

Las Torres Homeowners Association

Balance Sheet
As of 11/30/18

ASSETS

1018	R&R Fnd Svgs Acct-Nat Bank	\$	147,508.74
1019	Utility Deposits		1,980.00
1020	Parkway Checking Account		11,686.80
1021	Parkway Ops Reserve Account		9,584.90
1022	National B of A Opps Reserve		100.00
1023	National B of A Checking		50.00
TOTAL ASSETS			\$ 170,910.44

LIABILITIES & EQUITY

CURRENT LIABILITIES:

3310	Prepaid Owner Assessments	\$	4,263.00
Subtotal Current Liab.			\$ 4,263.00

RESERVES:

5301	Repair/Replace Reserve Fund	\$	147,656.31
5302	Operating Reserve Fund		9,582.54
Subtotal Reserves			\$ 157,238.85

EQUITY:

5510	Retained Earnings	\$	(259.37)
	Current Year Net Income/(Loss)		9,667.96
Subtotal Equity			\$ 9,408.59

TOTAL LIABILITIES & EQUITY			\$ 170,910.44
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Las Torres Homeowners Association

Income/Expense Statement Period: 11/01/18 to 11/30/18

Account	Description	Current Period			Year-To-Date			Yearly
		Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06310	Resident Assessments	7,292.00	8,225.00	(933.00)	91,081.59	90,475.00	606.59	98,700.00
06350	Interest Income	4.79	2.00	2.79	74.43	22.00	52.43	24.00
06351	Interest Income - Reserves	.00	3.00	(3.00)	.00	33.00	(33.00)	36.00
06380	Other Income	.00	.00	.00	225.00	.00	225.00	.00
	Subtotal income	7,296.79	8,230.00	(933.21)	91,381.02	90,530.00	851.02	98,760.00
EXPENSES:								
Maintenance & Repair								
07001	MAINTENANCE & REPAIR	43.86	458.33	414.47	3,844.20	5,041.63	1,197.43	5,500.00
07002	Sewer Repairs	.00	100.00	100.00	1,340.20	1,100.00	(240.20)	1,200.00
07200	Contract Service	(550.00)	.00	550.00	.00	.00	.00	.00
07205	Pool - Contract Svc	178.00	312.50	134.50	3,039.50	3,437.50	398.00	3,750.00
07210	Pest Control	60.00	60.00	.00	1,395.00	660.00	(735.00)	720.00
07275	Flat Roof Maintenance	.00	41.67	41.67	500.00	458.37	(41.63)	500.00
07300	Grounds/Fixtures Repairs	.00	50.00	50.00	.00	550.00	550.00	600.00
07400	Landscape Service	1,800.00	2,000.00	200.00	22,539.13	22,000.00	(539.13)	24,000.00
07425	Landscape Improvements	.00	41.67	41.67	.00	458.37	458.37	500.00
07500	Tree Maintenance	.00	62.50	62.50	200.00	687.50	487.50	750.00
07600	Landscape/Other	.00	41.67	41.67	1,000.00	458.37	(541.63)	500.00
	Maintenance & Repair	1,531.86	3,168.34	1,636.48	33,858.03	34,851.74	993.71	38,020.00
Parts & Supplies								
08001	Pool Chemicals/Supplies	.00	83.33	83.33	498.65	916.63	417.98	1,000.00
08010	Pool Repairs	.00	25.00	25.00	.00	275.00	275.00	300.00
08200	Irrigation Supplies	155.17	.00	(155.17)	584.17	.00	(584.17)	.00
08301	Trees, Plants and Supplies	.00	41.67	41.67	.00	458.37	458.37	500.00
	Parts & Supplies	155.17	150.00	(5.17)	1,082.82	1,650.00	567.18	1,800.00
Utilities								
08600	Electric	469.92	416.67	(53.25)	4,869.51	4,583.37	(286.14)	5,000.00
08650	Water - Hum Irrigation	169.41	179.17	9.76	1,851.90	1,970.87	118.97	2,150.00
08655	Water - Pool Meter	197.17	248.33	51.16	2,457.77	2,731.63	273.86	2,980.00
08660	Water - Sun Irrigation	635.05	297.50	(337.55)	4,153.44	3,272.50	(880.94)	3,570.00
08680	Trash Disposal Service	260.00	250.00	(10.00)	2,575.00	2,750.00	175.00	3,000.00
08685	Gas/Propane	.00	325.00	325.00	2,014.81	3,575.00	1,560.19	3,900.00
	Utilities	1,731.55	1,716.67	(14.88)	17,922.43	18,883.37	960.94	20,600.00
Administrative Expenses								
09000	ADMINISTRATIVE EXPENSES	60.00	41.67	(18.33)	810.00	458.37	(351.63)	500.00

