

General Ledger

Exported On: 04/09/2024 10:05 AM

Properties: Augusta - 2122 W. Augusta Avenue Phoenix
Created By: All
GL Accounts: All
Exclude Zero Dollar Receipts From Cash Accounts: Y
Date Range: 03/01/2024 to 03/31/2024
Accounting Basis: Cash
Show Reversed Transactions: Yes

Property Name	Date
1150 - Operating Cash	
Starting Balance	
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/02/2024
Augusta	03/02/2024
Augusta	03/02/2024
Augusta	03/18/2024
Augusta	03/18/2024
Augusta	03/18/2024
Augusta	03/18/2024
Augusta	03/21/2024

Augusta	03/22/2024
Augusta	03/22/2024
Augusta	03/22/2024
Augusta	03/25/2024
Augusta	03/25/2024
Augusta	03/25/2024
Augusta	03/27/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Net Change	

1160 - Security Deposit Cash

Starting Balance	
Augusta	03/25/2024
Augusta	03/25/2024
Net Change	

2101 - Mgmt Held Security Deposits

Starting Balance	
Net Change	

2102 - Owner Held Security Deposits

Starting Balance	
Net Change	

2103 - Mgmt Held Pet Deposits

Starting Balance	
Augusta	03/25/2024
Augusta	03/25/2024
Net Change	

Starting Balance	
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/02/2024
Augusta	03/08/2024
Augusta	03/08/2024
Augusta	03/08/2024
Augusta	03/08/2024
Augusta	03/08/2024
Augusta	03/08/2024
Augusta	03/08/2024
Augusta	03/08/2024
Augusta	03/08/2024
Augusta	03/19/2024
Augusta	03/19/2024
Augusta	03/27/2024
Net Change	

Starting Balance	
Augusta	03/01/2024
Augusta	03/01/2024
Net Change	

[illegible]

Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/21/2024
Augusta	03/21/2024
Augusta	03/21/2024
Augusta	03/22/2024
Augusta	03/22/2024
Augusta	03/22/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Augusta	03/29/2024
Net Change	

3250 - Owner Distribution

Starting Balance	
Augusta	03/25/2024
Net Change	

4100 - Rent Income

Starting Balance	
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/02/2024
Augusta	03/19/2024
Augusta	03/21/2024
Augusta	03/25/2024
Augusta	03/25/2024

Augusta	03/31/2024
Net Change	

4115 - Gross Potential Rent

Starting Balance	
Augusta	03/31/2024
Net Change	

4120 - Loss/Gain to Market

Starting Balance	
Augusta	03/31/2024
Net Change	

4220 - Delinquency

Starting Balance	
Augusta	03/31/2024
Net Change	

4230 - Vacancy

Starting Balance	
Augusta	03/31/2024
Net Change	

4430 - Pet Fee-Non Refundable

Starting Balance	
Augusta	03/19/2024
Net Change	

4431 - Pet Rent

Starting Balance	
Augusta	03/01/2024
Augusta	03/19/2024
Net Change	

4440 - Application Fee Income

Starting Balance	
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Augusta	03/01/2024
Augusta	03/01/2024
Net Change	

4450 - Insurance Services

Starting Balance	
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Net Change	

4460 - Late Fee

Starting Balance	
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/19/2024
Augusta	03/19/2024
Augusta	03/19/2024
Augusta	03/19/2024
Net Change	

4470 - Utility Reimbursement Fee

Starting Balance	
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/01/2024
Augusta	03/02/2024
Net Change	

6051 - Legal Expense

Starting Balance	
Net Change	

6053 - Bank Fees

Starting Balance	
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Augusta	03/01/2024
Net Change	

6055 - Software Fees

Starting Balance	
Augusta	03/01/2024
Net Change	

6058 - Credit Check & Screening

Starting Balance	
Net Change	

6072 - Unit Cleaning

Starting Balance	
Net Change	

6073 - General Turn Labor

Starting Balance	
Net Change	

6074 - Unit Turn Painting

Starting Balance	
Net Change	

6076 - Unit Turn Damage Repairs

Starting Balance	
Net Change	

6082 - Plumbing Repairs or Supplies

Starting Balance	
Augusta	03/18/2024
Net Change	

6083 - HVAC Repairs or Supplies

Starting Balance	
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Augusta	03/18/2024
Augusta	03/18/2024
Net Change	

