

Las Torres Homeowners Association

Balance Sheet
As of 12/31/18

ASSETS

1018	R&R Fnd Svgs Acct-Nat Bank	\$ 144,311.21	
1019	Utility Deposits	1,980.00	
1020	Parkway Checking Account	13,833.95	
1021	Parkway Ops Reserve Account	9,587.26	
1022	National B of A Opps Reservé	3,300.00	
1023	National B of A Checking	50.00	
TOTAL ASSETS		\$ 173,062.42	=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$ 3,575.00	
Subtotal Current Liab.		\$ 3,575.00	

RESERVES:

5301	Repair/Replace Reserve Fund	\$ 150,258.78	
5302	Operating Reserve Fund	10,384.99	
Subtotal Reserves		\$ 160,643.77	

EQUITY:

5510	Retained Earnings	\$ (259.37)	
	Current Year Net Income/(Loss)	9,103.02	
Subtotal Equity		\$ 8,843.65	
TOTAL LIABILITIES & EQUITY		\$ 173,062.42	=====

Las Torres Homeowners Association

Income/Expense Statement
Period: 12/01/18 to 12/31/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06310	Resident Assessments	8,220.00	8,225.00	(5.00)	99,301.59	98,700.00	601.59	98,700.00
06350	Interest Income	4.83	2.00	2.83	79.26	24.00	55.26	24.00
06351	Interest Income - Reserves	.00	3.00	(3.00)	.00	36.00	(36.00)	36.00
06380	Other Income	45.00	.00	45.00	270.00	.00	270.00	.00
	Subtotal income	8,269.83	8,230.00	39.83	99,650.85	98,760.00	890.85	98,760.00
EXPENSES:								
Maintenance & Repair								
07001	MAINTENANCE & REPAIR	437.28	458.37	21.09	4,281.48	5,500.00	1,218.52	5,500.00
07002	Sewer Repairs	.00	100.00	100.00	1,340.20	1,200.00	(140.20)	1,200.00
07205	Pool - Contract Svc	288.00	312.50	24.50	3,327.50	3,750.00	422.50	3,750.00
07210	Pest Control	60.00	60.00	.00	1,455.00	720.00	(735.00)	720.00
07275	Flat Roof Maintenance	.00	41.63	41.63	500.00	500.00	.00	500.00
07300	Grounds/Fixtures Repairs	.00	50.00	50.00	.00	600.00	600.00	600.00
07400	Landscape Service	1,800.00	2,000.00	200.00	24,339.13	24,000.00	(339.13)	24,000.00
07425	Landscape Improvements	.00	41.63	41.63	.00	500.00	500.00	500.00
07500	Tree Maintenance	.00	62.50	62.50	200.00	750.00	550.00	750.00
07600	Landscape/Other	.00	41.63	41.63	1,000.00	500.00	(500.00)	500.00
	Maintenance & Repair	2,585.28	3,168.26	582.98	36,443.31	38,020.00	1,576.69	38,020.00
Parts & Supplies								
08001	Pool Chemicals/Supplies	.00	83.37	83.37	498.65	1,000.00	501.35	1,000.00
08010	Pool Repairs	.00	25.00	25.00	.00	300.00	300.00	300.00
08200	Irrigation Supplies	.00	.00	.00	584.17	.00	(584.17)	.00
08301	Trees, Plants and Supplies	.00	41.63	41.63	.00	500.00	500.00	500.00
	Parts & Supplies	.00	150.00	150.00	1,082.82	1,800.00	717.18	1,800.00
Utilities								
08600	Electric	411.12	416.63	5.51	5,280.63	5,000.00	(280.63)	5,000.00
08650	Water - Hum Irrigation	193.53	179.13	(14.40)	2,045.43	2,150.00	104.57	2,150.00
08655	Water - Pool Meter	251.55	248.37	(3.18)	2,709.32	2,980.00	270.68	2,980.00
08660	Water - Sun Irrigation	509.51	297.50	(212.01)	4,662.95	3,570.00	(1,092.95)	3,570.00
08680	Trash Disposal Service	260.00	250.00	(10.00)	2,835.00	3,000.00	165.00	3,000.00
08685	Gas/Propane	419.89	325.00	(94.89)	2,434.70	3,900.00	1,465.30	3,900.00
	Utilities	2,045.60	1,716.63	(328.97)	19,968.03	20,600.00	631.97	20,600.00
Administrative Expenses								
09000	ADMINISTRATIVE EXPENSES	105.00	41.63	(63.37)	915.00	500.00	(415.00)	500.00
09050	Admin	.00	.00	.00	356.00	.00	(356.00)	.00

