

# General Ledger

Exported On: 04/29/2024 11:00 AM

**Properties:** Broadway Palms - 4301 S. 7th Ave 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
<b>1150 - Operating Cash</b>	
Starting Balance	
Broadway Palms	03/01/2024
Broadway Palms	03/01/2024
Broadway Palms	03/01/2024
Broadway Palms	03/01/2024
Broadway Palms	03/03/2024
Broadway Palms	03/03/2024
Broadway Palms	03/03/2024
Broadway Palms	03/03/2024
Broadway Palms	03/04/2024
Broadway Palms	03/04/2024
Broadway Palms	03/04/2024
Broadway Palms	03/04/2024
Broadway Palms	03/04/2024
Broadway Palms	03/04/2024
Broadway Palms	03/06/2024
Broadway Palms	03/06/2024
Broadway Palms	03/06/2024
Broadway Palms	03/06/2024
Broadway Palms	03/06/2024
Broadway Palms	03/07/2024
Broadway Palms	03/07/2024
Broadway Palms	03/09/2024
Broadway Palms	03/11/2024
Broadway Palms	03/11/2024
Broadway Palms	03/11/2024
Broadway Palms	03/14/2024
Broadway Palms	03/18/2024
Broadway Palms	03/18/2024

Broadway Palms	03/18/2024
Broadway Palms	03/22/2024
Broadway Palms	03/22/2024
Broadway Palms	03/23/2024
Broadway Palms	03/25/2024
Broadway Palms	03/25/2024
Broadway Palms	03/25/2024
Broadway Palms	03/25/2024
Broadway Palms	03/25/2024
Broadway Palms	03/25/2024
Net Change	

### **1160 - Security Deposit Cash**

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Starting Balance	
Broadway Palms	03/01/2024
Net Change	

### **1300 - Accounts Receivable**

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Starting Balance	
Broadway Palms	03/06/2024
Broadway Palms	03/07/2024
Broadway Palms	03/07/2024
Broadway Palms	03/09/2024
Broadway Palms	03/11/2024
Broadway Palms	03/22/2024
Broadway Palms	03/23/2024
Broadway Palms	03/25/2024
Broadway Palms	03/25/2024
Net Change	

### **2101 - Mgmt Held Security Deposits**

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Starting Balance	
Broadway Palms	03/01/2024
Net Change	

### **2111 - TPT Rental Tax (AZ)**

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Starting Balance	
Broadway Palms	03/01/2024

Broadway Palms	03/03/2024
Broadway Palms	03/03/2024
Broadway Palms	03/06/2024
Broadway Palms	03/06/2024
Broadway Palms	03/25/2024
Net Change	

### **2120 - Clearing Account**

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Starting Balance	
Broadway Palms	03/01/2024
Broadway Palms	03/04/2024
Net Change	

### **2300 - Prepaid Rent**

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Starting Balance	
Broadway Palms	03/01/2024
Broadway Palms	03/01/2024
Broadway Palms	03/25/2024
Net Change	

### **4100 - Rent Income**

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Starting Balance	
Broadway Palms	03/01/2024
Broadway Palms	03/01/2024
Broadway Palms	03/01/2024
Broadway Palms	03/01/2024
Broadway Palms	03/03/2024
Broadway Palms	03/03/2024
Broadway Palms	03/06/2024
Broadway Palms	03/25/2024
Broadway Palms	03/31/2024
Net Change	

### **4115 - Gross Potential Rent**

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Starting Balance	
Broadway Palms	03/31/2024
Net Change	

#### **4120 - Loss/Gain to Market**

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Starting Balance  
Broadway Palms 03/31/2024  
Net Change

#### **4220 - Delinquency**

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Starting Balance  
Broadway Palms 03/31/2024  
Net Change

#### **4230 - Vacancy**

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Starting Balance  
Broadway Palms 03/31/2024  
Net Change

#### **4460 - Late Fee**

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Starting Balance  
Broadway Palms 03/06/2024  
Net Change

#### **6055 - Software Fees**

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Starting Balance  
Broadway Palms 03/04/2024  
Net Change

#### **6073 - General Turn Labor**

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Starting Balance  
Broadway Palms 03/25/2024  
Net Change

#### **6081 - Electrical Repairs or Supplies**

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Starting Balance  
Broadway Palms 03/11/2024  
Broadway Palms 03/11/2024  
Net Change

### **6082 - Plumbing Repairs or Supplies**

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Starting Balance	
Broadway Palms	03/18/2024
Net Change	

### **6090 - Repairs - Other**

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Starting Balance	
Broadway Palms	03/18/2024
Broadway Palms	03/18/2024
Net Change	

