

General Ledger

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Properties: Augusta - 2122-2124 W. Augusta Avenue Phoenix, AZ 85021

Created By: All

GL Accounts: All

Exclude Zero Dollar Receipts From Cash Accounts: Yes

Date Range: 08/01/2024 to 08/31/2024

Accounting Basis: Cash

Show Reversed Transactions: Yes

GL Account Map: None - use master chart of accounts

Property Name	Date	Payee / Payer	Unit	Type	Reference	Debit	Credit	Balance	Description
1110-0000 - Operating Cash									
Starting Balance								10,871.18	
Augusta	08/01/2024	Ron Garcia	3	CC receipt	64C0-D8D0	1,399.00		12,270.18	August 2024
Augusta	08/01/2024	Ron Garcia	3	CC receipt	64C0-D8D0	55.00		12,325.18	August 2024
Augusta	08/01/2024	Ron Garcia	3	CC receipt	64C0-D8D0	32.18		12,357.36	August 2024 - T
Augusta	08/01/2024	Ron Garcia	3	CC receipt	64C0-D8D0	10.50		12,367.86	August 2024 - Li
Augusta	08/01/2024	Ron Garcia	3	CC receipt	64C0-D8D0	4.50		12,372.36	August 2024 - A
Augusta	08/01/2024	Jessica Rashty	2	eCheck receipt	ACBF-0CB0	55.00		12,427.36	August 2024
Augusta	08/01/2024	Jessica Rashty	2	eCheck receipt	ACBF-0CB0	32.18		12,459.54	August 2024 - T
Augusta	08/01/2024	Jessica Rashty	2	eCheck receipt	ACBF-0CB0	1,425.00		13,884.54	August 2024
Augusta	08/02/2024	Marlena L. Bell	5	CC receipt	3608-53E0	405.49		14,290.03	August 2024 - B
Augusta	08/02/2024	Marlena L. Bell	5	CC receipt	3608-53E0	55.00		14,345.03	August 2024 - U
Augusta	08/02/2024	Marlena L. Bell	5	CC receipt	3608-53E0	34.62		14,379.65	August 2024 - R
Augusta	08/02/2024	Marlena L. Bell	5	CC receipt	3608-53E0	21.75		14,401.40	August 2024 - A
Augusta	08/02/2024	Marlena L. Bell	5	CC receipt	3608-53E0	10.50		14,411.90	August 2024 - Li
Augusta	08/02/2024	Marlena L. Bell	5	CC receipt	3608-53E0	4.50		14,416.40	August 2024 - A
Augusta	08/02/2024	Quatr Living LLC		Payment	21608572197		577.10	13,839.30	July Management
Augusta	08/02/2024	Quatr Living LLC		Payment	21608572197		136.23	13,703.07	June managemen
Augusta	08/02/2024	Quatr Living LLC		Payment	21608572197		270.00	13,433.07	July Maintenance
Augusta	08/02/2024	Quatr Living LLC		Payment	21608572197		4.00	13,429.07	July Bank Fees
Augusta	08/02/2024	Quatr Living LLC		Payment	21608572197		30.00	13,399.07	July LLIP Insura
Augusta	08/02/2024	Quatr Living LLC		Payment	21608572197		21.75	13,377.32	July Admin Fees
Augusta	08/04/2024			JE	1194		30.00	13,347.32	Bank Fee
Augusta	08/05/2024	Quatr Living LLC	7	eCheck	F626-5B9E		100.00	13,247.32	Renewal Fee
Augusta	08/05/2024	Quatr Living LLC		eCheck	F626-5B9E		21.00	13,226.32	Monthly Softwar
Augusta	08/16/2024	City of Phoenix		Payment	200136299471		981.64	12,244.68	Water/Sewer - 6
Augusta	08/19/2024	Acquisition Process Serving LLC	1	eCheck	8E19-9024		20.00	12,224.68	10-Day Breach
Augusta	08/19/2024	Salt River Project Agricultural Improvement and Power District (SRP)		Check	1006		190.59	12,034.09	2124 - Electric S