Las Torres Homeowners Association

Income/Expense Statement Period: 12/01/18 to 12/31/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
09100	Income Tax	.00	4.13	4.13	50.00	50.00	.00	50.00
09105	Audit/Tax Prep	.00	62.50	62.50	1,140.00	750.00	(390.00)	750.00
09110	Permits & Licenses	.00	49.62	49.62	495.00	595.00	100.00	595.00
09235	Annual Report	.00	.87	.87	65.00	10.00	(55.00)	10.00
09250	Bank Charges	.00	.00	.00	70.00	.00	(70.00)	.00
09275	Insurance	506.00	583.37	77.37	7,486.00	7,000.00	(486.00)	7,000.00
09300	Legal Services	.00	83.37	83.37	(47.00)	1,000.00	1,047.00	1,000.00
09500	Management Service	(45.00)	700.00	745.00	8,955.00	8,400.00	(555.00)	8,400.00
09700	Reserve Study	.00	66.63	66.63	.00	800.00	800.00	800.00
09800	Postage / Copies	49.23	16.63	(32.60)	591.65	200.00	(391.65)	200.00
09900	Miscellaneous	183.74	41.63	(142.11)	183.74	500.00	316.26	500.00
	Administrative Expenses	798.97	1,650.38	851.41	20,260.39	19,805.00	(455.39)	19,805.00
	Reserves							
09951	Repair/Replace Reserve Cont	2,600.00	1,300.00	(1,300.00)	14,300.00	15,600.00	1,300.00	15,600.00
09952	Operating Reserve Contrib	800.00	400.00	(400.00)	(1,600.00)	4,800.00	6,400.00	4,800.00
09953	Operating Reserve Interest	2.45	3.00	.55	28.44	36.00	7.56	36.00
09954	Repair/Replace Reserve Int	2.47	2.00	(.47)	64.84	24.00	(40.84)	24.00
	Reserves	3,404.92	1,705.00	(1,699.92)	12,793.28	20,460.00	7,666.72	20,460.00
	TOTAL EXPENSES	8,834.77	8,390.27	(444.50)	90,547.83	100,685.00	10,137.17	100,685.00
	Current Yr Net Income/(loss)	(564.94)	(160.27)	(404.67)	9,103.02	(1,925.00)	11,028.02	(1,925.00)

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/18
Ending date: 12/31/18

Acct#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
1010	Biltmore Checking Account	.00	.00	.00	.00	.00	
1011	Ops Biltmore Reserve Account	.00	.00	.00	.00	.00	
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	147,508.74	2.47	3,200.00	3,197.53CR	144,311.21	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/18	CR0000	ADJUST	2.47		December Bank Interest	
	12/31/18	GJ0102	123118		3,200.00	Transfer funds	
1019	Utility Deposits	1,980.00	.00	.00	.00	1,980.00	
1020	Parkway Checking Account	11,686.80	7,622.00	5,474.85	2,147.15	13,833.95	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/03/18	AP0956	21		437.28	PROGRESSIVE ROOFING	unit 503-- roof
	12/04/18	AP0958	22		411.12	APS	
	12/04/18	AP0958	23		260.00	CURBSIDE RECYCLING & DISP	
	12/04/18	AP0958	24		506.00	LABARRE/OKSNEE INSURANCE	
	12/04/18	AP0958	25		1,800.00	LAWNS BY LES, LLC	
	12/04/18	AP0963	26		64.24	KACHINA MANAGEMENT, INC	
	12/04/18	AR0184	AR-184	4,990.00		Owner Cash Receipts	
	12/06/18	AR0185	AR-185	1,316.00		Owner Cash Receipts	
	12/10/18	AR0186	AR-186	658.00		Owner Cash Receipts	
	12/11/18	AP0965	27		288.00	DESERT SPARKLE POOL CARE	
	12/11/18	AP0965	28		60.00	SEXTON PEST CONTROL, INC	
	12/13/18	AP0967	29		183.74	DEBBIE ROBERTSON	
	12/17/18	AR0187	AR-187	658.00		Owner Cash Receipts	
	12/19/18	AP0970	30		89.99	KACHINA MANAGEMENT, INC	
	12/31/18	CR0000	ADJUST		419.89	Southwest Gas	
	12/31/18	CR0000	ADJUST		509.51	Carefree Water	
	12/31/18	CR0000	ADJUST		251.55	Carefree Water	
	12/31/18	CR0000	ADJUST		193.53	Carefree Water	
1021	Parkway Ops Reserve Account	9,584.90	2.36	.00	2.36	9,587.26	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/18	CR0000	ADJUST	2.36		December bank interest	
1022	National B of A Opps Reserve	100.00	3,200.00	.00	3,200.00	3,300.00	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/18
Ending date: 12/31/18