Las Torres Homeowners Association

Income/Expense Statement

Period: 11/01/18 to 11/30/18

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
09050	Admin	305.00	.00	(305.00)	356.00	.00	(356.00)	.00
09100	Income Tax	.00	4.17	4.17	50.00	45.87	(4.13)	50.00
09105	Audit/Tax Prep	.00	62.50	62.50	1,140.00	687.50	(452.50)	750.00
09110	Permits & Licenses	.00	49.58	49.58	495.00	545.38	50.38	595.00
09235	Annual Report	.00	.83	.83	65.00	9.13	(55.87)	10.00
09250	Bank Charges	.00	.00	.00	70.00	.00	(70.00)	.00
09275	Insurance	506.00	583.33	77.33	6,980.00	6,416.63	(563.37)	7,000.00
09300	Legal Services	.00	83.33	83.33	(47.00)	916.63	963.63	1,000.00
09500	Management Service	1,550.00	700.00	(850.00)	9,000.00	7,700.00	(1,300.00)	8,400.00
09700	Reserve Study	.00	66.67	66.67	.00	733.37	733.37	800.00
09800	Postage / Copies	25.38	16.67	(8.71)	542.42	183.37	(359.05)	200.00
09900	Miscellaneous	.00	41.67	41.67	.00	458.37	458.37	500.00
	Administrative Expenses	2,446.38	1,650.42	(795.96)	19,461.42	18,154.62	(1,306.80)	19,805.00
Reserves								
09951	Repair/Replace Reserve Cont	.00	1,300.00	1,300.00	11,700.00	14,300.00	2,600.00	15,600.00
09952	Operating Reserve Contrib	.00	400.00	400.00	(2,400.00)	4,400.00	6,800.00	4,800.00
09953	Operating Reserve Interest	.00	3.00	3.00	25.99	33.00	7.01	36.00
09954	Repair/Replace Reserve Int	.00	2.00	2.00	62.37	22.00	(40.37)	24.00
	Reserves	.00	1,705.00	1,705.00	9,388.36	18,755.00	9,366.64	20,460.00
	TOTAL EXPENSES	5,864.96	8,390.43	2,525.47	81,713.06	92,294.73	10,581.67	100,685.00
	Current Yr Net Income/(loss)	1,431.83	(160.43)	1,592.26	9,667.96	(1,764.73)	11,432.69	(1,925.00)
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GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/18
Ending date: 11/30/18