Augusta	08/20/2024	Desert Sun Capital LLC / Augusta		Payment	11142175697		6,500.00	5,534.09	August Distributi
Augusta	08/20/2024	Safeco Insurance		Payment	Autopay Online		261.25	5,272.84	Property Insuran
Augusta	08/22/2024	Arizona Department of Revenue		Payment	Payment		265.47	5,007.37	July Filing and P
Augusta	08/22/2024			JE	1152		0.01	5,007.36	Outstanding liab
Augusta	08/23/2024	Jerry Sebrasky	6	eCheck receipt	5926-6E60	1,425.00		6,432.36	Online Payment
Augusta	08/23/2024	Jerry Sebrasky	6	eCheck receipt	5926-6E60	155.00		6,587.36	Online Payment
Augusta	08/23/2024	Jerry Sebrasky	6	eCheck receipt	5926-6E60	32.78		6,620.14	Online Payment
Augusta	08/26/2024	Titan Property Maintenance and More LLC		eCheck receipt	ACA8-B864		325.00	6,295.14	Landscaping- M needed
Augusta	08/30/2024	John Gover	4	eCheck receipt	33A9-8FD0	406.69		6,701.83	Online Payment
Augusta	08/31/2024	Ron Garcia	3	CC receipt	1A98-1DB0	1,399.00		8,100.83	Online Payment
Augusta	08/31/2024	Ron Garcia	3	CC receipt	1A98-1DB0	55.00		8,155.83	Online Payment
Augusta	08/31/2024	Ron Garcia	3	CC receipt	1A98-1DB0	32.18		8,188.01	Online Payment
Augusta	08/31/2024	Ron Garcia	3	CC receipt	1A98-1DB0	10.50		8,198.51	Online Payment
Augusta	08/31/2024	Ron Garcia	3	CC receipt	1A98-1DB0	4.50		8,203.01	Online Payment
Augusta	08/31/2024	Kameran Johnson	7	eCheck receipt	868F-18E0	125.00		8,328.01	Online Payment
Augusta	08/31/2024	Kameran Johnson	7	eCheck receipt	868F-18E0	1,015.00		9,343.01	Online Payment
Augusta	08/31/2024	Kameran Johnson	7	eCheck receipt	868F-18E0	26.22		9,369.23	Online Payment
Augusta	08/31/2024	Kameran Johnson	7	eCheck receipt	868F-18E0	15.23		9,384.46	Online Payment
Augusta	08/31/2024	Net Change						-1,486.72	
						8,247.32	9,734.04	9,384.46	

2102-0000 - Owner Held Security Deposits

Starting									-
Balance									10,334.00
Net Change									0.00
						0.00	0.00	0.00	10,334.00

2111-0000 - TPT Rental Tax (AZ)

Starting									173.04
Balance									
Augusta	08/01/2024	John Gover	4	Receipt		37.95		135.09	
Augusta	08/01/2024	Jerry Sebrasky	6	Receipt		32.78		102.31	
Augusta	08/01/2024	Kameran Johnson	7	Receipt		2.22		100.09	
Augusta	08/01/2024	Kameran Johnson	7	Receipt		20.76		79.33	
Augusta	08/01/2024	Ron Garcia	3	CC receipt	64C0-D8D0	32.18		47.15	August 2024 - T
Augusta	08/01/2024	Jessica Rashty	2	eCheck receipt	ACBF-0CB0	32.18		14.97	August 2024 - T
Augusta	08/01/2024	Kameran Johnson	7	Receipt		2.92		12.05	TPT Rental Tax

Augusta	08/01/2024	Marlena L. Bell	5	Receipt		5.98	6.07	Tax charge from
Augusta	08/01/2024	Marlena L. Bell	5	Receipt		34.62	-28.55	Rental Tax
Augusta	08/02/2024	Marlena L. Bell	5	CC receipt	3608-53E0 Online	34.62	-63.17	August 2024 - R
Augusta	08/22/2024	Arizona Department of Revenue		Payment	Payment	265.47	202.30	July Filing and P
Augusta	08/22/2024			JE	1152	0.01	202.31	Outstanding liab
Net Change							29.27	
						265.48	236.21	202.31

