

Las Torres Homeowners Association

Balance Sheet
As of 09/30/18

ASSETS

1010	Biltmore Checking Account	\$	539.36
1011	Ops Biltmore Reserve Account		11,182.54
1018	R&R Fnd Svgs Acct-Nat Bank		146,353.64
1019	Utility Deposits		1,980.00
1020	Parkway Checking Account		5,736.82
TOTAL ASSETS			\$ 165,792.36

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	3,336.00
Subtotal Current Liab.			\$ 3,336.00

RESERVES:

5301	Repair/Replace Reserve Fund	\$	146,353.64
5302	Operating Reserve Fund		11,182.54
Subtotal Reserves			\$ 157,536.18

EQUITY:

5510	Retained Earnings	\$	(217.37)
	Current Year Net Income/(Loss)		5,137.55
Subtotal Equity			\$ 4,920.18
TOTAL LIABILITIES & EQUITY			\$ 165,792.36

Las Torres Homeowners Association

Income/Expense Statement
Period: 09/01/18 to 09/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Resident Assessments	7,204.00	8,225.00	(1,021.00)	75,853.59	74,025.00	1,828.59	98,700.00
06350	Interest Income	4.51	2.00	2.51	66.97	18.00	48.97	24.00
06351	Interest Income - Reserves	.00	3.00	(3.00)	.00	27.00	(27.00)	36.00
06380	Other Income	.00	.00	.00	195.00	.00	195.00	.00
	Subtotal income	7,208.51	8,230.00	(1,021.49)	76,115.56	74,070.00	2,045.56	98,760.00
 EXPENSES:								
Maintenance & Repair								
07001	MAINTENANCE & REPAIR	171.18	458.33	287.15	3,950.34	4,124.97	174.63	5,500.00
07002	Sewer Repairs	550.00	100.00	(450.00)	1,340.20	900.00	(440.20)	1,200.00
07200	Contract Service	550.00	.00	(550.00)	550.00	.00	(550.00)	.00
07205	Pool - Contract Svc	300.00	312.50	12.50	2,561.50	2,812.50	251.00	3,750.00
07210	Pest Control	120.00	60.00	(60.00)	1,395.00	540.00	(855.00)	720.00
07275	Flat Roof Maintenance	.00	41.67	41.67	500.00	375.03	(124.97)	500.00
07300	Grounds/Fixtures Repairs	.00	50.00	50.00	.00	450.00	450.00	600.00
07400	Landscape Service	1,800.00	2,000.00	200.00	18,939.13	18,000.00	(939.13)	24,000.00
07425	Landscape Improvements	.00	41.67	41.67	.00	375.03	375.03	500.00
07500	Tree Maintenance	.00	62.50	62.50	.00	562.50	562.50	750.00
07600	Landscape/Other	.00	41.67	41.67	1,000.00	375.03	(624.97)	500.00
	Maintenance & Repair	3,491.18	3,168.34	(322.84)	30,236.17	28,515.06	(1,721.11)	38,020.00
 Parts & Supplies								
08001	Pool Chemicals/Supplies	110.50	83.33	(27.17)	482.75	749.97	267.22	1,000.00
08010	Pool Repairs	.00	25.00	25.00	.00	225.00	225.00	300.00
08200	Irrigation Supplies	.00	.00	.00	429.00	.00	(429.00)	.00
08301	Trees, Plants and Supplies	.00	41.67	41.67	.00	375.03	375.03	500.00
	Parts & Supplies	110.50	150.00	39.50	911.75	1,350.00	438.25	1,800.00
 Utilities								
08600	Electric	435.31	416.67	(18.64)	3,948.98	3,750.03	(198.95)	5,000.00
08650	Water - Hum Irrigation	211.78	179.17	(32.61)	1,455.25	1,612.53	157.28	2,150.00
08655	Water - Pool Meter	253.97	248.33	(5.64)	1,991.97	2,234.97	243.00	2,980.00
08660	Water - Sun Irrigation	571.24	297.50	(273.74)	2,986.07	2,677.50	(308.57)	3,570.00
08680	Trash Disposal Service	.00	250.00	250.00	2,055.00	2,250.00	195.00	3,000.00
08685	Gas/Propane	55.05	325.00	269.95	1,953.34	2,925.00	971.66	3,900.00
	Utilities	1,527.35	1,716.67	189.32	14,390.61	15,450.03	1,059.42	20,600.00
 Administrative Expenses								
09000	ADMINISTRATIVE EXPENSES	.00	41.67	41.67	690.00	375.03	(314.97)	500.00

