTHWEST GAS CORP		
9000	ADMINISTRATIVE EXPENSES		195.00	280.00		.00	280.00
	DATE SOURCE REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/03/18 AP0643 145		280.00		KACHINA MANAGEMENT, INC		
9105	Audit/Tax Prep		.00	380.00		.00	380.00
	DATE SOURCE REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/03/18 AP0643 145		380.00		KACHINA MANAGEMENT, INC		
9110	Permits & Licenses		495.00	.00		.00	495.00
9275	Insurance		3,588.00	506.00		.00	506.00
	DATE SOURCE REFERENCE		DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	04/30/18 AP0671 154		506.00		LABARRE/OKSNEE INSURANCE		
9300	Legal Services		.00	108.00		.00	108.00

GENERAL LEDGER TRIAL BALANCE

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Starting date: 04/01/18
Ending date: 04/30/18

Acct #	Description	Begin balance	Total-DR	Total-CR	Net change	End balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/19/18 AP0662 151 108.00 CARPENTER, HAZELWOOD, DEL					
9500	Management Service	2,310.00	775.00	.00	775.00	3,085.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/03/18 AP0643 145 775.00 KACHINA MANAGEMENT, INC					
9800	Postage / Copies	97.74	94.43	.00	94.43	192.17
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/03/18 AP0643 145 94.43 KACHINA MANAGEMENT, INC					
9900	Miscellaneous	.00	.00	.00	.00	.00
9950	Reserves	.00	.00	.00	.00	.00
9951	Repair/Replace Reserve Cont	3,900.00	1,300.00	.00	1,300.00	5,200.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/30/18 RJ0003 KMC 1,300.00 Repair Replace Xfer					
9952	Operating Reserve Contrib	1,200.00	400.00	.00	400.00	1,600.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/30/18 RJ0004 KMC 400.00 Op Reserve Xfer Jan					
9953	Operating Reserve Interest	11.06	2.38	.00	2.38	13.44
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	04/30/18 RJ0001 2.38 0					
9954	Repair/Replace Reserve Int	31.20	.00	.00	.00	31.20
Gnd Total:		.00	35,450.46	35,450.46	.00	.00