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	147,656.31	2.43	150.00	147.57CR	147,508.74	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/30/18	CR0000	ADJUST	2.43		November Bank Intetrest	
	11/30/18	GJ0100	113018		150.00	To open new bank accts	
1019	Utility Deposits	1,980.00	.00	.00	.00	1,980.00	
1020	Parkway Checking Account	12,213.76	5,888.00	6,414.96	526.96CR	11,686.80	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/01/18	AP0935	12		1,940.38	KACHINA MANAGEMENT, INC	
	11/05/18	AR0178	AR-178	1,316.00		Owner Cash Receipts	
	11/06/18	AP0937	13		469.92	APS	
	11/06/18	AP0937	14		260.00	CURBSIDE RECYCLING & DISP	
	11/06/18	AR0179	AR-179	1,645.00		Owner Cash Receipts	
	11/07/18	AR0180	AR-180	329.00		Owner Cash Receipts	
	11/13/18	AP0944	15		178.00	DESERT SPARKLE POOL CARE	
	11/13/18	AP0944	16		1,800.00	LAWNS BY LES, LLC	NOVEMBER
	11/13/18	AR0181	AR-181	1,390.00		Owner Cash Receipts	
	11/14/18	AP0946	17		60.00	SEXTON PEST CONTROL, INC	
	11/15/18	AR0000	5242	550.00		TCH REFUND	
	11/15/18	AR0182	AR-182	329.00		Owner Cash Receipts	
	11/19/18	AP0949	18		116.55	BOB TOLLEFSON	
	11/19/18	AP0951	19		82.48	JACK KAFFER	IRRIGATION SUPPLIES
	11/19/18	AP0954	20		506.00	LABARRE/OKSNEE INSURANCE	
	11/29/18	AR0183	AR-183	329.00		Owner Cash Receipts	
	11/30/18	CR0000	ADJUST		635.05	Carefree Water	
	11/30/18	CR0000	ADJUST		197.17	Carefree Water	
	11/30/18	CR0000	ADJUST		169.41	Carefree Water	
1021	Parkway Ops Reserve Account	9,582.54	2.36	.00	2.36	9,584.90	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/30/18	GJ0101	113018	2.36		November Bank Interest	
1022	National B of A Opps Reserve	.00	100.00	.00	100.00	100.00	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/18
Ending date: 11/30/18

Acct#	Description	Begin balance	Total DR	Total CR	Net change	End balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/30/18 GJ0100 113018 100.00 To open new bank accts					
1023	National B of A Checking	.00	50.00	.00	50.00	50.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/30/18 GJ0100 113018 50.00 To open new bank accts					
3310	Prepaid Owner Assessments	6,217.00CR	2,659.00	705.00	1,954.00	4,263.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/01/18 AR0000 AR08 2,659.00 Prepaid Application					
	11/05/18 AR0178 AR-178 344.00 Owner Cash Receipts					
	11/06/18 AR0179 AR-179 30.00 Owner Cash Receipts					
	11/13/18 AR0181 AR-181 2.00 Owner Cash Receipts					
	11/29/18 AR0183 AR-183 329.00 Owner Cash Receipts					
5301	Repair/Replace Reserve Fund	147,656.31CR	.00	.00	.00	147,656.31CR
5302	Operating Reserve Fund	9,582.54CR	.00	.00	.00	9,582.54CR
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	83,789.59CR	.00	7,292.00	7,292.00CR	91,081.59CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	11/01/18 AR0000 AR08 2,659.00 Prepaid Application					
	11/05/18 AR0178 AR-178 972.00 Owner Cash Receipts					
	11/06/18 AR0179 AR-179 1,615.00 Owner Cash Receipts					
	11/07/18 AR0180 AR-180 329.00 Owner Cash Receipts					
	11/13/18 AR0181 AR-181 1,388.00 Owner Cash Receipts					
	11/15/18 AR0182 AR-182 329.00 Owner Cash Receipts					
6330	Special Assessments	.00	.00	.00	.00	.00
6350	Interest Income	69.64CR	.00	4.79	4.79CR	74.43CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/18
Ending date: 11/30/18

Acct.#	Description	Begin balance	Total DR	Total CR	Net change	End balance	
11/30/18	CR0000	ADJUST	2.43	November Bank Intetrest			
11/30/18	GJ0101	113018	2.36	November Bank Interest			
6380	Other Income		225.00CR	45.00	45.00	.00	225.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/19/18	AR0000	AR06	45.00		Owner Expense Adjust.	
	11/19/18	AR0000	AR06		45.00	Owner Expense Adjust.	
7001	MAINTENANCE & REPAIR		3,800.34	43.86	.00	43.86	3,844.20
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/19/18	AP0949	18	43.86		BOB TOLLEFSON	MAINT
7002	Sewer Repairs		1,340.20	.00	.00	.00	1,340.20
7200	Contract Service		550.00	.00	550.00	550.00CR	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/15/18	AR0000	5242		550.00	TCH REFUND	
7205	Pool - Contract Svc		2,861.50	178.00	.00	178.00	3,039.50
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/13/18	AP0944	15	178.00		DESERT SPARKLE POOL CARE	
7210	Pest Control		1,335.00	60.00	.00	60.00	1,395.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/14/18	AP0946	17	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		20,739.13	1,800.00	.00	1,800.00	22,539.13
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/13/18	AP0944	16	1,800.00		LAWNS BY LES, LLC	NOVEMBER
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		429.00	155.17	.00	155.17	584.17
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/18
Ending date: 11/30/18