6085 - Key/Lock Replacement

Starting Balance	
Net Change	

6099 - Maintenance Vendor Fee

Starting Balance	
Augusta	03/01/2024
Net Change	

6101 - Landscaping

Starting Balance	
Augusta	03/18/2024
Net Change	

6105 - Groundskeeping

Starting Balance	
Net Change	

6141 - Electricity

Starting Balance	
Net Change	

6143 - Water/Sewer

Starting Balance	
Augusta	03/01/2024
Augusta	03/01/2024
Net Change	

6301 - Property Insurance

Starting Balance	
Net Change	

6401 - Management Fees

Starting Balance

Augusta 03/01/2024

Net Change

6402 - Leasing and Renewal Fees

Starting Balance

Net Change

6403 - Premier Vendor Fee

Starting Balance

Net Change

7010 - Appliances

Starting Balance

Net Change

8005 - HVAC Replacement

Starting Balance

Net Change

8016 - Window and Door Replacement

Starting Balance

Net Change

Total

, AZ 85021

es

Payee / Payer	Unit
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Ron Garcia	3
Ron Garcia	3
Ron Garcia	3
Quartr Living LLC	
Quartr Living LLC	
Quartr Living LLC	
Quartr Living LLC	
Quartr Living LLC	
Quartr Living LLC	
City of Phoenix	
City of Phoenix	
Kameran Johnson	7
Kameran Johnson	7
Kameran Johnson	7
Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	4
Titan Property Maintenance and More LLC	
Todd M. Holt	1

Jerry Sebrasky	6
Jerry Sebrasky	6
Jerry Sebrasky	6

Desert Sun Capital LLC

Arizona Department of Revenue

Jessica Rashty	2
Jessica Rashty	2
Jessica Rashty	2
John Gover	4
John Gover	4
John Gover	4
Kameran Johnson	7
Kameran Johnson	7
Kameran Johnson	7

Todd M. Holt	1
Todd M. Holt	1

Jessica Rashty	2
John Gover	4
Jerry Sebrasky	6
Jerry Sebrasky	6
Todd M. Holt	1
Todd M. Holt	1
Ron Garcia	3
Kameron Johnson	7
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Arizona Department of Revenue	

Jessica Rashty	2
John Gover	4
John Gover	4
Samantha Clemmons	5
Jerry Sebrasky	6
Jerry Sebrasky	6
Jessica Rashty	2
John Gover	4
Jerry Sebrasky	6

Jerry Sebrasky	6
Jessica Rashty	2
Jessica Rashty	2
Jessica Rashty	2
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Jerry Sebrasky	6
Jerry Sebrasky	6
Jerry Sebrasky	6
Jessica Rashty	2
Jessica Rashty	2
Jessica Rashty	2
John Gover	4
John Gover	4
John Gover	4
Kameron Johnson	7
Kameron Johnson	7
Kameron Johnson	7

Desert Sun Capital LLC

John Gover	4
Samantha Clemmons	5
Jerry Sebrasky	6
Jessica Rashty	2
Todd M. Holt	1
Todd M. Holt	1
Ron Garcia	3
Kameron Johnson	7
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1

Todd M. Holt	1
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Todd M. Holt	1
Todd M. Holt	1

Quatr Living LLC

Jessica Rashty	2
Jessica Rashty	2
Quatr Living LLC	

Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1
Todd M. Holt	1

Jessica Rashty	2
John Gover	4
Jerry Sebrasky	6
Todd M. Holt	1
Ron Garcia	3
Kameran Johnson	7

Quatr Living LLC

Quatr Living LLC

Titan Property Maintenance and More LLC

Titan Property Maintenance and More LLC	6
Titan Property Maintenance and More LLC	6

Quartr Living LLC

Titan Property Maintenance and More LLC

City of Phoenix
City of Phoenix

Quatr Living LLC

Type	Reference	Debit
CC receipt	95AB-D3C0	127.40
CC receipt	95AB-D3C0	55.00
CC receipt	95AB-D3C0	30.00
CC receipt	95AB-D3C0	36.23
CC receipt	95AB-D3C0	0.69
CC receipt	95AB-D3C0	50.00
CC receipt	95AB-D3C0	190.00
CC receipt	95AB-D3C0	20.13
CC receipt	4A96-5700	1,399.00
CC receipt	4A96-5700	55.00
CC receipt	4A96-5700	32.18
Payment	20026185833	
Payment	20026185833	
Payment	20026185833	
eCheck	C8C3-9E12	
eCheck	1B57-7B10	
eCheck	6308-00CA	
Payment	CP2WTR014659691	
Payment	CP2WTR014659745	
eCheck receipt	AADA-3E40	999.00
eCheck receipt	AADA-3E40	125.00
eCheck receipt	AADA-3E40	22.98
eCheck	1CFA-8AE8	
eCheck	1CFA-8AE8	
eCheck	1CFA-8AE8	
eCheck	1CFA-8AE8	
Receipt	ACH03192024-5-28	849.00