Las Torres Homeowners Association

Income/Expense Statement
Period: 09/01/18 to 09/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09050	Admin	.00	.00	.00	51.00	.00	(51.00)	.00
09100	Income Tax	.00	4.17	4.17	50.00	37.53	(12.47)	50.00
09105	Audit/Tax Prep	750.00	62.50	(687.50)	1,140.00	562.50	(577.50)	750.00
09110	Permits & Licenses	.00	49.58	49.58	495.00	446.22	(48.78)	595.00
09235	Annual Report	.00	.83	.83	65.00	7.47	(57.53)	10.00
09250	Bank Charges	70.00	.00	(70.00)	70.00	.00	(70.00)	.00
09275	Insurance	506.00	583.33	77.33	5,968.00	5,249.97	(718.03)	7,000.00
09300	Legal Services	.00	83.33	83.33	(47.00)	749.97	796.97	1,000.00
09500	Management Service	.00	700.00	700.00	6,780.00	6,300.00	(480.00)	8,400.00
09700	Reserve Study	.00	66.67	66.67	.00	600.03	600.03	800.00
09800	Postage / Copies	.00	16.67	16.67	491.79	150.03	(341.76)	200.00
09900	Miscellaneous	.00	41.67	41.67	.00	375.03	375.03	500.00
	Administrative Expenses	1,326.00	1,650.42	324.42	15,753.79	14,853.78	(900.01)	19,895.00
Reserves								
09951	Repair/Replace Reserve Cont	.00	1,300.00	1,300.00	10,400.00	11,700.00	1,300.00	15,600.00
09952	Operating Reserve Contrib	(4,000.00)	400.00	4,400.00	(800.00)	3,600.00	4,400.00	4,800.00
09953	Operating Reserve Interest	2.26	3.00	.74	25.99	27.00	1.01	36.00
09954	Repair/Replace Reserve Int	2.25	2.00	(.25)	59.70	18.00	(41.70)	24.00
	Reserves	(3,995.49)	1,705.00	5,700.49	9,685.69	15,345.00	5,659.31	20,460.00
	TOTAL EXPENSES	2,459.54	8,390.43	5,930.89	70,978.01	75,513.87	4,535.86	100,685.00
	Current Yr Net Income/(loss)	4,748.97	(160.43)	4,909.40	5,137.55	(1,443.87)	6,581.42	(1,925.00)
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GENERAL LEDGER TRIAL BALANCE

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

Starting date: 09/01/18
Ending date: 09/30/18

Acct#	Description	Begin Balance	Total DR	Total CR	Net Change	End Balance	
1010	Biltmore Checking Account	2,823.21	4,000.00	6,283.85	2,283.85CR	539.36	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/04/18	AP0871	204		435.31	APS	
	09/06/18	AP0873	205		750.00	GINDBURG & DWALEEBE CPA'	2017
	09/10/18	AP0875	206		506.00	LABARRE/OKSNEE INSURANCE	
	09/13/18	AP0878	207		410.50	DESERT SPARKLE POOL CARE	
	09/13/18	AP0880	208		1,800.00	LAWNS BY LES, LLC	SEPTEMBER
	09/13/18	AP0882	209		60.00	SEXTON PEST CONTROL, INC	
	09/18/18	AP0891	210		550.00	TCH PLUMBING LLC	maint cleaning
	09/19/18	CR0000	999999	1,000.00		invoices	
	09/20/18	AP0894	211		550.00	TCH PLUMBING LLC	
	09/26/18	AP0906	212		60.00	SEXTON PEST CONTROL, INC	
	09/30/18	CR0000	ADJUST		55.05	Southwest Gas	
	09/30/18	CR0000	ADJUST		70.00	Overdraft Fees	
	09/30/18	CR0000	ADJUST		211.78	Carefree Water	
	09/30/18	CR0000	ADJUST		253.97	Carefree Water	
	09/30/18	CR0000	ADJUST		571.24	Carefree Water	
	09/30/18	GJ0095	9.30.18	3,000.00		Transfer to pay bills	
1011	Ops Biltmore Reserve Account	15,180.28	2.26	4,000.00	3,997.74CR	11,182.54	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/19/18	CR0000	999999		1,000.00	invoices	
	09/30/18	CR0000	ADJUST	2.26		September Bank Interest	
	09/30/18	GJ0095	9.30.18		3,000.00	Transfer to pay bills	
1012	Biltmore Bank Repair/Replace			.00	.00	.00	.00
1015	Metro Phoenix Operating			.00	.00	.00	.00
1016	Metro Phoenix Operating Rsv			.00	.00	.00	.00
1017	Metro Phoenix Repair & Replace			.00	.00	.00	.00
1018	R&R Fnd Svgs Acct-Nat Bank			146,351.39	2.25	.00	2.25
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/30/18	CR0000	ADJUST	2.25		September Bank Interest	
1019	Utility Deposits			1,980.00	.00	.00	.00
1020	Parkway Checking Account			50.00	5,858.00	171.18	5,686.82
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/04/18	AR0160	AR-160	2,597.00		Owner Cash Receipts	
	09/05/18	AR0161	AR-161	329.00		Owner Cash Receipts	
	09/06/18	AR0162	AR-162	329.00		Owner Cash Receipts	
	09/10/18	AR0163	AR-163	1,616.00		Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 09/01/18
Ending date: 09/30/18