### **6099 - Maintenance Vendor Fee**

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Starting Balance	
Broadway Palms	03/04/2024
Net Change	

### **6104 - Pest Control Contract**

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Starting Balance	
Broadway Palms	03/22/2024
Net Change	

### **6145 - Trash and Recycling**

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Starting Balance	
Broadway Palms	03/14/2024
Net Change	

### **6401 - Management Fees**

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Starting Balance	
Broadway Palms	03/04/2024
Net Change	

### **8001 - Appliance Replacement**

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Starting Balance	
Broadway Palms	03/04/2024
Net Change	

**8006 - Hot Water Heater Replacement**

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Starting Balance

Broadway Palms

03/25/2024

Net Change

**Total**

AZ 85041

es

<b>Payee / Payer</b>	<b>Unit</b>
Damian Olea	5
Damian Olea	5
Damian Olea	5
Jose Tapia-Armanderiz	6
Jose Tapia-Armanderiz	6
Jenelle Gordy	3
Jenelle Gordy	3
Cecilia Martinez	12
Quatr Living LLC	
Quatr Living LLC	
Quatr Living LLC	
Titan Property Maintenance and More LLC	
Raymond Woods	9
Raymond Woods	9
Raymond Woods	9
Raymond Woods	9
Damian Olea	5
Cesar Gonzales-Reyes	7
Cesar Gonzales-Reyes	7
Damian Olea	5
Cesar Gonzales-Reyes	7
Titan Property Maintenance and More LLC	9
Titan Property Maintenance and More LLC	9
Waste Management	
Titan Property Maintenance and More LLC	2
Titan Property Maintenance and More LLC	2

Titan Property Maintenance and More LLC	5
Stapley Pest Control	2
Cesar Gonzales-Reyes	7
Rodney Mccutcheon	2
Rodney Mccutcheon	2
Rodney Mccutcheon	2
Damian Olea	5
SLP Alliance Trade Services dba Alliance Plumbing	9
Titan Property Maintenance and More LLC	8
Jesus Sesma	4
Jesus Sesma	4

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Damian Olea	5
Cesar Gonzales-Reyes	7
Cesar Gonzales-Reyes	7
Damian Olea	5
Cesar Gonzales-Reyes	7
Cesar Gonzales-Reyes	7
Rodney Mccutcheon	2
Rodney Mccutcheon	2
Damian Olea	5

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Cecilia Martinez	12
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Rodney Mccutcheon	2
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Jose Tapia-Armanderiz	6
Jenelle Gordy	3
Raymond Woods	9
Raymond Woods	9
Jesus Sesma	4

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Cecilia Martinez	12
Cecilia Martinez	12

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Rodney Mccutcheon	2
Rodney Mccutcheon	2
Rodney Mccutcheon	2

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Rodney Mccutcheon	2
Damian Olea	5
Damian Olea	5
Damian Olea	5
Jose Tapia-Armanderiz	6
Jenelle Gordy	3
Raymond Woods	9
Jesus Sesma	4

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Raymond Woods

9

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Quatr Living LLC

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Titan Property Maintenance and More LLC

8

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Titan Property Maintenance and More LLC

9

Titan Property Maintenance and More LLC

9

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Titan Property Maintenance and More LLC	5
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Titan Property Maintenance and More LLC	2
Titan Property Maintenance and More LLC	2

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Quatr Living LLC

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Stapley Pest Control	2
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Waste Management

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Quatr Living LLC

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Titan Property Maintenance and More LLC



Type	Reference	Debit
JE	337	500.00
Receipt	1504086808	500.00
Receipt	1504086807	500.00
Receipt	1504408423	300.00
CC receipt	C DFA-6FC0	1,070.00
CC receipt	C DFA-6FC0	24.61
CC receipt	4F1F-F270	1,225.00
CC receipt	4F1F-F270	28.18
eCheck	D41B-3824	
eCheck	696A-D196	
eCheck	696A-D196	
eCheck	696A-D196	
eCheck	6968-2C52	
ECP receipt	EDFB-7390	1,225.00
ECP receipt	EDFB-7390	28.18
ECP receipt	EDFB-7390	1.15
ECP receipt	EDFB-7390	5.67
Receipt	1503864551	900.00
Reversed CC receipt	A5E2-0E30	1,050.00
Reverse Receipt		
ECP receipt	D113-C510	450.00
CC receipt	C94B-8810	1,082.00
eCheck	E2BB-E75A	
eCheck	E2BB-E75A	
Payment	80091483410	
eCheck	1CFC-51DE	
eCheck	1CFC-51DE	

eCheck	1CFC-51DE	
eCheck	2860-FBB4	
CC receipt	44F2-62A0	500.00
CC receipt	2D2E-2F80	1,254.00
CC receipt	22A7-8050	132.27
CC receipt	22A7-8050	1,121.73
ECP receipt	99DC-C7C0	450.00
eCheck	F6EA-A9B6	
eCheck	F6F5-D67E	
eCheck receipt	1777-5490	1,070.00
eCheck receipt	1777-5490	1.51
		<b>13,419.30</b>

