

Las Torres Homeowners Assoc

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Balance Sheet
As of 01/31/18

ASSETS

1010	Biltmore Checking Account	\$	1,268.38	
1011	Biltmore Reserve Account		13,262.79	
1018	R&R Fnd Svgs Acct-Nat Bank		137,786.54	
1019	Utility Deposits		1,980.00	
	TOTAL ASSETS			\$ 154,297.71

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	7,044.00	
	Subtotal Current Liab.			\$ 7,044.00

RESERVES:

5301	Repair/Replace Reserve Fund	\$	163,853.96	
5302	Operating Reserve Fund		25,127.02	
5303	Repair & Replace Res Interest		34.86	
5304	Operating Reserve Interest		103.30	
5305	Repair/Replace Reserve Expense		(38,233.02)	
5306	Operating Reserve Expense		(4,817.28)	
	Subtotal Reserves			\$ 146,068.84

EQUITY:

5510	Retained Earnings	\$	2,867.40	
	Current Year Net Income/(Loss)		(1,682.53)	
	Subtotal Equity			\$ 1,184.87
	TOTAL LIABILITIES & EQUITY			\$ 154,297.71

Las Torres Homeowners Assoc

Income/Expense Statement
Period: 01/01/18 to 01/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Resident Assessments	6,611.00	6,525.00	86.00	6,611.00	6,525.00	86.00	78,300.00
06350	Interest Income	3.12	2.00	1.12	3.12	2.00	1.12	24.00
06351	Interest Income - Reserves	.00	3.00	(3.00)	.00	3.00	(3.00)	36.00
	Subtotal Income	6,614.12	6,530.00	84.12	6,614.12	6,530.00	84.12	78,360.00
EXPENSES:								
Maintenance & Repair								
07001	MAINTENANCE & REPAIR	.00	458.33	458.33	.00	458.33	458.33	5,500.00
07002	Sewer Repairs	.00	100.00	100.00	.00	100.00	100.00	1,200.00
07200	Contract Service	550.00	.00	(550.00)	550.00	.00	(550.00)	.00
07205	Pool - Contract Svc	392.50	312.50	(80.00)	392.50	312.50	(80.00)	3,750.00
07210	Pest Control	.00	60.00	60.00	.00	60.00	60.00	720.00
07275	Flat Roof Maintenance	.00	41.67	41.67	.00	41.67	41.67	500.00
07300	Grounds/Fixtures Repairs	.00	50.00	50.00	.00	50.00	50.00	600.00
07400	Landscape Service	3,998.99	2,000.00	(1,998.99)	3,998.99	2,000.00	(1,998.99)	24,000.00
07425	Landscape Improvements	.00	41.67	41.67	.00	41.67	41.67	500.00
07500	Tree Maintenance	.00	62.50	62.50	.00	62.50	62.50	750.00
07600	Landscape/Other	.00	41.67	41.67	.00	41.67	41.67	500.00
	Maintenance & Repair	4,941.49	3,168.34	(1,773.15)	4,941.49	3,168.34	(1,773.15)	38,020.00
Parts & Supplies								
08001	Pool Chemicals/Supplies	.00	83.33	83.33	.00	83.33	83.33	1,000.00
08010	Pool Repairs	.00	25.00	25.00	.00	25.00	25.00	300.00
08301	Trees, Plants and Supplies	.00	41.67	41.67	.00	41.67	41.67	500.00
	Parts & Supplies	.00	150.00	150.00	.00	150.00	150.00	1,800.00
Utilities								
08600	Electric	441.32	416.67	(24.65)	441.32	416.67	(24.65)	5,000.00
08650	Water - Hum Irrigation	.00	179.17	179.17	.00	179.17	179.17	2,150.00
08655	Water - Pool Meter	.00	248.33	248.33	.00	248.33	248.33	2,980.00
08660	Water - Sun Irrigation	.00	297.50	297.50	.00	297.50	297.50	3,570.00
08680	Trash Disposal Service	235.00	250.00	15.00	235.00	250.00	15.00	3,000.00
08685	Gas/Propane	83.61	325.00	241.39	83.61	325.00	241.39	3,900.00
	Utilities	759.93	1,716.67	956.74	759.93	1,716.67	956.74	20,600.00
Administrative Expenses								
09000	ADMINISTRATIVE EXPENSES	30.00	.00	(30.00)	30.00	.00	(30.00)	.00
09100	Income Tax	.00	4.17	4.17	.00	4.17	4.17	50.00
09105	Audit/Tax Prep	.00	62.50	62.50	.00	62.50	62.50	750.00