eCheck receipt	7455-6550	1,425.00
eCheck receipt	7455-6550	155.00
eCheck receipt	7455-6550	32.78
Reversed JE	388	150.00
Payment	11126663238	
Reverse JE	388-R	
Payment	1000052489272	
eCheck receipt	A76C-0B40	55.00
eCheck receipt	A76C-0B40	32.18
eCheck receipt	A76C-0B40	1,425.00
eCheck receipt	A4D8-F1D0	1,650.00
eCheck receipt	A4D8-F1D0	55.00
eCheck receipt	A4D8-F1D0	37.95
eCheck receipt	4113-5E30	999.00
eCheck receipt	4113-5E30	125.00
eCheck receipt	4113-5E30	22.98

10,156.50

Reversed JE	388	
Reverse JE	388-R	150.00

150.00

0.00

0.00

Reversed Receipt	150.00
Reverse Receipt	

150.00

Receipt		
Receipt		
Receipt		
Receipt		
CC receipt	95AB-D3C0	
CC receipt	95AB-D3C0	
CC receipt	4A96-5700	
eCheck receipt	AADA-3E40	
Receipt		
Receipt		1.15
Receipt		
Receipt		1.15
Receipt		
Receipt		1.15
Receipt		
Receipt		4.37
Receipt		
Receipt		3.45
Payment	1000052489272	251.99
		263.26

Reverse JE	361-R	55.00
Reverse JE	361-R	15.00
		70.00

Receipt	55.00
Receipt	1,650.00
Receipt	55.00
Receipt	1,263.61
Receipt	1,425.00
Receipt	155.00
Receipt	32.18
Receipt	37.95
Receipt	3.57

Receipt		29.21
Receipt		1,425.00
Receipt		10.50
Receipt		4.50
Receipt	ACH03192024-5-28	
Receipt		150.00
Receipt		849.00
eCheck receipt	7455-6550	
eCheck receipt	7455-6550	
eCheck receipt	7455-6550	
eCheck receipt	A76C-0B40	
eCheck receipt	A76C-0B40	
eCheck receipt	A76C-0B40	
eCheck receipt	A4D8-F1D0	
eCheck receipt	A4D8-F1D0	
eCheck receipt	A4D8-F1D0	
eCheck receipt	4113-5E30	
eCheck receipt	4113-5E30	
eCheck receipt	4113-5E30	

7,145.52

Payment	11126663238	10,000.00
		10,000.00

Receipt		
Receipt		
Receipt		
Receipt		
CC receipt	95AB-D3C0	
CC receipt	95AB-D3C0	
CC receipt	4A96-5700	
eCheck receipt	AADA-3E40	
Receipt		
Receipt		
Reversed Receipt		
Reverse Receipt		150.00

JE	431	9,828.14
		9,978.14

JE	431	
		0.00

JE	431	
		0.00

JE	431	
		0.00

JE	431	152.42
		152.42

Receipt		150.00
		150.00

CC receipt	95AB-D3C0	
Receipt		30.00
		30.00

Payment	20026185833	55.00
Reverse JE	361-R	
		55.00

Receipt		
Receipt		
Payment	20026185833	15.00
Reverse JE	361-R	
		15.00

CC receipt	95AB-D3C0	
CC receipt	95AB-D3C0	
Receipt		50.00
Receipt		50.00
Receipt		50.00
Receipt		190.00
		340.00

Receipt		
Receipt		
Receipt		
CC receipt	95AB-D3C0	
CC receipt	4A96-5700	
eCheck receipt	AADA-3E40	
		0.00

0.00

eCheck	6308-00CA	6.00
		6.00

eCheck	C8C3-9E12	21.00
		21.00

		0.00
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		0.00
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		0.00
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		0.00
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		0.00
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eCheck	1CFA-8AE8	160.00
		160.00

eCheck	1CFA-8AE8	175.00
eCheck	1CFA-8AE8	105.00
		280.00

0.00

eCheck	1B57-7B10	32.00
		32.00

eCheck	1CFA-8AE8	250.00
		250.00

0.00

0.00

Payment	CP2WTR014659691	578.10
Payment	CP2WTR014659745	470.73
		1,048.83

0.00

[illegible]

