

General Ledger

Exported On: 06/11/2024 07:18 PM

Properties: Augusta - 2122 W. Augusta Avenue Phoenix, AZ 85021

Created By: All

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 05/01/2024 to 05/31/2024

Accounting Basis: Cash

Show Reversed Transactions: Yes

Property Name	Date	Payee / Payer	Unit	Type	Reference	Debit	Credit	Balance	Description
1150 - Operating Cash									
								5,335.35	Starting Balance
Augusta	05/01/2024	Todd M. Holt	4	receipt	F27D-D9A0	47.56		5,382.91	April 2024 - Utility Recapture
Augusta	05/01/2024	Todd M. Holt	4	receipt	F27D-D9A0	36.23		5,419.14	April 2024 - TPT Rental Tax - Rent
Augusta	05/01/2024	Todd M. Holt	4	receipt	F27D-D9A0	765.30		6,184.44	May 2024 - Base Rent
Augusta	05/01/2024	Ron Garcia	4	receipt	FB60-8320	1,399.00		7,583.44	May 2024
Augusta	05/01/2024	Ron Garcia	4	receipt	FB60-8320	55.00		7,638.44	May 2024
Augusta	05/01/2024	Ron Garcia	4	receipt	FB60-8320	32.18		7,670.62	May 2024 - TPT Rental Tax - Rent
Augusta	05/01/2024	Ron Garcia	4	receipt	FB60-8320	10.50		7,681.12	May 2024 - Liability to Landlord Insurance
Augusta	05/01/2024	Ron Garcia	4	receipt	FB60-8320	4.50		7,685.62	May 2024 - Admin Fee - Liability to Landlord Insurance
Augusta	05/01/2024	Kameran Johnson	4	eCheck receipt	6ABC-0800	999.00		8,684.62	May 2024

Augusta	05/01/202	Kameran Johnson	4	7	eCheck receipt	6ABC-0800	125.00	8,809.62	May 2024
Augusta	05/01/202	Kameran Johnson	4	7	eCheck receipt	6ABC-0800	22.98	8,832.60	May 2024 - TPT Rental Tax - Rent
Augusta	05/01/202	Jessica Rashty	4	2	eCheck receipt	8ACC-2720	55.00	8,887.60	May 2024
Augusta	05/01/202	Jessica Rashty	4	2	eCheck receipt	8ACC-2720	32.18	8,919.78	May 2024 - TPT Rental Tax - Rent
Augusta	05/01/202	Jessica Rashty	4	2	eCheck receipt	8ACC-2720	1,425.00	10,344.78	May 2024
Augusta	05/01/202	Quartr Living LLC	4		Paymen	2064348832	479.55	9,865.23	April Management Fees
Augusta	05/01/202	Quartr Living LLC	4		Paymen	2064348832	15.00	9,850.23	LLIP Insurance Policies in Place
Augusta	05/01/202	Quartr Living LLC	4		Paymen	2064348832	8.00	9,842.23	April ACH/Bank Fees
Augusta	05/01/202	Quartr Living LLC	4		Paymen	2064348832	131.00	9,711.23	April Maintenance Fees
Augusta	05/02/202		4		JE	678	30.00	9,681.23	Bank Fee
Augusta	05/03/202	Arizona Department of Revenue	4		Paymen	ACH Payment	231.80	9,449.43	March TPT Filing and Payment
Augusta	05/06/202	Quartr Living LLC	4		eCheck	32FB-8FFC	21.00	9,428.43	Monthly Software Fees - \$3.00/unit
Augusta	05/06/202	Titan Property Maintenance and More LLC	4	6	eCheck	331E-03F2	65.00	9,363.43	Emergency call-resident was locked out of unit
Augusta	05/06/202	Titan Property Maintenance and More LLC	4	6	eCheck	331E-03F2	50.00	9,313.43	Used screwdriver to get resident door open to get dog and keys from inside unit
Augusta	05/13/202	City of Phoenix	4		Check	1003	329.39	8,984.04	Water & Sewer 3/20-4/19
Augusta	05/13/202	City of Phoenix	4		Check	1003	291.44	8,692.60	Water & Sewer 2/20-3/19