2310-0000 - Prepaid Rent

Starting Balance							98.50		
Augusta	08/01/2024	John Gover	4	Receipt		1,650.00	1,748.50		
Augusta	08/01/2024	John Gover	4	Receipt		55.00	1,803.50		
Augusta	08/01/2024	Jerry Sebrasky	6	Receipt		1,425.00	3,228.50		
Augusta	08/01/2024	Jerry Sebrasky	6	Receipt		155.00	3,383.50		
Augusta	08/01/2024	Kameran Johnson	7	Receipt		96.68	3,480.18		
Augusta	08/01/2024	Kameran Johnson	7	Receipt		125.00	3,605.18		
Augusta	08/01/2024	John Gover	4	Receipt		37.95	3,643.13		
Augusta	08/01/2024	Jerry Sebrasky	6	Receipt		32.78	3,675.91		
Augusta	08/01/2024	Kameran Johnson	7	Receipt		2.22	3,678.13		
Augusta	08/01/2024	Kameran Johnson	7	Receipt		902.32	4,580.45		
Augusta	08/01/2024	Kameran Johnson	7	Receipt		14.45	4,594.90		
Augusta	08/01/2024	Kameran Johnson	7	Receipt		20.76	4,615.66		
Augusta	08/01/2024	Kameran Johnson	7	Receipt		16.68	4,632.34	Online Payment	
Augusta	08/01/2024	Marlena L. Bell	5	Receipt		405.49	5,037.83	Prepaid Rent Inc	
Augusta	08/01/2024	Marlena L. Bell	5	Receipt		55.00	5,092.83	Prepaid Utility R	
Augusta	08/01/2024	Marlena L. Bell	5	Receipt		9.30	5,102.13	Prepaid TPT Re	
Augusta	08/01/2024	Marlena L. Bell	5	Receipt		1,044.51	6,146.64	Prepaid Rent Inc	
Augusta	08/23/2024	Jerry Sebrasky	6	eCheck receipt	5926-6E60		1,425.00	4,721.64	Online Payment
Augusta	08/23/2024	Jerry Sebrasky	6	eCheck receipt	5926-6E60		155.00	4,566.64	Online Payment
Augusta	08/23/2024	Jerry Sebrasky	6	eCheck receipt	5926-6E60		32.78	4,533.86	Online Payment
Augusta	08/30/2024	John Gover	4	eCheck receipt	33A9-8FD0		406.69	4,127.17	Online Payment
Augusta	08/31/2024	Ron Garcia	3	CC receipt	1A98-1DB0		1,399.00	2,728.17	Online Payment
Augusta	08/31/2024	Ron Garcia	3	CC receipt	1A98-1DB0		55.00	2,673.17	Online Payment
Augusta	08/31/2024	Ron Garcia	3	CC receipt	1A98-1DB0		32.18	2,640.99	Online Payment
Augusta	08/31/2024	Ron Garcia	3	CC receipt	1A98-1DB0		10.50	2,630.49	Online Payment
Augusta	08/31/2024	Ron Garcia	3	CC receipt	1A98-1DB0		4.50	2,625.99	Online Payment
Augusta	08/31/2024	Kameran Johnson	7	eCheck receipt	868F-18E0		125.00	2,500.99	Online Payment
Augusta	08/31/2024	Kameran Johnson	7	eCheck receipt	868F-18E0		1,015.00	1,485.99	Online Payment
Augusta	08/31/2024	Kameran Johnson	7	eCheck receipt	868F-18E0		26.22	1,459.77	Online Payment

Augusta	08/31/2024	Kameran Johnson	7	eCheck receipt	868F-18E0		15.23	1,444.54	Online Payment
Net Change								1,346.04	
						6,048.14	4,702.10	1,444.54	

3250-0000 - Owner Distribution

Starting Balance								64,377.05	
Augusta	08/20/2024	Desert Sun Capital LLC / Augusta		Payment	11142175697	6,500.00		70,877.05	August Distributi
Net Change								6,500.00	
						6,500.00	0.00	70,877.05	

4101-0000 - Gross Potential Rent

Starting Balance								-	
								68,431.61	
Augusta	08/31/2024			Reversed JE	1204		9,725.00	78,156.61	
Augusta	08/31/2024			Reverse JE	1204-R	9,725.00		68,431.61	
Augusta	08/31/2024			Reversed JE	1253		9,725.00	78,156.61	
Augusta	08/31/2024			Reverse JE	1253-R	9,725.00		68,431.61	
Augusta	08/31/2024			Reversed JE	1256		9,725.00	78,156.61	
Augusta	08/31/2024			Reverse JE	1256-R	9,725.00		68,431.61	
Augusta	08/31/2024			JE	1283		9,725.00	78,156.61	
Net Change								-9,725.00	
						29,175.00	38,900.00	78,156.61	

4105-0000 - Loss/Gain to Market

Starting Balance								-642.52	
Augusta	08/31/2024			Reversed JE	1204		212.45	-854.97	
Augusta	08/31/2024			Reverse JE	1204-R	212.45		-642.52	
Augusta	08/31/2024			Reversed JE	1253		212.45	-854.97	
Augusta	08/31/2024			Reverse JE	1253-R	212.45		-642.52	
Augusta	08/31/2024			JE	1256		212.45	-854.97	
Augusta	08/31/2024			Reverse JE	1256-R	212.45		-642.52	
Augusta	08/31/2024			JE	1283		212.45	-854.97	
Net Change								-212.45	
						637.35	849.80	-854.97	