Acct #	Description		Begin balance	Total DR	Total CR	Net change	End balance
	11/19/18	AP0949	18	72.69			
	11/19/18	AP0951	19	82.48			
8500	UTILITIES		.00	.00	.00	.00	.00
8600	Electric		4,399.59	469.92	.00	469.92	4,869.51
	11/19/18	AP0949	18	72.69			
	11/19/18	AP0951	19	82.48			
	BOB TOLLEFSON						
	JACK KAFFER						
	IRRIGATION SUPPLIES						
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/06/18	AP0937	13	56.20		APS	
	11/06/18	AP0937	13	413.72		APS	
8650	Water - Hum Irrigation		1,682.49	169.41	.00	169.41	1,851.90
	11/30/18	CR0000	ADJUST	169.41		Carefree Water	
8655	Water - Pool Meter		2,260.60	197.17	.00	197.17	2,457.77
	11/30/18	CR0000	ADJUST	197.17		Carefree Water	
8660	Water - Sun Irrigation		3,518.39	635.05	.00	635.05	4,153.44
	11/30/18	CR0000	ADJUST	635.05		Carefree Water	
8680	Trash Disposal Service		2,315.00	260.00	.00	260.00	2,575.00
	11/06/18	AP0937	14	260.00		CURBSIDE RECYCLING & DISP	
8685	Gas/Propane		2,014.81	.00	.00	.00	2,014.81
9000	ADMINISTRATIVE EXPENSES		750.00	60.00	.00	60.00	810.00
	11/01/18	AP0935	12	60.00		KACHINA MANAGEMENT, INC	
9050	Admin		51.00	305.00	.00	305.00	356.00
	11/01/18	AP0935	12	305.00		KACHINA MANAGEMENT, INC	resignstion/ transfer rec
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

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 11/01/18
Ending date: 11/30/18

Acct#	Description	Begin balance	Total DR	Total CR	Net change	End balance	
9235	Annual Report	65.00	.00	.00	.00	65.00	
9250	Bank Charges	70.00	.00	.00	.00	70.00	
9275	Insurance	6,474.00	506.00	.00	506.00	6,980.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/19/18	AP0954	20	506.00		LABARRE/OKSNEE INSURANCE	
9300	Legal Services	47.00CR	.00	.00	.00	47.00CR	
9500	Management Service	7,450.00	1,595.00	45.00	1,550.00	9,000.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/01/18	AP0935	12	1,550.00		KACHINA MANAGEMENT, INC	
	11/19/18	AR0000	AR06	45.00		Owner Expense Adjust.	
	11/19/18	AR0000	AR06		45.00	Owner Expense Adjust.	
9800	Postage / Copies	517.04	25.38	.00	25.38	542.42	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	11/01/18	AP0935	12	25.38		KACHINA MANAGEMENT, INC	
9900	Miscellaneous	.00	.00	.00	.00	.00	
9950	Reserves	.00	.00	.00	.00	.00	
9951	Repair/Replace Reserve Cont	11,700.00	.00	.00	.00	11,700.00	
9952	Operating Reserve Contrib	2,400.00CR	.00	.00	.00	2,400.00CR	
9953	Operating Reserve Interest	25.99	.00	.00	.00	25.99	
9954	Repair/Replace Reserve Int	62.37	.00	.00	.00	62.37	
Gnd Total:		.00	15,206.75	15,206.75	.00	.00	