Augusta	05/13/2022	4	City of Phoenix		Check	1003		215.52	8,477.08	Trash Services 3/20-4/19
Augusta	05/13/2022	4	City of Phoenix		Check	1003		276.53	8,200.55	Water & Sewer 3/20-4/19
Augusta	05/17/2022	4	Desert Sun Capital LLC / Augusta		Payment	1113222403		5,470.55	2,730.00	May Distribution
Augusta	05/20/2022	4	Safeco Insurance		Payment	AutoPay		261.25	2,468.75	Property Insurance Payment
Augusta	05/21/2022	4			JE	625		36.32	2,432.43	TPT Tax Payment
Augusta	05/22/2022	4	Titan Property Maintenance and More LLC		eCheck	FFDC-9FC2		350.00	2,082.43	mow grass, pull weeds, clean up leaves, trim bushes on property
Augusta	05/25/2022	4	Kameran Johnson	7	eCheck receipt	8F88-62C0	999.00		3,081.43	Online Payment Rent Income
Augusta	05/25/2022	4	Kameran Johnson	7	eCheck receipt	8F88-62C0	125.00		3,206.43	Online Payment Utility Reimbursement Fee
Augusta	05/25/2022	4	Kameran Johnson	7	eCheck receipt	8F88-62C0	22.98		3,229.41	Online Payment TPT Rental Tax (AZ)
Augusta	05/28/2022	4	Quatr Living LLC	5	Payment	2091246998		696.00	2,533.41	Move in Fee for Unit 5 - Terry Bell
Augusta	05/28/2022	4	Department of Revenue		Payment	Autopay		220.59	2,312.82	May TPT payment and filing
Augusta	05/30/2022	4	John Gover	4	eCheck receipt	5EEC-D710	1,650.00		3,962.82	Online Payment Rent Income
Augusta	05/30/2022	4	John Gover	4	eCheck receipt	5EEC-D710	55.00		4,017.82	Online Payment Utility Reimbursement Fee
Augusta	05/30/2022	4	John Gover	4	eCheck receipt	5EEC-D710	37.95		4,055.77	Online Payment TPT Rental Tax (AZ)
Augusta	05/31/2022	4	Jerry Sebrasky	6	eCheck receipt	BAE9-3530	1,425.00		5,480.77	Online Payment Rent Income
Augusta	05/31/2022	4	Jerry Sebrasky	6	eCheck receipt	BAE9-3530	155.00		5,635.77	Online Payment Utility Reimbursement Fee
Augusta	05/31/2022	4	Jerry Sebrasky	6	eCheck receipt	BAE9-3530	32.78		5,668.55	Online Payment TPT Rental Tax (AZ)

Net Change												333.20
												5,668.55
												9,512.14
												9,178.94

1160 - Security Deposit Cash

Starting Balance												2,360.00
Net Change												0.00
												2,360.00
												0.00
												0.00

2101 - Mgmt Held Security Deposits

Starting Balance												-
Net Change												0.00
												2,360.00
												-
												2,360.00

2102 - Owner Held Security Deposits

Starting Balance												-
Net Change												0.00
												5,974.00
												-
												5,974.00

2111 - TPT Rental Tax (AZ)

Starting Balance												-84.20
Augusta	05/01/202	4	John Gover	4	Receipt							-122.15
Augusta	05/01/202	4	Jerry Sebrasky	6	Receipt							-154.93
Augusta	05/01/202	4	Todd M. Holt	1	receipt	F27D-D9A0						-191.16
Augusta	05/01/202	4	Ron Garcia	3	receipt	FB60-8320						-223.34
												37.95
												32.78
												36.23
												32.18

April 2024 - TPT Rental Tax - Rent
May 2024 - TPT Rental Tax - Rent

Augusta	05/01/2024	Kameran Johnson	7	eCheck receipt	6ABC-0800	22.98	-246.32	May 2024 - TPT Rental Tax - Rent
Augusta	05/01/2024	Jessica Rashty Arizona	2	eCheck receipt	8ACC-2720	32.18	-278.50	May 2024 - TPT Rental Tax - Rent
Augusta	05/03/2024	Department of Revenue		Payment	ACH Payment	231.80	-46.70	March TPT Filing and Payment
Augusta	05/21/2024	Arizona		JE	625	36.32	-10.38	TPT Tax Payment
Augusta	05/28/2024	Department of Revenue		Payment	Autopay	220.59	210.21	May TPT payment and filing
Net Change						488.71	194.30	294.41 210.21