Acct#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/31/18 GJ0102 123118	3,200.00		Transfer funds		
1023	National B of A Checking	50.00	.00	.00	.00	50.00
3310	Prepaid Owner Assessments	4,263.00CR	1,363.00	675.00	688.00	3,575.00CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/01/18 AR0000 AR08	1,363.00		Prepaid Application		
	12/04/18 AR0184 AR-184		658.00	Owner Cash Receipts		
	12/06/18 AR0185 AR-185		17.00	Owner Cash Receipts		
5301	Repair/Replace Reserve Fund	147,656.31CR	1,300.00	3,902.47	2,602.47CR	150,258.78CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/31/18 RJ0001		2.47	0		
	12/31/18 RJ0003 KMC		3,900.00	Repair Replace Xfer		
	12/31/18 RJ0003 KMC	1,300.00		Repair Replace Xfer		
5302	Operating Reserve Fund	9,582.54CR	400.00	1,202.45	802.45CR	10,384.99CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/31/18 RJ0001		2.45	0		
	12/31/18 RJ0004 KMC		1,200.00	Op Reserve Xfer Jan		
	12/31/18 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	259.37	.00	.00	.00	259.37
5511	Utility Deposits	.00	.00	.00	.00	.00
6310	Resident Assessments	91,081.59CR	.00	8,220.00	8,220.00CR	99,301.59CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/01/18 AR0000 AR08		1,363.00	Prepaid Application		
	12/04/18 AR0184 AR-184		4,242.00	Owner Cash Receipts		
	12/06/18 AR0185 AR-185		1,299.00	Owner Cash Receipts		
	12/10/18 AR0186 AR-186		658.00	Owner Cash Receipts		
	12/17/18 AR0187 AR-187		658.00	Owner Cash Receipts		
6330	Special Assessments	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/18
Ending date: 12/31/18

Acct#	Description	Begin-balance	TotalDR	Total-CR	Net change	End-balance	
6350	Interest Income	74.43CR	.00	4.83	4.83CR	79.26CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/18	CR0000	ADJUST		2.47	December Bank Interest	
	12/31/18	CR0000	ADJUST		2.36	December bank interest	
6380	Other income	225.00CR	60.00	105.00	45.00CR	270.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/04/18	AR0184	AR-184		45.00	Owner Cash Receipts	
	12/17/18	AR0000	AR06	60.00		Owner Expense Adjust.	
	12/17/18	AR0000	AR06		60.00	Owner Expense Adjust.	
7001	MAINTENANCE & REPAIR	3,844.20	437.28	.00	437.28	4,281.48	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/03/18	AP0956	21	437.28		PROGRESSIVE ROOFING	unit 503-- roof
7002	Sewer Repairs	1,340.20	.00	.00	.00	1,340.20	
7200	Contract Service	.00	.00	.00	.00	.00	
7205	Pool - Contract Svc	3,039.50	288.00	.00	288.00	3,327.50	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/11/18	AP0965	27	288.00		DESERT SPARKLE POOL CARE	
7210	Pest Control	1,395.00	60.00	.00	60.00	1,455.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/11/18	AP0965	28	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	22,539.13	1,800.00	.00	1,800.00	24,339.13	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/04/18	AP0958	25	1,800.00		LAWNS BY LES, LLC	
7500	Tree Maintenance	200.00	.00	.00	.00	200.00	
7600	Landscape/Other	1,000.00	.00	.00	.00	1,000.00	
8001	Pool Chemicals/Supplies	498.65	.00	.00	.00	498.65	
8200	Irrigation Supplies	584.17	.00	.00	.00	584.17	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/18
Ending date: 12/31/18

