

Las Torres Homeowners Assoc

Balance Sheet
As of 06/30/18

ASSETS

1010	Biltmore Checking Account	\$	2,911.52	
1011	Ops Biltmore Reserve Account		14,375.32	
1018	R&R Fnd Svgs Acct-Nat Bank		143,742.61	
1019	Utility Deposits		1,980.00	
1020	Parkway Checking Account		50.00	
	TOTAL ASSETS			\$ 163,059.45

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	3,052.00	
	Subtotal Current Liab.			\$ 3,052.00

RESERVES:

5301	Repair/Replace Reserve Fund	\$	143,742.61	
5302	Operating Reserve Fund		14,375.32	
	Subtotal Reserves			\$ 158,117.93

EQUITY:

5510	Retained Earnings	\$	(217.37)	
	Current Year Net Income/(Loss)		2,106.89	
	Subtotal Equity			\$ 1,889.52
	TOTAL LIABILITIES & EQUITY			\$ 163,059.45

Las Torres Homeowners Assoc

Income/Expense Statement
Period: 06/01/18 to 06/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Resident Assessments	7,238.00	8,225.00	(987.00)	52,207.59	49,350.00	2,857.59	98,700.00
06350	Interest Income	8.19	2.00	6.19	48.72	12.00	36.72	24.00
06351	Interest Income - Reserves	.00	3.00	(3.00)	.00	18.00	(18.00)	36.00
06380	Other Income	.00	.00	.00	120.00	.00	120.00	.00
	Subtotal Income	7,246.19	8,230.00	(983.81)	52,376.31	49,380.00	2,996.31	98,760.00
EXPENSES:								
Maintenance & Repair								
07001	MAINTENANCE & REPAIR	.00	458.33	458.33	2,366.77	2,749.98	383.21	5,500.00
07002	Sewer Repairs	.00	100.00	100.00	.00	600.00	600.00	1,200.00
07200	Contract Service	.00	.00	.00	790.20	.00	(790.20)	.00
07205	Pool - Contract Svc	300.00	312.50	12.50	1,044.50	1,875.00	830.50	3,750.00
07210	Pest Control	120.00	60.00	(60.00)	1,095.00	360.00	(735.00)	720.00
07250	Pool Cleaning	.00	.00	.00	600.00	.00	(600.00)	.00
07275	Flat Roof Maintenance	.00	41.67	41.67	500.00	250.02	(249.98)	500.00
07300	Grounds/Fixtures Repairs	.00	50.00	50.00	.00	300.00	300.00	600.00
07400	Landscape Service	3,046.15	2,000.00	(1,046.15)	13,539.13	12,000.00	(1,539.13)	24,000.00
07425	Landscape Improvements	.00	41.67	41.67	.00	250.02	250.02	500.00
07500	Tree Maintenance	.00	62.50	62.50	.00	375.00	375.00	750.00
07600	Landscape/Other	1,000.00	41.67	(958.33)	1,000.00	250.02	(749.98)	500.00
	Maintenance & Repair	4,466.15	3,168.34	(1,297.81)	20,935.60	19,010.04	(1,925.56)	38,020.00
Parts & Supplies								
08001	Pool Chemicals/Supplies	14.00	83.33	69.33	211.05	499.98	288.93	1,000.00
08010	Pool Repairs	.00	25.00	25.00	.00	150.00	150.00	300.00
08200	Irrigation Supplies	.00	.00	.00	55.00	.00	(55.00)	.00
08301	Trees, Plants and Supplies	.00	41.67	41.67	.00	250.02	250.02	500.00
	Parts & Supplies	14.00	150.00	136.00	266.05	900.00	633.95	1,800.00
Utilities								
08600	Electric	423.65	416.67	(6.98)	2,582.37	2,500.02	(82.35)	5,000.00
08650	Water - Hum Irrigation	168.31	179.17	10.86	484.65	1,075.02	590.37	2,150.00
08655	Water - Pool Meter	185.77	248.33	62.56	869.68	1,489.98	620.30	2,980.00
08660	Water - Sun Irrigation	334.62	297.50	(37.12)	703.83	1,785.00	1,081.17	3,570.00
08680	Trash Disposal Service	.00	250.00	250.00	1,535.00	1,500.00	(35.00)	3,000.00
08685	Gas/Propane	.00	325.00	325.00	1,881.42	1,950.00	68.58	3,900.00
	Utilities	1,112.35	1,716.67	604.32	8,056.95	10,300.02	2,243.07	20,600.00
Administrative Expenses								

