

Las Torres Homeowners Association  
**Balance Sheet**  
As of January 31, 2019

Jan 31, 19

**ASSETS**

Current Assets

Checking/Savings

NBAZ-Checking

5,627.00

NBAZ-Ops Reserve

17,172.43

NBAZ-R&R Reserve

148,363.68

Total Checking/Savings

171,163.11

Accounts Receivable

Accounts Receivable

110.00

Total Accounts Receivable

110.00

Other Current Assets

Utility Deposit

1,980.00

Total Other Current Assets

1,980.00

Total Current Assets

173,253.11

**TOTAL ASSETS**

**173,253.11**

**LIABILITIES & EQUITY**

Liabilities

Current Liabilities

Accounts Payable

Accounts Payable

1,975.00

Total Accounts Payable

1,975.00

Other Current Liabilities

Prepaid Assessments

4,165.00

Total Other Current Liabilities

4,165.00

Total Current Liabilities

6,140.00

Total Liabilities

6,140.00

Equity

Opening Balance Equity

9,083.25

Reserves

Operating Reserve Fund

17,172.43

Repair and Replace Reserve

Repair and Replace Reserve Fund

151,563.68

Repair and Replace Fund Expense

-3,200.00

Total Repair and Replace Reserve

148,363.68

Total Reserves

165,536.11

Retained Earnings

-6,145.00

Net Income

-1,361.25

Total Equity

167,113.11

**TOTAL LIABILITIES & EQUITY**

**173,253.11**

**Las Torres Homeowners Association**  
**Income and Expense Report**  
 January 2019

Jan 19

<b>Ordinary Income/Expense</b>	
<b>Income</b>	
HOA Assessment	6,525.00
R&R Contribution Assessment	1,300.00
Ops Rsv Contribution Assessment	400.00
<b>Total Income</b>	<b>8,225.00</b>
<b>Gross Profit</b>	<b>8,225.00</b>
<b>Expense</b>	
<b>Reserve Account Contributions</b>	
Ops Reserve	400.00
R&R Reserve	1,300.00
<b>Total Reserve Account Contributions</b>	<b>1,700.00</b>
<b>Administrative</b>	
Legal Services	655.50
Office	
Bank Charges	13.70
PO Box Rental	51.00
Postage	6.70
Office - Other	119.57
<b>Total Office</b>	<b>190.97</b>
Permits/Licenses/Fees	495.00
Taxes	3.08
<b>Total Administrative</b>	<b>1,344.55</b>
<b>Landscape</b>	
Landscape Service	1,800.00
Landscape Improvements	1,000.00
Irrigation	-55.00
<b>Total Landscape</b>	<b>2,745.00</b>
<b>Maintenance</b>	
Maintenance/Repair General	3.00
Pest/Termine Control/Warranty	2,064.00
<b>Total Maintenance</b>	<b>2,067.00</b>
<b>Pool</b>	
Pool Service	183.50
<b>Total Pool</b>	<b>183.50</b>
<b>Utilities</b>	
Electric	406.53
Gas	76.45
Trash Disposal	260.00
Water	
Hum	104.56
Pool	176.95
Sundance	521.71
<b>Total Water</b>	<b>803.22</b>
<b>Total Utilities</b>	<b>1,546.20</b>
<b>Total Expense</b>	<b>9,586.25</b>
<b>Net Ordinary Income</b>	<b>-1,361.25</b>
<b>Net Income</b>	<b>-1,361.25</b>

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Accrual Basis

**Las Torres Homeowners Association**  
**Income and Expense Report**  
January 2019

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1. Down payment on Les by Lawns landscape rock project
2. Refund from Desert Green for 2018 double payment
3. Legal services: self manage set up/advice
4. 2019 Termite contract