Credit	Balance
	8,343.14
	8,470.54
	8,525.54
	8,555.54
	8,591.77
	8,592.46
	8,642.46
	8,832.46
	8,852.59
	10,251.59
	10,306.59
	10,338.77
547.80	9,790.97
55.00	9,735.97
15.00	9,720.97
21.00	9,699.97
32.00	9,667.97
6.00	9,661.97
578.10	9,083.87
470.73	8,613.14
	9,612.14
	9,737.14
	9,760.12
175.00	9,585.12
105.00	9,480.12
160.00	9,320.12
250.00	9,070.12
	9,919.12

	11,344.12
	11,499.12
	11,531.90
	11,681.90
10,000.00	1,681.90
150.00	1,531.90
251.99	1,279.91
	1,334.91
	1,367.09
	2,792.09
	4,442.09
	4,497.09
	4,535.04
	5,534.04
	5,659.04
	5,682.02
	-2,661.12
12,817.62	5,682.02

	2,360.00
150.00	2,210.00
	2,360.00
	0.00
150.00	2,360.00

	-2,360.00
	0.00
0.00	-2,360.00

	-6,673.50
	0.00
0.00	-6,673.50

	0.00
	150.00
150.00	0.00
	0.00
150.00	0.00

	79.53
32.18	47.35
37.95	9.40
3.57	5.83
29.21	-23.38
36.23	-59.61
0.69	-60.30
32.18	-92.48
22.98	-115.46
1.15	-116.61
	-115.46
1.15	-116.61
	-115.46
1.15	-116.61
	-115.46
4.37	-119.83
	-115.46
3.45	-118.91
	-115.46
	136.53
	57.00
206.26	136.53

	-70.00
	-15.00
	0.00
	70.00
0.00	0.00

	-377.39
	-322.39
	1,327.61
	1,382.61
	2,646.22
	4,071.22
	4,226.22
	4,258.40
	4,296.35
	4,299.92

	4,329.13
	5,754.13
	5,764.63
	5,769.13
849.00	4,920.13
	5,070.13
	5,919.13
1,425.00	4,494.13
155.00	4,339.13
32.78	4,306.35
55.00	4,251.35
32.18	4,219.17
1,425.00	2,794.17
1,650.00	1,144.17
55.00	1,089.17
37.95	1,051.22
999.00	52.22
125.00	-72.78
22.98	-95.76
	281.63
6,863.89	-95.76

	28,916.50
	38,916.50
	10,000.00
0.00	38,916.50

	0.00
1,650.00	-1,650.00
1,263.61	-2,913.61
1,425.00	-4,338.61
1,425.00	-5,763.61
127.40	-5,891.01
20.13	-5,911.14
1,399.00	-7,310.14
999.00	-8,309.14
520.00	-8,829.14
999.00	-9,828.14
150.00	-9,978.14
	-9,828.14

	0.00
	0.00
9,978.14	0.00
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9,850.00	-29,527.44
	-9,850.00
9,850.00	-29,527.44
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	188.51
39.03	149.48
	-39.03
39.03	149.48
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	127.40
91.53	35.87
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91.53	35.87
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	367.74
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	152.42
0.00	520.16
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	0.00
	150.00
0.00	0.00
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	-8.71
30.00	-38.71
	-8.71
	0.00
30.00	-8.71
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	0.00

	55.00
55.00	0.00
	0.00
55.00	0.00

	0.00
10.50	-10.50
4.50	-15.00
	0.00
15.00	-15.00
	-15.00
30.00	-15.00

	-150.00
50.00	-200.00
190.00	-390.00
	-340.00
	-290.00
	-240.00
	-50.00
	100.00
240.00	-50.00

	-1,037.26
55.00	-1,092.26
55.00	-1,147.26
155.00	-1,302.26
55.00	-1,357.26
55.00	-1,412.26
125.00	-1,537.26
	-500.00
500.00	-1,537.26

	36.00
	0.00
0.00	36.00

	0.00
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	6.00
	6.00
0.00	6.00
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	21.00
	42.00
	21.00
0.00	42.00
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	110.00
	0.00
0.00	110.00
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	25.00
	0.00
0.00	25.00
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	125.00
	0.00
0.00	125.00
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	575.00
	0.00
0.00	575.00
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	190.00
	0.00
0.00	190.00
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	175.00
	335.00
	160.00
0.00	335.00
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	0.00