4150-0000 - Rent Income

Starting Balance									0.00
Augusta	08/01/2024	John Gover	4	Receipt			1,650.00	-1,650.00	
Augusta	08/01/2024	Jerry Sebrasky	6	Receipt			1,425.00	-3,075.00	
Augusta	08/01/2024	Kameran Johnson	7	Receipt			96.68	-3,171.68	
Augusta	08/01/2024	Kameran Johnson	7	Receipt			902.32	-4,074.00	
Augusta	08/01/2024	Kameran Johnson	7	Receipt			14.45	-4,088.45	
Augusta	08/01/2024	Ron Garcia	3	CC receipt eCheck	64C0-D8D0		1,399.00	-5,487.45	August 2024
Augusta	08/01/2024	Jessica Rashty	2	receipt	ACBF-0CB0		1,425.00	-6,912.45	August 2024
Augusta	08/01/2024	Marlena L. Bell	5	Receipt			357.04	-7,269.49	Base Rent
Augusta	08/01/2024	Marlena L. Bell	5	Receipt			1,043.36	-8,312.85	Base Rent
Augusta	08/02/2024	Marlena L. Bell	5	CC receipt Reversed	3608-53E0		405.49	-8,718.34	August 2024 - B
Augusta	08/31/2024			JE	1204	9,937.45		1,219.11	
Augusta	08/31/2024			Reverse JE Reversed	1204-R		9,937.45	-8,718.34	
Augusta	08/31/2024			JE	1253	8,362.45		-355.89	
Augusta	08/31/2024			Reverse JE Reversed	1253-R		8,362.45	-8,718.34	
Augusta	08/31/2024			JE	1256	7,317.94		-1,400.40	
Augusta	08/31/2024			Reverse JE	1256-R		7,317.94	-8,718.34	
Augusta	08/31/2024			JE	1283	8,718.34		0.00	
Net Change							34,336.18	34,336.18	0.00

4220-0000 - Delinquency

Starting Balance									613.29
Augusta	08/31/2024			Reversed JE	1253	1,575.00		2,188.29	
Augusta	08/31/2024			Reverse JE Reversed	1253-R		1,575.00	613.29	
Augusta	08/31/2024			JE	1256	2,619.51		3,232.80	
Augusta	08/31/2024			Reverse JE	1256-R		2,619.51	613.29	
Augusta	08/31/2024			JE	1283	1,219.11		1,832.40	
Net Change							5,413.62	4,194.51	1,832.40

4230-0000 - Vacancy

Starting Balance									2,956.59
Net Change							0.00	0.00	2,956.59

4411-0000 - Non Refundable Admin Fee

Net Change									0.00
						0.00	0.00	-375.00	

4805-0000 - Utility Reimbursement Fee

Starting Balance									-3,659.68	
Augusta	08/01/2024	John Gover	4	Receipt			55.00		-3,714.68	
Augusta	08/01/2024	Jerry Sebrasky	6	Receipt			155.00		-3,869.68	
Augusta	08/01/2024	Kameran Johnson	7	Receipt			125.00		-3,994.68	
Augusta	08/01/2024	Ron Garcia	3	CC receipt eCheck	64C0-D8D0		55.00		-4,049.68	August 2024
Augusta	08/01/2024	Jessica Rashty	2	receipt	ACBF-0CB0		55.00		-4,104.68	August 2024
Augusta	08/01/2024	Marlena L. Bell	5	Receipt			55.00		-4,159.68	Utility Reimbuse
Augusta	08/02/2024	Marlena L. Bell	5	CC receipt	3608-53E0		55.00		-4,214.68	August 2024 - U
Net Change							0.00	555.00	-4,214.68	

6310-0000 - Bank Fees

Starting Balance									145.00	
Augusta	08/02/2024	Quatr Living LLC		Payment	21608572197		4.00		149.00	July Bank Fees
Augusta	08/04/2024			JE	1194		30.00		179.00	Bank Fee
Net Change							34.00	0.00	179.00	

6315-0000 - Legal & Eviction Expenses

Starting Balance									36.00	
Augusta	08/19/2024	Acquisition Process Serving LLC	1	eCheck	8E19-9024		20.00		56.00	10-Day Breach
Net Change							20.00	0.00	56.00	