2300 - Prepaid Rent

Starting Balance								2,792.06
Augusta	05/01/2024	John Gover	4	Receipt		1,650.00		4,442.06
Augusta	05/01/2024	John Gover	4	Receipt		55.00		4,497.06
Augusta	05/01/2024	Jerry Sebrasky	6	Receipt		1,425.00		5,922.06
Augusta	05/01/2024	Jerry Sebrasky	6	Receipt		155.00		6,077.06
Augusta	05/01/2024	John Gover	4	Receipt		37.95		6,115.01
Augusta	05/01/2024	Jerry Sebrasky	6	Receipt		32.78		6,147.79
Augusta	05/25/2024	Kameran Johnson	7	eCheck receipt	8F88-62C0	999.00	5,148.79	Online Payment Rent Income
Augusta	05/25/2024	Kameran Johnson	7	eCheck receipt	8F88-62C0	125.00	5,023.79	Online Payment Utility Reimbursement Fee
Augusta	05/25/2024	Kameran Johnson	7	eCheck receipt	8F88-62C0	22.98	5,000.81	Online Payment TPT Rental Tax (AZ)

Augusta	05/30/2022	4	John Gover	4	eCheck receipt	5EEC-D710	1,650.00	3,350.81	Online Payment Rent Income
Augusta	05/30/2022	4	John Gover	4	eCheck receipt	5EEC-D710	55.00	3,295.81	Online Payment Utility Reimbursement Fee
Augusta	05/30/2022	4	John Gover	4	eCheck receipt	5EEC-D710	37.95	3,257.86	Online Payment TPT Rental Tax (AZ)
Augusta	05/31/2022	4	Jerry Sebrasky	6	eCheck receipt	BAE9-3530	1,425.00	1,832.86	Online Payment Rent Income
Augusta	05/31/2022	4	Jerry Sebrasky	6	eCheck receipt	BAE9-3530	155.00	1,677.86	Online Payment Utility Reimbursement Fee
Augusta	05/31/2022	4	Jerry Sebrasky	6	eCheck receipt	BAE9-3530	32.78	1,645.08	Online Payment TPT Rental Tax (AZ)
Augusta Net Change									-
							3,355.73	4,502.71	1,146.98
									1,645.08

3250 - Owner Distribution

Starting Balance									42,716.50
Augusta Net Change	05/17/2022	4	Desert Sun Capital LLC / Augusta		Payment	11132224033	5,470.55		48,187.05
									May Distribution
									5,470.55
							5,470.55	0.00	48,187.05
									5

4100 - Rent Income

Starting Balance									0.00
Augusta	05/01/2022	4	John Gover	4	Receipt		1,650.00	1,650.00	
Augusta	05/01/2022	4	Jerry Sebrasky	6	Receipt CC		1,425.00	3,075.00	
Augusta	05/01/2022	4	Todd M. Holt	1	receipt	F27D-D9A0	765.30	3,840.30	May 2024 - Base Rent
Augusta	05/01/2022	4	Ron Garcia	3	receipt	FB60-8320	1,399.00	5,239.30	May 2024

Augusta	05/01/202	Kameran Johnson	7	eCheck receipt	6ABC-0800		999.00	6,238.30	May 2024
Augusta	05/01/202	Jessica Rashty	2	eCheck receipt	8ACC-2720		1,425.00	7,663.30	May 2024
Augusta Net Change	05/31/202			JE	710		7,663.30	0.00	
							7,663.30	7,663.30	0.00

4115 - Gross Potential Rent

Starting Balance								39,256.61	
Augusta Net Change	05/31/202			JE	710		9,725.00	48,981.61	
							0.00	9,725.00	48,981.61

4120 - Loss/Gain to Market

Starting Balance								-48.52	
Augusta Net Change	05/31/202			JE	710		198.00	-246.52	
							0.00	198.00	-246.52

4220 - Delinquency

Starting Balance								-149.91	
Augusta	05/31/202			JE	710		1,277.44	1,127.53	

Augusta	05/01/2024	Quartr Living LLC	Payment	20643488328	8.00	48.00	April ACH/Bank Fees
Augusta Net Change	05/02/2024		JE	678	30.00	78.00	Bank Fee
					38.00	0.00	78.00