Las Torres Homeowners Assoc

Income/Expense Statement
Period: 06/01/18 to 06/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09000	ADMINISTRATIVE EXPENSES	95.00	.00	(95.00)	600.00	.00	(600.00)	.00
09100	Income Tax	.00	4.17	4.17	.00	25.02	25.02	50.00
09105	Audit/Tax Prep	.00	62.50	62.50	390.00	375.00	(15.00)	750.00
09110	Permits & Licenses	.00	49.58	49.58	495.00	297.48	(197.52)	595.00
09235	Annual Report	.00	.83	.83	.00	4.98	4.98	10.00
09275	Insurance	356.00	583.33	227.33	4,450.00	3,499.98	(950.02)	7,000.00
09300	Legal Services	65.00	83.33	18.33	(47.00)	499.98	546.98	1,000.00
09500	Management Service	775.00	700.00	(75.00)	4,530.00	4,200.00	(330.00)	8,400.00
09800	Postage / Copies	57.98	16.67	(41.31)	325.38	100.02	(225.36)	200.00
09900	Miscellaneous	.00	41.67	41.67	.00	250.02	250.02	500.00
	Administrative Expenses	1,348.98	1,542.08	193.10	10,743.38	9,252.48	(1,490.90)	18,505.00
Reserves								
09951	Repair/Replace Reserve Cont	1,300.00	1,300.00	.00	7,800.00	7,800.00	.00	15,600.00
09952	Operating Reserve Contrib	400.00	400.00	.00	2,400.00	2,400.00	.00	4,800.00
09953	Operating Reserve Interest	2.58	3.00	.42	18.77	18.00	(.77)	36.00
09954	Repair/Replace Reserve Int	5.61	2.00	(3.61)	48.67	12.00	(36.67)	24.00
	Reserves	1,708.19	1,705.00	(3.19)	10,267.44	10,230.00	(37.44)	20,460.00
	TOTAL EXPENSES	8,649.67	8,282.09	(367.58)	50,269.42	49,692.54	(576.88)	99,385.00
	Current Yr Net Income/(loss)	(1,403.48)	(52.09)	(1,351.39)	2,106.89	(312.54)	2,419.43	(625.00)

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 06/01/18
Ending date: 06/30/18

Acct.#	Description	Begin balance	Total-DR	Total-CR	Net change	End balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/01/18 AR0000 AR08 1,976.00 Prepaid Application					
	06/04/18 AR0138 AR-138 301.00 Owner Cash Receipts					
	06/07/18 AR0140 AR-140 658.00 Owner Cash Receipts					
	06/14/18 AR0142 AR-142 359.00 Owner Cash Receipts					
	06/28/18 AR0000 AR07 30.00 Payment Adjustment					
	06/28/18 AR0143 AR-143 329.00 Owner Cash Receipts					
5301	Repair/Replace Reserve Fund	142,437.00CR	.00	1,305.61	1,305.61CR	143,742.61CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/30/18 RJ0001 5.61 0					
	06/30/18 RJ0003 KMC 1,300.00 Repair Replace Xfer					
5302	Operating Reserve Fund	13,972.74CR	400.00	802.58	402.58CR	14,375.32CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/30/18 GJ0093 6.30.18 400.00 Fix double posting					
	06/30/18 RJ0001 2.58 0					
	06/30/18 RJ0004 KMC 400.00 Op Reserve Xfer Jan					
	06/30/18 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	217.37	.00	.00	.00	217.37
5511	Utility Deposits	.00	.00	.00	.00	.00
6310	Resident Assessments	44,969.59CR	.00	7,238.00	7,238.00CR	52,207.59CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/01/18 AR0000 AR08 1,976.00 Prepaid Application					
	06/04/18 AR0138 AR-138 1,972.00 Owner Cash Receipts					
	06/05/18 AR0000 AR04 987.00 Owner Cash Receipts					
	06/06/18 AR0139 AR-139 329.00 Owner Cash Receipts					
	06/07/18 AR0140 AR-140 658.00 Owner Cash Receipts					
	06/11/18 AR0141 AR-141 987.00 Owner Cash Receipts					
	06/14/18 AR0142 AR-142 299.00 Owner Cash Receipts					
	06/28/18 AR0000 AR07 30.00 Payment Adjustment					
6330	Special Assessments	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 06/01/18
Ending date: 06/30/18