	175.00
	280.00
	280.00
0.00	280.00

	75.00
	0.00
0.00	75.00

	0.00
	32.00
	32.00
0.00	32.00

	410.00
	660.00
	250.00
0.00	660.00

	60.00
	0.00
0.00	60.00

	273.76
	0.00
0.00	273.76

	1,067.67
	1,645.77
	2,116.50
	1,048.83
0.00	2,116.50

	522.50
	0.00
0.00	522.50

	211.30
	759.10
	547.80
0.00	759.10
	856.00
	0.00
0.00	856.00
	223.00
	0.00
0.00	223.00
	65.00
	0.00
0.00	65.00
	165.00
	0.00
0.00	165.00
	-840.00
	0.00
0.00	-840.00
41,001.47	14,224.75

Description

February 2024 - Base Rent
February 2024 - Utility Recapture
February 2024 - Pet Rent: 1 Dog
February 2024 - TPT Rental Tax - Rent
February 2024 - TPT Rental Tax - Pet Rent
Late Fee for Feb 2024
Late Fee of \$10.00 per day: 02/05/2024 - 02/23/2024
March 2024 - Base Rent
March 2024
March 2024
March 2024 - TPT Rental Tax - Rent
Management Fees for 02/2024
Application Fee Income for 02/2024
Insurance Services for 02/2024
Monthly Software Fees - \$3.00/unit
Maintenance Work Order Fee for February
February Bank/ACH Fees
Water/Sewer - 1/23 to 2/20 (2124 Augusta)
Water/Sewer - 1/23 to 2/20 (2122 Augusta)
March 2024
March 2024
March 2024 - TPT Rental Tax - Rent
replaced run cap and fuses
Hvac/ Heating
snaked bathtub and bathroom sink drains
mowed yard, pulled weeds, cleaned up leaves
Prepaid Rent Income

Online Payment Rent Income
Online Payment Utility Reimbursement Fee
Online Payment TPT Rental Tax (AZ)

Distribution

February TPT Liability Payment
Online Payment Utility Reimbursement Fee
Online Payment TPT Rental Tax (AZ)
Online Payment Rent Income
Online Payment Rent Income
Online Payment Utility Reimbursement Fee
Online Payment TPT Rental Tax (AZ)
Online Payment Rent Income
Online Payment Utility Reimbursement Fee
Online Payment TPT Rental Tax (AZ)

Reversal receipt on 03/25/2024

February 2024 - TPT Rental Tax - Rent
February 2024 - TPT Rental Tax - Pet Rent
March 2024 - TPT Rental Tax - Rent
March 2024 - TPT Rental Tax - Rent

February TPT Liability Payment

Prepaid Rent Income
Prepaid Rent Income
Prepaid Rent Income
Online Payment Rent Income
Online Payment Utility Reimbursement Fee
Online Payment TPT Rental Tax (AZ)
Online Payment Utility Reimbursement Fee
Online Payment TPT Rental Tax (AZ)
Online Payment Rent Income
Online Payment Rent Income
Online Payment Utility Reimbursement Fee
Online Payment TPT Rental Tax (AZ)
Online Payment Rent Income
Online Payment Utility Reimbursement Fee
Online Payment TPT Rental Tax (AZ)

Distribution

February 2024 - Base Rent
March 2024 - Base Rent
March 2024
March 2024
Base Rent
Base Rent
Base Rent
Reversal receipt on 03/25/2024

Tenant provided ESA

February 2024 - Pet Rent: 1 Dog
Tenant provided ESA

Application Fee Income for 02/2024

Insurance Services for 02/2024

Late Fee for Feb 2024

Late Fee of \$10.00 per day: 02/05/2024 - 02/23/2024

Credit for Jan 2024 Late fee

Credit for Late Fee of \$10.00 per day: 01/27/2024 - 01/31/2024

Credit for Late Fee for Feb 2024

Credit for Late Fee of \$10.00 per day: 02/05/2024 - 02/23/2024

February 2024 - Utility Recapture

March 2024

March 2024

February Bank/ACH Fees

Monthly Software Fees - \$3.00/unit

snaked bathtub and bathroom sink drains

replaced run cap and fuses
Hvac/ Heating

Maintenance Work Order Fee for February

mowed yard, pulled weeds, cleaned up leaves

Water/Sewer - 1/23 to 2/20 (2124 Augusta)
Water/Sewer - 1/23 to 2/20 (2122 Augusta)

Management Fees for 02/2024