6055 - Software Fees

Starting Balance						63.00	
Augusta Net Change	05/06/2024	Quartr Living LLC	eCheck	32FB-8FFC	21.00	84.00	Monthly Software Fees - \$3.00/unit
					21.00	0.00	84.00

6058 - Credit Check & Screening

Starting Balance						110.00	
Net Change					0.00	0.00	110.00

6059 - Resident Insurance

Starting Balance						0.00	
Augusta Net Change	05/01/2024	Quartr Living LLC	Payment	20643488328	15.00	15.00	LLIP Insurance Policies in Place
					15.00	0.00	15.00

6072 - Unit Cleaning

Starting Balance						175.00	
Net Change						0.00	

0.00 0.00 175.00

6073 - General Turn Labor

Starting Balance 340.00
Net Change 0.00
0.00 0.00 340.00

6074 - Unit Turn Painting

Starting Balance 1,090.00
Net Change 0.00
0.00 0.00 1,090.00

6076 - Unit Turn Damage Repairs

Starting Balance 190.00
Net Change 0.00
0.00 0.00 190.00

6082 - Plumbing Repairs or Supplies

Starting Balance 335.00
Net Change 0.00
0.00 0.00 335.00

6083 - HVAC Repairs or Supplies

Starting Balance 280.00
Net Change 0.00
0.00 0.00 280.00

Augusta	05/22/202	Titan Property Maintenance and More LLC	eCheck	FFDC-9FC2	350.00	1,310.00	mow grass, pull weeds, clean up leaves, trim bushes on property
Net Change	4					350.00	
					350.00	0.00	1,310.00

6104 - Pest Control Contract

Starting Balance						125.00	
Net Change						0.00	
					0.00	0.00	125.00

6105 - Groundskeeping

Starting Balance						60.00	
Net Change						0.00	
					0.00	0.00	60.00

6141 - Electricity

Starting Balance						437.33	
Net Change						0.00	
					0.00	0.00	437.33

6143 - Water/Sewer

Starting Balance						2,116.50	
Augusta	05/13/202	City of Phoenix	Check	1003	329.39	2,445.89	Water & Sewer 3/20-4/19
Augusta	05/13/202	City of Phoenix	Check	1003	291.44	2,737.33	Water & Sewer 2/20-3/19

Augusta	05/13/202	City of		Check	1003	215.52	2,952.85	Trash Services 3/20-4/19
	4	Phoenix						
Augusta	05/13/202	City of		Check	1003	276.53	3,229.38	Water & Sewer 3/20-4/19
Net	4	Phoenix						
Change							1,112.88	
						1,112.88	0.00	3,229.38

6301 - Property Insurance

Starting							1,045.00	
Balance								
Augusta	05/20/202	Safeco		Paymen				Property Insurance
Net	4	Insurance		t	AutoPay	261.25	1,306.25	Payment
Change							261.25	
						261.25	0.00	1,306.25

6401 - Management Fees

Starting							1,263.01	
Balance								
Augusta	05/01/202	Quartr Living		Paymen	2064348832			April Management Fees
Net	4	LLC		t	8	479.55	1,742.56	
Change							479.55	
						479.55	0.00	1,742.56

6402 - Leasing and Renewal Fees

Starting							856.00	
Balance								
Augusta	05/28/202	Quartr Living		Paymen	2091246998			Move in Fee for Unit 5 -
Net	4	LLC	5	t	4	696.00	1,552.00	Terry Bell
Change							696.00	
						696.00	0.00	1,552.00

6403 - Premier Vendor Fee

Starting							223.00	
Balance								

Net Change			0.00
	0.00	0.00	223.00

7010 - Appliances

Starting Balance			65.00
Net Change			0.00
	0.00	0.00	65.00

8005 - HVAC Replacement

Starting Balance			165.00
Net Change			0.00
	0.00	0.00	165.00

8016 - Window and Door Replacement

Starting Balance			-840.00
Net Change			0.00
	0.00	0.00	-840.00

Total	31,969.8	31,969.8	14,224.7
	1	1	5