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JE	337	
		<b>0.00</b>

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Receipt	1503864551	
Reversed CC receipt	A5E2-0E30	
Reverse Receipt		1,050.00
ECP receipt	D113-C510	
CC receipt	C94B-8810	
CC receipt	44F2-62A0	
CC receipt	2D2E-2F80	
CC receipt	22A7-8050	
ECP receipt	99DC-C7C0	
		<b>1,050.00</b>

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Receipt		500.00
		<b>500.00</b>

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Receipt

CC receipt	C DFA-6FC0	
CC receipt	4F1F-F270	
ECP receipt	EDFB-7390	
ECP receipt	EDFB-7390	
eCheck receipt	1777-5490	
		<b>0.00</b>

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Receipt		
eCheck	D41B-3824	500.00
		<b>500.00</b>

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Receipt		1,225.00
Receipt		28.18
CC receipt	22A7-8050	
		<b>1,253.18</b>

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Receipt		
Receipt	1504086808	
Receipt	1504086807	
Receipt	1504408423	
CC receipt	C DFA-6FC0	
CC receipt	4F1F-F270	
ECP receipt	EDFB-7390	
eCheck receipt	1777-5490	
JE	432	7,115.00
		<b>7,115.00</b>

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JE	432	
		<b>0.00</b>

JE	432	570.42
		<b>570.42</b>
JE	432	4,715.39
		<b>4,715.39</b>
JE	432	2,799.19
		<b>2,799.19</b>
ECP receipt	EDFB-7390	0.00
eCheck	696A-D196	36.00
		<b>36.00</b>
eCheck	F6F5-D67E	155.00
		<b>155.00</b>
eCheck	E2BB-E75A	175.00
eCheck	E2BB-E75A	75.00
		<b>250.00</b>

eCheck	1CFC-51DE	115.00
		<b>115.00</b>
eCheck	1CFC-51DE	50.00
eCheck	1CFC-51DE	20.61
		<b>70.61</b>
eCheck	696A-D196	80.00
		<b>80.00</b>
eCheck	2860-FBB4	75.00
		<b>75.00</b>
Payment	80091483410	424.66
		<b>424.66</b>
eCheck	696A-D196	180.00
		<b>180.00</b>
eCheck	6968-2C52	400.00
		<b>400.00</b>

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eCheck

F6EA-A9B6

1,450.00

**1,450.00**

**35,158.75**

Credit

Balance

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	1,253.18
	1,753.18
	2,253.18
	2,753.18
	3,053.18
	4,123.18
	4,147.79
	5,372.79
	5,400.97
500.00	4,900.97
36.00	4,864.97
80.00	4,784.97
180.00	4,604.97
400.00	4,204.97
	5,429.97
	5,458.15
	5,459.30
	5,464.97
	6,364.97
	7,414.97
1,050.00	6,364.97
	6,814.97
	7,896.97
175.00	7,721.97
75.00	7,646.97
424.66	7,222.31
50.00	7,172.31
20.61	7,151.70

115.00	7,036.70
75.00	6,961.70
	7,461.70
	8,715.70
	8,847.97
	9,969.70
	10,419.70
1,450.00	8,969.70
155.00	8,814.70
	9,884.70
	9,886.21
	8,633.03
<b>4,786.27</b>	<b>9,886.21</b>

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	0.00
500.00	-500.00
	-500.00
<b>500.00</b>	<b>-500.00</b>

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	0.00
900.00	-900.00
1,050.00	-1,950.00
	-900.00
450.00	-1,350.00
1,082.00	-2,432.00
500.00	-2,932.00
1,254.00	-4,186.00
132.27	-4,318.27
450.00	-4,768.27
	-4,768.27
<b>5,818.27</b>	<b>-4,768.27</b>

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	0.00
	500.00
	500.00
<b>0.00</b>	<b>500.00</b>

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	0.00
28.18	-28.18

24.61	-52.79
28.18	-80.97
28.18	-109.15
1.15	-110.30
1.51	-111.81
	-111.81
<b>111.81</b>	<b>-111.81</b>

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	0.00
500.00	-500.00
	0.00
	0.00
<b>500.00</b>	<b>0.00</b>