Las Torres Homeowners Association

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Register: NBAZ-Checking

From 01/01/2019 through 01/31/2019

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
01/01/2019	Debit	NBAZ	Administrative:Office:...		13.00	X		37.00
01/04/2019			-split-	Deposit		X	5,927.00	5,964.00
01/07/2019	1001	Lawns By Les LLC	Accounts Payable		1,800.00	X		4,164.00
01/07/2019	1002	Maricopa County Tre...	Accounts Payable	Property Tax	3.08	X		4,160.92
01/07/2019	1003	Debbie Robertson	Accounts Payable	Reimburse	180.27	X		3,980.65
01/10/2019			-split-	Deposit		X	987.00	4,967.65
01/11/2019			-split-	Deposit		X	987.00	5,954.65
01/12/2019			Undeposited Funds	Deposit		X	329.00	6,283.65
01/15/2019			NBAZ-Ops Reserve	Funds Transfer...	500.00	X		5,783.65
01/16/2019		Desert Green	Landscape:Irrigation	Deposit		X	55.00	5,838.65
01/17/2019			-split-	Deposit		X	1,705.00	7,543.65
01/18/2019	Debit	SW Gas	Accounts Payable		76.45	X		7,467.20
01/18/2019	1004	Carefree Water	Accounts Payable		803.22	X		6,663.98
01/18/2019	1005	Carpenter Hazelwood	Accounts Payable		655.50	X		6,008.48
01/18/2019	1006	Maricopa County En...	Accounts Payable	Pool Spa Permit	495.00	X		5,513.48
01/18/2019	1008	Desert Sparkle	Accounts Payable		183.50	X		5,329.98
01/18/2019	1009	Curbside Recycling ...	Accounts Payable		260.00	X		5,069.98
01/18/2019	1010	APS	Accounts Payable		406.53	X		4,663.45
01/18/2019	1011	Sexton Pest Control L...	Accounts Payable		89.00	X		4,574.45
01/19/2019	1012	Lawns By Les LLC	Landscape:Landscape I...	Down payment...	1,000.00	X		3,574.45
01/23/2019			Parkway-Checking	Funds Transfer ...		X	13,103.25	16,677.70
01/23/2019			Parkway - Ops Reserve	Funds Transfer ...		X	9,587.35	26,265.05
01/24/2019			NBAZ-R&R Reserve	Funds Transfer...	2,600.00	X		23,665.05
01/24/2019			NBAZ-Ops Reserve	Funds Transfer ...	6,000.00	X		17,665.05
01/24/2019			NBAZ-Ops Reserve	Funds Transfer ...	600.00	X		17,065.05
01/24/2019			NBAZ-Ops Reserve	Funds Transfer...	9,587.35	X		7,477.70
01/27/2019			NBAZ-R&R Reserve	Funds Transfer ...	150.00	X		7,327.70
01/30/2019	Debit	NBAZ	Administrative:Office:...		0.70	X		7,327.00
01/31/2019			NBAZ-R&R Reserve	Funds Transfer ...	1,300.00	X		6,027.00
01/31/2019			NBAZ-Ops Reserve	Funds Transfer ...	400.00	X		5,627.00

**Las Torres Homeowners Association**  
**Check Detail**  
 January 2019

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Check	Debit	01/01/2019	NBAZ		NBAZ-Checking		-13.00
					Bank Charges	-13.00	13.00
TOTAL						-13.00	13.00
Bill Pmt -Check	Debit	01/03/2019	APS		Parkway-Checki...		-585.34
Bill		12/31/2018			Electric	-585.34	585.34
TOTAL						-585.34	585.34
Bill Pmt -Check	Debit	01/18/2019	SW Gas		NBAZ-Checking		-76.45
Bill		01/01/2019			Gas	-76.45	76.45
TOTAL						-76.45	76.45
Check	Debit	01/30/2019	NBAZ		NBAZ-Checking		-0.70
					Bank Charges	-0.70	0.70
TOTAL						-0.70	0.70
Check	Debit	01/31/2019	NBAZ		NBAZ-Ops Rese...		-5.00
					Ops Reserve Fun...	-5.00	5.00
TOTAL						-5.00	5.00
Bill Pmt -Check	1001	01/07/2019	Lawns By Les LLC		NBAZ-Checking		-1,800.00
Bill		01/01/2019			Landscape Service	-1,800.00	1,800.00
TOTAL						-1,800.00	1,800.00
Bill Pmt -Check	1002	01/07/2019	Maricopa County Treasurer		NBAZ-Checking		-3.08
Bill		01/01/2019			Taxes	-3.08	3.08
TOTAL						-3.08	3.08
Bill Pmt -Check	1003	01/07/2019	Debbie Robertson		NBAZ-Checking		-180.27
Bill		01/26/2019			PO Box Rental	-51.00	51.00
					Postage	-6.70	6.70
					Office	-53.04	53.04
					Office	-66.53	66.53
					Maintenance/Rep...	-3.00	3.00
TOTAL						-180.27	180.27
Bill Pmt -Check	1004	01/18/2019	Carefree Water		NBAZ-Checking		-803.22
Bill		01/01/2019			Pool	-176.95	176.95
					Hum	-104.56	104.56
					Sundance	-521.71	521.71
TOTAL						-803.22	803.22

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**Las Torres Homeowners Association**  
**Check Detail**  
January 2019

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	1005	01/18/2019	Carpenter Hazelwood		NBAZ-Checking		-655.50
Bill		01/01/2019			Legal Services	-655.50	655.50
TOTAL						-655.50	655.50
Bill Pmt -Check	1006	01/18/2019	Maricopa County Envirom...		NBAZ-Checking		-495.00
Bill		01/01/2019			Permits/Licenses...	-270.00	270.00
					Permits/Licenses...	-225.00	225.00
TOTAL						-495.00	495.00
Bill Pmt -Check	1008	01/18/2019	Desert Sparkle		NBAZ-Checking		-183.50
Bill		01/01/2019			Pool Service	-183.50	183.50
TOTAL						-183.50	183.50
Bill Pmt -Check	1009	01/18/2019	Curbside Recycling & Dis...		NBAZ-Checking		-260.00
Bill		01/01/2019			Trash Disposal	-260.00	260.00
TOTAL						-260.00	260.00
Bill Pmt -Check	1010	01/18/2019	APS		NBAZ-Checking		-406.53
Bill		01/01/2019			Electric	-49.84	49.84
					Electric	-356.69	356.69
TOTAL						-406.53	406.53
Bill Pmt -Check	1011	01/18/2019	Sexton Pest Control Inc.		NBAZ-Checking		-89.00
Bill		01/01/2019			Pest/Termine Co...	-89.00	89.00
TOTAL						-89.00	89.00
Check	1012	01/19/2019	Lawns By Les LLC		NBAZ-Checking		-1,000.00
					Landscape Impro...	-1,000.00	1,000.00
TOTAL						-1,000.00	1,000.00