6325-0000 - Software Fees

Starting Balance									126.00	
Augusta	08/05/2024	Quatr Living LLC		eCheck	F626-5B9E		21.00		147.00	Monthly Softwar
Net Change							21.00	0.00	147.00	

6335-0000 - Credit Check & Screening

Starting Balance									160.00
Net Change							0.00	0.00	160.00

6350-0000 - Resident Insurance

Starting Balance								75.00	
Augusta	08/02/2024	Quatr Living LLC	Payment	21608572197	30.00			105.00	July LLIP Insura
Net Change								30.00	
					30.00	0.00		105.00	

6407-0000 - Unit Cleaning

Starting Balance								175.00	
Net Change								0.00	
					0.00	0.00		175.00	

6410-0000 - Unit Turn Painting

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

6420-0000 - General Turn Labor

Starting Balance								340.00	
Net Change								0.00	
					0.00	0.00		340.00	

6435-0000 - Unit Turn Damage Repairs

Starting Balance								190.00	
Net Change								0.00	
					0.00	0.00		190.00	

6505-0000 - Plumbing Repairs or Supplies

Starting Balance								1,638.00	
Net Change								0.00	
					0.00	0.00		1,638.00	

6510-0000 - HVAC Repairs or Supplies

Starting Balance								280.00	
Net Change								0.00	
					0.00	0.00		280.00	

6515-0000 - Key/Lock Replacement

Starting Balance								125.00	
Net Change								0.00	
					0.00	0.00		125.00	

6516-0000 - Door & Window Repair

Starting Balance								190.00	
Net Change							0.00	0.00	
							0.00	0.00	190.00

6520-0000 - Appliance Repair

Starting Balance								175.00	
Net Change							0.00	0.00	
							0.00	0.00	175.00

6550-0000 - Repairs - Other

Starting Balance								180.00	
Net Change							0.00	0.00	
							0.00	0.00	180.00

6599-0000 - Maintenance Vendor Fee

Starting Balance								583.00	
Augusta	08/02/2024	Quatr Living LLC		Payment	21608572197	270.00		853.00	July Maintenance
Net Change							270.00	270.00	
							270.00	0.00	853.00

6601-0000 - Landscaping

Starting Balance								2,510.00	
Augusta	08/26/2024	Titan Property Maintenance and More LLC		eCheck	ACA8-B864	325.00		2,835.00	Landscaping- More needed
Net Change							325.00	325.00	
							325.00	0.00	2,835.00

6620-0000 - Pest Control Contract

Starting Balance								125.00	
Net Change							0.00	0.00	
							0.00	0.00	125.00

6625-0000 - Groundskeeping

Starting Balance								60.00	
Net Change							0.00	0.00	
							0.00	0.00	60.00

6701-0000 - Electric - Common Area

Starting Balance								1,180.59	
Augusta	08/19/2024	Salt River Project Agricultural Improvement and Power District (SRP)		Check	1006	190.59		1,371.18	2124 - Electric S
Net Change								190.59	
								190.59	0.00
								1,371.18	

6703-0000 - Electric - Occupied Units

Starting Balance								148.12	
Net Change								0.00	
								0.00	0.00
								148.12	

6715-0000 - Water/Sewer

Starting Balance								3,674.26	
Augusta	08/16/2024	City of Phoenix		Payment	200136299471	981.64		4,655.90	Water/Sewer - 6
Net Change								981.64	
								981.64	0.00
								4,655.90	

6720-0000 - Trash and Recycling

Starting Balance								215.52	
Net Change								0.00	
								0.00	0.00
								215.52	

6725-0000 - Bulk Trash Pickup

Starting Balance								75.00	
Net Change								0.00	
								0.00	0.00
								75.00	

6801-0000 - Management Fees

Starting Balance								2,600.15	
Augusta	08/02/2024	Quatr Living LLC		Payment	21608572197	577.10		3,177.25	July Management
Augusta	08/02/2024	Quatr Living LLC		Payment	21608572197	136.23		3,313.48	June managemen
Augusta	08/02/2024	Quatr Living LLC		Payment	21608572197	21.75		3,335.23	July Admin Fees
Augusta	08/31/2024			JE	1228		35.51	3,299.72	Reclass: Mgmt A
Augusta	08/31/2024			JE	1281		18.30	3,281.42	Reclass Mgmt A
Net Change								681.27	
								735.08	53.81
								3,281.42	

6802-0000 - Leasing and Renewal Fees

Starting Balance								1,552.00	
Augusta	08/05/2024	Quatr Living LLC	7	eCheck	F626-5B9E	100.00		1,652.00	Renewal Fee