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	-1,253.18
	-28.18
	0.00
1,121.73	-1,121.73
	131.45
<b>1,121.73</b>	<b>-1,121.73</b>

---

	0.00
1,225.00	-1,225.00
500.00	-1,725.00
500.00	-2,225.00
300.00	-2,525.00
1,070.00	-3,595.00
1,225.00	-4,820.00
1,225.00	-6,045.00
1,070.00	-7,115.00
	0.00
	0.00
<b>7,115.00</b>	<b>0.00</b>

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	-15,038.62
15,200.00	-30,238.62
	-15,200.00
<b>15,200.00</b>	<b>-30,238.62</b>

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	13,030.00
	13,600.42
	570.42
<b>0.00</b>	<b>13,600.42</b>

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	0.00
	4,715.39
	4,715.39
<b>0.00</b>	<b>4,715.39</b>

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	2,008.62
	4,807.81
	2,799.19
<b>0.00</b>	<b>4,807.81</b>

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	0.00
5.67	-5.67
	-5.67
<b>5.67</b>	<b>-5.67</b>

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	0.00
	36.00
	36.00
<b>0.00</b>	<b>36.00</b>

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	0.00
	155.00
	155.00
<b>0.00</b>	<b>155.00</b>

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	0.00
	175.00
	250.00
	250.00
<b>0.00</b>	<b>250.00</b>

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	0.00
	115.00
	115.00
<b>0.00</b>	<b>115.00</b>

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	0.00
	50.00
	70.61
	70.61
<b>0.00</b>	<b>70.61</b>

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	0.00
	80.00
	80.00
<b>0.00</b>	<b>80.00</b>

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	0.00
	75.00
	75.00
<b>0.00</b>	<b>75.00</b>

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	0.00
	424.66
	424.66
<b>0.00</b>	<b>424.66</b>

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	0.00
	180.00
	180.00
<b>0.00</b>	<b>180.00</b>

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	0.00
	400.00
	400.00
<b>0.00</b>	<b>400.00</b>

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		0.00
		1,450.00
		1,450.00
	<b>0.00</b>	<b>1,450.00</b>
<b>35,158.75</b>		<b>0.00</b>

## Description

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March 2024  
March 2024  
March 2024  
March 2024  
March 2024  
March 2024  
March 2024

Monthly Software Fees - \$3.00/unit  
Maintenance Work Order Fee for February  
One Time Onboarding Fee  
Installed new fridge and stove in unit 9 and fridge in unit 10  
March 2024  
March 2024  
Tax charge from Late Fee  
Late Fee for Mar 2024  
Balance Forward from Prior Management Co  
Balance Forward from Prior Management Co  
Reversal receipt for Reference #A5E2-0E30 on 03/07/2024  
Balance Forward from Prior Management Co  
Balance Forward from Prior Management Co  
Installed new breaker and rewired electrical panel for water heater  
Breaker  
Trash/Recycling - 3/1 to 3/31  
replaced door weatherstripping  
General maintenance supplies

reinstalled under sink plumbing and replaced ptrap  
roach treatment for unit 2  
Balance Forward from Prior Management Co  
Balance Forward from Prior Management Co  
Balance Forward from Prior Management Co  
Online Payment Rent Income  
Balance Forward from Prior Management Co  
Unit 9 Hot water heater replacement  
post moveout inspection/ Lockout and lock change  
March 2024  
March 2024

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Balance Forward from Prior Management Co  
Balance Forward from Prior Management Co  
Reversal receipt for Reference #A5E2-0E30 on 03/07/2024  
Balance Forward from Prior Management Co  
Balance Forward from Prior Management Co  
Balance Forward from Prior Management Co  
Balance Forward from Prior Management Co  
Balance Forward from Prior Management Co  
Balance Forward from Prior Management Co

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Transfer of Mgmt Held Security Deposits at Move Out

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March 2024  
March 2024  
March 2024  
Tax charge from Late Fee  
March 2024

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Transfer of Mgmt Held Security Deposits at Move Out

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Online Payment Rent Income

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March 2024  
March 2024  
March 2024  
March 2024  
March 2024  
March 2024  
March 2024

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Late Fee for Mar 2024

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Monthly Software Fees - \$3.00/unit

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post moveout inspection/ Lockout and lock change

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Installed new breaker and rewired electrical panel for water heater  
Breaker

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reinstalled under sink plumbing and replaced ptrap

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replaced door weatherstripping  
General maintenance supplies

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Maintenance Work Order Fee for February

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roach treatment for unit 2

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Trash/Recycling - 3/1 to 3/31

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One Time Onboarding Fee

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Installed new fridge and stove in unit 9 and fridge in unit 10

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## Unit 9 Hot water heater replacement