Las Torres Homeowners Assoc

Income/Expense Statement Period: 01/01/18 to 01/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09110	Permits & Licenses	495.00	49.58	(445.42)	495.00	49.58	(445.42)	595.00
09235	Annual Report	.00	.83	.83	.00	.83	.83	10.00
09275	Insurance	.00	583.33	583.33	.00	583.33	583.33	7,000.00
09300	Legal Services	.00	83.33	83.33	.00	83.33	83.33	1,000.00
09500	Management Service	760.00	700.00	(60.00)	760.00	700.00	(60.00)	8,400.00
09800	Postage / Copies	7.11	16.67	9.56	7.11	16.67	9.56	200.00
09900	Miscellaneous	.00	41.67	41.67	.00	41.67	41.67	500.00
	Administrative Expenses	1,292.11	1,542.08	249.97	1,292.11	1,542.08	249.97	18,505.00
Reserves								
09951	Repair/Replace Reserve Cont	1,300.00	1,300.00	.00	1,300.00	1,300.00	.00	15,600.00
09952	Operating Reserve Contrib	.00	400.00	400.00	.00	400.00	400.00	4,800.00
09953	Operating Reserve Interest	3.12	3.00	(.12)	3.12	3.00	(.12)	36.00
09954	Repair/Replace Reserve Int	.00	2.00	2.00	.00	2.00	2.00	24.00
	Reserves	1,303.12	1,705.00	401.88	1,303.12	1,705.00	401.88	20,460.00
	TOTAL EXPENSES	8,296.65	8,282.09	(14.56)	8,296.65	8,282.09	(14.56)	99,385.00
	Current Yr Net Income/(loss)	(1,682.53)	(1,752.09)	69.56	(1,682.53)	(1,752.09)	69.56	(21,025.00)

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 01/01/18
Ending date: 01/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
1010	Biltmore Checking Account	784.91	8,792.00	8,308.53	483.47	1,268.38	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/01/18	AR0000	AR04	987.00		Owner Cash Receipts	
	01/02/18	AP2866	109		812.11	KACHINA MANAGEMENT, INC	18279
	01/03/18	AP0506	110		235.00	CURBSIDE RECYCLING & DISP	2018-01-1842
	01/03/18	AP0506	111		83.61	SOUTHWEST GAS CORP	4216420475001-10218
	01/03/18	AP0506	112		550.00	TCH PLUMBING LLC	2459-36671
	01/03/18	AR0095	AR-095	957.00		Owner Cash Receipts	
	01/04/18	AR0096	AR-096	658.00		Owner Cash Receipts	
	01/09/18	AR0097	AR-097	2,632.00		Owner Cash Receipts	
	01/09/18	AR0098	AR-098	329.00		Owner Cash Receipts	
	01/10/18	AP0508	113		441.32	APS	12/22 bill date
	01/16/18	AP0519	114		210.00	CORAL POOLS, INC	12/19/17
	01/16/18	AP0519	115		182.50	DESERT SPARKLE POOL CARE	1/15/18
	01/16/18	AP0519	116		1,999.99	SEXTON LANDSCAPING, INC	DECEMBER
	01/17/18	AR0099	AR-099	1,286.00		Owner Cash Receipts	
	01/18/18	AP0521	117		225.00	MARICOPA COUNTY ENVIRONME	2/28/18
	01/18/18	AP0523	118		270.00	MARICOPA COUNTY ENVIRONME	2/28/18
	01/23/18	AR0100	AR-100	657.00		Owner Cash Receipts	
	01/24/18	AP0526	119		1,999.00	SEXTON LANDSCAPING, INC	JAN.
	01/29/18	AR0101	AR-101	987.00		Owner Cash Receipts	
	01/31/18	AR0102	AR-102	299.00		Owner Cash Receipts	
	01/31/18	RJ0005	LAP		1,300.00	Bank Transfer	
1011	Biltmore Reserve Account	11,959.67	1,303.12	.00	1,303.12	13,262.79	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/31/18	CR0000	ADJUST	3.12		January Bank Interest	
	01/31/18	RJ0005	LAP	1,300.00		Bank Transfer	
1012	Biltmore Bank Repair/Replace	.00	.00	.00	.00	.00	
1015	Metro Phoenix Operating	.00	.00	.00	.00	.00	
1016	Metro Phoenix Operating Rsv	.00	.00	.00	.00	.00	
1017	Metro Phoenix Repair & Replace	.00	.00	.00	.00	.00	
1018	R&R Fnd Svgs Acct-Nat Bank	137,786.54	.00	.00	.00	137,786.54	
1019	Utility Deposits	1,980.00	.00	.00	.00	1,980.00	
3310	Prepaid Owner Assessments	4,878.00CR	693.00	2,859.00	2,166.00CR	7,044.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/01/18	AR0000	AR08	691.00		Prepaid Application	
	01/03/18	AR0095	AR-095		299.00	Owner Cash Receipts	
	01/04/18	AR0096	AR-096		30.00	Owner Cash Receipts	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 01/01/18
Ending date: 01/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
01/09/18	AR0097 AR-097		658.00	Owner Cash Receipts			
01/09/18	AR0098 AR-098		2.00	Owner Cash Receipts			
01/17/18	AR0099 AR-099		254.00	Owner Cash Receipts			
01/23/18	AR0000 AR06	1.00		Owner Expense Adjust.			
01/23/18	AR0000 AR06		1.00	Owner Expense Adjust.			
01/23/18	AR0000 AR06		1.00	Owner Expense Adjust.			
01/23/18	AR0000 AR06	1.00		Owner Expense Adjust.			
01/23/18	AR0100 AR-100		657.00	Owner Cash Receipts			
01/29/18	AR0101 AR-101		658.00	Owner Cash Receipts			
01/31/18	AR0102 AR-102		299.00	Owner Cash Receipts			
5301	Repair/Replace Reserve Fund	162,553.96CR	.00	1,300.00	1,300.00CR	163,853.96CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/31/18	RJ0003	KMC		1,300.00	Repair Replace Xfer	
5302	Operating Reserve Fund	25,127.02CR	.00	.00	.00	25,127.02CR	
5303	Repair & Replace Res Interest	34.86CR	.00	.00	.00	34.86CR	
5304	Operating Reserve Interest	100.18CR	.00	3.12	3.12CR	103.30CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/31/18	RJ0001			3.12		
5305	Repair/Replace Reserve Expense	38,233.02	.00	.00	.00	38,233.02	
5306	Operating Reserve Expense	4,817.28	.00	.00	.00	4,817.28	
5510	Retained Earnings	2,867.40CR	.00	.00	.00	2,867.40CR	
5511	Utility Deposits	.00	.00	.00	.00	.00	
6310	Resident Assessments	.00	.00	6,611.00	6,611.00CR	6,611.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/01/18	AR0000	AR04		987.00	Owner Cash Receipts	
	01/01/18	AR0000	AR08		691.00	Prepaid Application	
	01/03/18	AR0095	AR-095		658.00	Owner Cash Receipts	
	01/04/18	AR0096	AR-096		628.00	Owner Cash Receipts	
	01/09/18	AR0097	AR-097		1,974.00	Owner Cash Receipts	
	01/09/18	AR0098	AR-098		327.00	Owner Cash Receipts	
	01/17/18	AR0099	AR-099		1,017.00	Owner Cash Receipts	
	01/29/18	AR0101	AR-101		329.00	Owner Cash Receipts	
6350	Interest Income	.00	.00	3.12	3.12CR	3.12CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	01/31/18	CR0000	ADJUST		3.12	January Bank Interest	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 01/01/18
Ending date: 01/31/18