Acct#	Description	Begin balance	Total-DR	Total-CR	Netchange	End balance	
09/13/18	AR0164 AR-164	987.00		Owner Cash Receipts			
09/27/18	AP0908 1		171.18	DEBBIE ROBERTSON			
3310	Prepaid Owner Assessments	4,682.00CR	2,021.00	675.00	1,346.00	3,336.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/01/18	AR0000	AR08	2,021.00		Prepaid Application	
	09/04/18	AR0160	AR-160		658.00	Owner Cash Receipts	
	09/10/18	AR0163	AR-163		2.00	Owner Cash Receipts	
	09/13/18	AR0164	AR-164		15.00	Owner Cash Receipts	
5301	Repair/Replace Reserve Fund	146,351.39CR	.00	2.25	2.25CR	146,353.64CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/30/18	RJ0001			2.25	0	
5302	Operating Reserve Fund	15,180.28CR	4,000.00	2.26	3,997.74	11,182.54CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/30/18	GJ0096	093018	4,000.00		Reserve Transfer Bills	
	09/30/18	RJ0001			2.26	0	
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	68,649.59CR	.00	7,204.00	7,204.00CR	75,853.59CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/01/18	AR0000	AR08		2,021.00	Prepaid Application	
	09/04/18	AR0160	AR-160		1,939.00	Owner Cash Receipts	
	09/05/18	AR0161	AR-161		329.00	Owner Cash Receipts	
	09/06/18	AR0162	AR-162		329.00	Owner Cash Receipts	
	09/10/18	AR0163	AR-163		1,614.00	Owner Cash Receipts	
	09/13/18	AR0164	AR-164		972.00	Owner Cash Receipts	
6330	Special Assessments	.00	.00	.00	.00	.00	
6350	Interest Income	62.46CR	.00	4.51	4.51CR	66.97CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 09/01/18
Ending date: 09/30/18

Acct #	Description	Begin balance	Total-DR	Total-CR	Net change	End balance
09/30/18	CR0000 ADJUST		2.25	September Bank Interest		
09/30/18	CR0000 ADJUST		2.26	September Bank Interest		
6380	Other Income	195.00CR	30.00	30.00	.00	195.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/19/18 AR0000 AR06 30.00 Owner Expense Adjust.					
	09/19/18 AR0000 AR06 30.00 Owner Expense Adjust.					
7001	MAINTENANCE & REPAIR	3,779.16	171.18	.00	171.18	3,950.34
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/27/18 AP0908 1 171.18 DEBBIE ROBERTSON					
7002	Sewer Repairs	790.20	550.00	.00	550.00	1,340.20
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/20/18 AP0894 211 550.00 TCH PLUMBING LLC					
7200	Contract Service	.00	550.00	.00	550.00	550.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/18/18 AP0891 210 550.00 TCH PLUMBING LLC maint cleaning					
7205	Pool - Contract Svc	2,261.50	300.00	.00	300.00	2,561.50
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/13/18 AP0878 207 300.00 DESERT SPARKLE POOL CARE					
7210	Pest Control	1,275.00	120.00	.00	120.00	1,395.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/13/18 AP0882 209 60.00 SEXTON PEST CONTROL, INC					
	09/26/18 AP0906 212 60.00 SEXTON PEST CONTROL, INC					
7250	Pool Cleaning	.00	.00	.00	.00	.00
7275	Flat Roof Maintenance	500.00	.00	.00	.00	500.00
7400	Landscape Service	17,139.13	1,800.00	.00	1,800.00	18,939.13
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/13/18 AP0880 208 1,800.00 LAWNS BY LES, LLC SEPTEMBER					
7600	Landscape/Other	1,000.00	.00	.00	.00	1,000.00
8001	Pool Chemicals/Supplies	372.25	110.50	.00	110.50	482.75
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 09/01/18
Ending date: 09/30/18