Acct#	Description	Begin balance	Total-DR	Total-CR	Net change	End balance	
6350	Interest Income	40.53CR	.00	8.19	8.19CR	48.72CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/30/18	CR0000	ADJUST		2.58	June Bank Interst	
	06/30/18	CR0000	ADJUST		5.61	June Bank Interest	
6380	Other Income	120.00CR	30.00	30.00	.00	120.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/19/18	AR0000	AR06	30.00		Owner Expense Adjust.	
	06/19/18	AR0000	AR06		30.00	Owner Expense Adjust.	
7001	MAINTENANCE & REPAIR	2,366.77	.00	.00	.00	2,366.77	
7200	Contract Service	790.20	.00	.00	.00	790.20	
7205	Pool - Contract Svc	744.50	300.00	.00	300.00	1,044.50	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/06/18	AP0755	174	300.00		DESERT SPARKLE POOL CARE	
7210	Pest Control	975.00	120.00	.00	120.00	1,095.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/06/18	AP0753	173	60.00		SEXTON PEST CONTROL, INC	
	06/14/18	AP0761	177	60.00		SEXTON PEST CONTROL, INC	
7250	Pool Cleaning	600.00	.00	.00	.00	600.00	
7275	Flat Roof Maintenance	500.00	.00	.00	.00	500.00	
7400	Landscape Service	10,492.98	3,046.15	.00	3,046.15	13,539.13	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/12/18	AP0759	176	1,800.00		LAWNS BY LES, LLC	JUNE
	06/12/18	AP0759	176	1,246.15		LAWNS BY LES, LLC	MAY 11,18,25
7600	Landscape/Other	.00	1,000.00	.00	1,000.00	1,000.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/12/18	AP0759	176	1,000.00		LAWNS BY LES, LLC	
8001	Pool Chemicals/Supplies	197.05	14.00	.00	14.00	211.05	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/06/18	AP0755	174	14.00		DESERT SPARKLE POOL CARE	
8200	Irrigation Supplies	55.00	.00	.00	.00	55.00	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 06/01/18
Ending date: 06/30/18

Acct #	Description	Begin balance	Total DR	Total CR	Net change	End balance
8500	UTILITIES	.00	.00	.00	.00	.00
8600	Electric	2,158.72	423.65	.00	423.65	2,582.37
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/02/18 AP0745 169 373.61 APS					
	06/02/18 AP0747 170 50.04 APS					
8650	Water - Hum Irrigation	316.34	168.31	.00	168.31	484.65
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/07/18 AP0756 175 168.31 CAREFREE WATER COMPANY					
8655	Water - Pool Meter	683.91	185.77	.00	185.77	869.68
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/07/18 AP0756 175 185.77 CAREFREE WATER COMPANY					
8660	Water - Sun Irrigation	369.21	334.62	.00	334.62	703.83
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/07/18 AP0756 175 334.62 CAREFREE WATER COMPANY					
8680	Trash Disposal Service	1,535.00	.00	.00	.00	1,535.00
8685	Gas/Propane	1,881.42	.00	.00	.00	1,881.42
9000	ADMINISTRATIVE EXPENSES	505.00	95.00	.00	95.00	600.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/04/18 AP0751 172 30.00 KACHINA MANAGEMENT, INC					
	06/04/18 AP0751 172 65.00 KACHINA MANAGEMENT, INC					
9105	Audit/Tax Prep	390.00	.00	.00	.00	390.00
9110	Permits & Licenses	495.00	.00	.00	.00	495.00
9275	insurance	4,094.00	356.00	.00	356.00	4,450.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/04/18 AP0749 171 356.00 LABARRE/OKSNEE INSURANCE					
9300	Legal Services	112.00CR	65.00	.00	65.00	47.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	06/04/18 AP0751 172 65.00 KACHINA MANAGEMENT, INC					
9500	Management Service	3,755.00	850.00	75.00	775.00	4,530.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 06/01/18
Ending date: 06/30/18

Acct #	Description		Begin balance	Total DR	Total CR	Net change	End balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/04/18	AP0751	172	775.00		KACHINA MANAGEMENT, INC	
	06/19/18	AR0000	AR06	45.00		Owner Expense Adjust.	
	06/19/18	AR0000	AR06		45.00	Owner Expense Adjust.	
	06/28/18	AR0000	AR06		30.00	Owner Expense Adjust.	
	06/28/18	AR0000	AR06	30.00		Owner Expense Adjust.	
9800	Postage / Copies		267.40	57.98	.00		325.38
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/04/18	AP0751	172	57.98		KACHINA MANAGEMENT, INC	
9900	Miscellaneous		.00	.00	.00		.00
9950	Reserves		.00	.00	.00		.00
9951	Repair/Replace Reserve Cont		6,500.00	1,300.00	.00		7,800.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/30/18	RJ0003	KMC	1,300.00		Repair Replace Xfer	
9952	Operating Reserve Contrib		2,000.00	800.00	400.00		2,400.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/30/18	GJ0093	6.30.18		400.00	Fix double posting	
	06/30/18	RJ0004	KMC	400.00		Op Reserve Xfer Jan	
	06/30/18	RJ0004	KMC	400.00		Op Reserve Xfer Jan	
9953	Operating Reserve Interest		16.19	2.58	.00		18.77
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/30/18	RJ0001		2.58		0	
9954	Repair/Replace Reserve Int		43.06	5.61	.00		48.67
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	06/30/18	RJ0001		5.61		0	
Gnd Total:				.00	24,047.86	24,047.86	.00