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
6380	Other Income	.00	60.00	60.00	.00	.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/17/18 AR0000 AR06 15.00 15.00 Owner Expense Adjust.					
	01/17/18 AR0000 AR06 15.00 15.00 Owner Expense Adjust.					
	01/18/18 AR0000 AR06 15.00 15.00 Owner Expense Adjust.					
	01/18/18 AR0000 AR06 15.00 15.00 Owner Expense Adjust.					
	01/23/18 AR0000 AR06 15.00 15.00 Owner Expense Adjust.					
	01/23/18 AR0000 AR06 15.00 15.00 Owner Expense Adjust.					
	01/24/18 AR0000 AR06 15.00 15.00 Owner Expense Adjust.					
	01/24/18 AR0000 AR06 15.00 15.00 Owner Expense Adjust.					
7200	Contract Service	.00	550.00	.00	550.00	550.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/03/18 AP0506 112 325.00 TCH PLUMBING LLC 2459-36671					
	01/03/18 AP0506 112 225.00 TCH PLUMBING LLC 2459-36665					
7205	Pool - Contract Svc	.00	392.50	.00	392.50	392.50
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/16/18 AP0519 114 210.00 CORAL POOLS, INC 12/19/17					
	01/16/18 AP0519 115 182.50 DESERT SPARKLE POOL CARE 1/15/18					
7400	Landscape Service	.00	3,998.99	.00	3,998.99	3,998.99
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/16/18 AP0519 116 1,999.99 SEXTON LANDSCAPING, INC DECEMBER					
	01/24/18 AP0526 119 1,999.00 SEXTON LANDSCAPING, INC JAN.					
8600	Electric	.00	441.32	.00	441.32	441.32
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/10/18 AP0508 113 52.17 APS 12/22 bill date					
	01/10/18 AP0508 113 389.15 APS 12/22 bill date					
8680	Trash Disposal Service	.00	235.00	.00	235.00	235.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/03/18 AP0506 110 235.00 CURBSIDE RECYCLING & DISP 2018-01-1842					
8685	Gas/Propane	.00	83.61	.00	83.61	83.61
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	01/03/18 AP0506 111 83.61 SOUTHWEST GAS CORP 4216420475001-10218					
9000	ADMINISTRATIVE EXPENSES	.00	30.00	.00	30.00	30.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
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Starting date: 01/01/18
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01/24/18	AR0000	AR06	15.00		Owner Expense Adjust.																																																																														
9800	Postage / Copies		.00	7.11	.00	7.11	7.11																																																																												
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9951	Repair/Replace Reserve Cont		.00	1,300.00	.00	1,300.00	1,300.00																																																																												
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