Acct-#	Description	Begin Balance	Total-DR	Total-CR	Net change	End balance
8500	UTILITIES	.00	.00	.00	.00	.00
8600	Electric	4,869.51	411.12	.00	411.12	5,280.63
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/04/18 AP0958 22 359.71 APS					
	12/04/18 AP0958 22 51.41 APS					
8650	Water - Hum Irrigation	1,851.90	193.53	.00	193.53	2,045.43
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/18 CR0000 ADJUST 193.53 Carefree Water					
8655	Water - Pool Meter	2,457.77	251.55	.00	251.55	2,709.32
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/18 CR0000 ADJUST 251.55 Carefree Water					
8660	Water - Sun Irrigation	4,153.44	509.51	.00	509.51	4,662.95
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/18 CR0000 ADJUST 509.51 Carefree Water					
8680	Trash Disposal Service	2,575.00	260.00	.00	260.00	2,835.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/04/18 AP0958 23 260.00 CURBSIDE RECYCLING & DISP					
8685	Gas/Propane	2,014.81	419.89	.00	419.89	2,434.70
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/18 CR0000 ADJUST 419.89 Southwest Gas					
9000	ADMINISTRATIVE EXPENSES	810.00	105.00	.00	105.00	915.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/04/18 AP0963 26 45.00 KACHINA MANAGEMENT, INC					
	12/19/18 AP0970 30 60.00 KACHINA MANAGEMENT, INC Admin					
9050	Admin	356.00	.00	.00	.00	356.00
9100	Income Tax	50.00	.00	.00	.00	50.00
9105	Audit/Tax Prep	1,140.00	.00	.00	.00	1,140.00
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: 12/01/18
Ending date: 12/31/18

Acct #	Description	Begin balance	Total DR	Total CR	Net change	End balance
9250	Bank Charges	70.00	.00	.00	.00	70.00
9275	Insurance	6,980.00	506.00	.00	506.00	7,486.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/04/18 AP0958 24 506.00 LABARRE/OKSNEE INSURANCE					
9300	Legal Services	47.00CR	.00	.00	.00	47.00CR
9500	Management Service	9,000.00	60.00	105.00	45.00CR	8,955.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/04/18 AR0184 AR-184 45.00 Owner Cash Receipts					
	12/17/18 AR0000 AR06 60.00 Owner Expense Adjust.					
	12/17/18 AR0000 AR06 60.00 Owner Expense Adjust.					
9800	Postage / Copies	542.42	49.23	.00	49.23	591.65
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/04/18 AP0963 26 19.24 KACHINA MANAGEMENT, INC					
	12/19/18 AP0970 30 29.99 KACHINA MANAGEMENT, INC					
9900	Miscellaneous	.00	183.74	.00	183.74	183.74
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/13/18 AP0967 29 183.74 DEBBIE ROBERTSON					
9950	Reserves	.00	.00	.00	.00	.00
9951	Repair/Replac Reserve Cont	11,700.00	3,900.00	1,300.00	2,600.00	14,300.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/18 RJ0003 KMC 3,900.00 Repair Replace Xfer					
	12/31/18 RJ0003 KMC 1,300.00 Repair Replace Xfer					
9952	Operating Reserve Contrib	2,400.00CR	1,200.00	400.00	800.00	1,600.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/18 RJ0004 KMC 1,200.00 Op Reserve Xfer Jan					
	12/31/18 RJ0004 KMC 400.00 Op Reserve Xfer Jan					
9953	Operating Reserve Interest	25.99	2.45	.00	2.45	28.44
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/18 RJ0001 2.45 0					
9954	Repair/Replac Reserve Int	62.37	2.47	.00	2.47	64.84
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/18
Ending date: 12/31/18

Acct#	Description	Begin balance	Total DR	Total CR	Net change	End balance
12/31/18	RJ0001	2.47	0			
Gnd Total:		.00	24,589.60	24,589.60	.00	.00