Acct.#	Description	Begin balance	Total-DR	Total-CR	Net change	End balance	
09/13/18	AP0878 207	110.50				DESERT SPARKLE POOL CARE	
8200	Irrigation Supplies	429.00	.00	.00	.00	429.00	
8500	UTILITIES	.00	.00	.00	.00	.00	
8600	Electric	3,513.67	435.31	.00	435.31	3,948.98	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/04/18	AP0871	204	385.75		APS	
	09/04/18	AP0871	204	49.56		APS	
8650	Water - Hum Irrigation	1,243.47	211.78	.00	211.78	1,455.25	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/30/18	CR0000	ADJUST	211.78		Carefree Water	
8655	Water - Pool Meter	1,738.00	253.97	.00	253.97	1,991.97	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/30/18	CR0000	ADJUST	253.97		Carefree Water	
8660	Water - Sun Irrigation	2,414.83	571.24	.00	571.24	2,986.07	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/30/18	CR0000	ADJUST	571.24		Carefree Water	
8680	Trash Disposal Service	2,055.00	.00	.00	.00	2,055.00	
8685	Gas/Propane	1,898.29	55.05	.00	55.05	1,953.34	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/30/18	CR0000	ADJUST	55.05		Southwest Gas	
9000	ADMINISTRATIVE EXPENSES	690.00	.00	.00	.00	690.00	
9050	Admin	51.00	.00	.00	.00	51.00	
9100	Income Tax	50.00	.00	.00	.00	50.00	
9105	Audit/Tax Prep	390.00	750.00	.00	750.00	1,140.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	09/06/18	AP0873	205	750.00		GINDBURG & DWAILLEE CPA	2017
9110	Permits & Licenses	495.00	.00	.00	.00	495.00	
9235	Annual Report	65.00	.00	.00	.00	65.00	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 09/01/18
Ending date: 09/30/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
9250	Bank Charges	.00	70.00	.00	70.00	70.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/18 CR0000 ADJUST 70.00 Overdraft Fees					
9275	Insurance	5,462.00	506.00	.00	506.00	5,968.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/10/18 AP0875 206 506.00 LABARRE/OKSNEE INSURANCE					
9300	Legal Services	47.00CR	.00	.00	.00	47.00CR
9500	Management Service	6,780.00	60.00	60.00	.00	6,780.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/19/18 AR0000 AR06 60.00 Owner Expense Adjust.					
	09/19/18 AR0000 AR06 60.00 Owner Expense Adjust.					
9800	Postage / Copies	491.79	.00	.00	.00	491.79
9900	Miscellaneous	.00	.00	.00	.00	.00
9950	Reserves	.00	.00	.00	.00	.00
9951	Repair/Replace Reserve Cont	10,400.00	.00	.00	.00	10,400.00
9952	Operating Reserve Contrib	3,200.00	.00	4,000.00	4,000.00CR	800.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/18 GJ0096 093018 4,000.00 Reserve Transfer Bills					
9953	Operating Reserve Interest	23.73	2.26	.00	2.26	25.99
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/18 RJ0001 0 2.26					
9954	Repair/Replace Reserve Int	57.45	2.25	.00	2.25	59.70
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	09/30/18 RJ0001 0 2.25					
Gnd Total:		.00	22,433.05	22,433.05	.00	.00