

2025 Ledger - 14230 W Calavar Road - (Ledger)



Date Range: last year (01-01-2025 - 12-31-2025)

57 Record(s) as of 3-17-2026 12:28 pm

DATE POSTED	ACCOUNT	PROPERTY / UNIT	REFERENCE	DESCRIPTION	INCREASE	DECREASE	BALANCE
12-05-2025	3250: Owner Distribution			Owner Distribution		\$1,745.50	\$3,125.00
12-01-2025	6100: Management Fee Expense	14230 W Calavar Rd Surprise, AZ 85379		Management Fee Expense for 12/2025		\$199.50	\$4,870.50
12-01-2025	6651: Weed Spray Expense	14230 W Calavar Rd Surprise, AZ 85379		Weed Spray Oct 2025		\$100.00	\$5,070.00
12-01-2025	4100: Rent Income	14230 W Calavar Rd Surprise, AZ 85379	7542215148	Move in and additional months rent	\$1,995.00		\$5,170.00
11-24-2025	3150: Owner Contribution		trn_738aa5ca-ec6d-48b8-a0cb-cca626eee917	Owner Portal Contribution: Payment for J&M painting.	\$2,825.00		\$3,175.00
11-11-2025	4241: Weed Spray Reimbursement	14230 W Calavar Rd Surprise, AZ 85379	7542215148	Move in and additional months rent	\$50.00		\$350.00
11-07-2025	3250: Owner Distribution			Owner Distribution		\$1,795.50	\$300.00
11-03-2025	6100: Management Fee Expense	14230 W Calavar Rd Surprise, AZ 85379		Management Fee Expense for 11/2025		\$199.50	\$2,095.50
11-01-2025	4100: Rent Income	14230 W Calavar Rd Surprise, AZ 85379	7542215148	Move in and additional months rent	\$1,995.00		\$2,295.00
10-07-2025	3250: Owner Distribution			Owner Distribution		\$1,977.77	\$300.00
10-01-2025	6100: Management Fee Expense	14230 W Calavar Rd Surprise, AZ 85379		Management Fee Expense for 10/2025		\$199.50	\$2,277.77
10-01-2025	4100: Rent Income	14230 W Calavar Rd Surprise, AZ 85379	7542215148	Move in and additional months rent	\$1,995.00		\$2,477.27
09-11-2025	4270: Reimbursement	14230 W Calavar Rd Surprise, AZ 85379	100080830	Utility Refund	\$107.27		\$482.27
09-05-2025	3250: Owner Distribution			Owner Distribution		\$943.78	\$375.00
09-02-2025	6401: Plumbing	14230 W Calavar Rd Surprise, AZ 85379				\$171.72	\$1,318.78
09-02-2025	6649: Repairs and Maintenance	14230 W Calavar Rd Surprise, AZ 85379				\$125.00	\$1,490.50
09-02-2025	6404: Landscaping	14230 W Calavar Rd Surprise, AZ 85379				\$180.00	\$1,615.50
09-02-2025	6100: Management Fee Expense	14230 W Calavar Rd Surprise, AZ 85379		Management Fee Expense for 09/2025		\$199.50	\$1,795.50

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09-01-2025	4100: Rent Income	14230 W Calavar Rd Surprise, AZ 85379	7542215148	Move in and additional months rent	\$1,995.00		\$1,995.00
08-18-2025	6649: Repairs and Maintenance	14230 W Calavar Rd Surprise, AZ 85379				\$100.00	\$0.00
08-14-2025	6400: HVAC - Repairs	14230 W Calavar Rd Surprise, AZ 85379				\$1,265.00	\$100.00
08-07-2025	3250: Owner Distribution			Owner Distribution		\$107.87	\$1,365.00
08-07-2025	6402: Owner Utilities	14230 W Calavar Rd Surprise, AZ 85379		Service: 6/18-7/18, 7/18-7/25 Final		\$293.05	\$1,472.87
08-01-2025	6651: Weed Spray Expense	14230 W Calavar Rd Surprise, AZ 85379		Weed Spray		\$100.00	\$1,765.92
07-28-2025	6649: Repairs and Maintenance	14230 W Calavar Rd Surprise, AZ 85379				\$2,658.33	\$1,865.92
07-28-2025	6100: Management Fee Expense	14230 W Calavar Rd Surprise, AZ 85379		Management Fee Expense for 07/2025		\$226.10	\$4,524.25
07-28-2025	4100: Rent Income	14230 W Calavar Rd Surprise, AZ 85379	7542215148	Move in and additional months rent	\$2,261.00		\$4,750.35
07-21-2025	6404: Landscaping	14230 W Calavar Rd Surprise, AZ 85379				\$70.00	\$2,489.35
07-03-2025	6605: Cleaning Expense	14230 W Calavar Rd Surprise, AZ 85379				\$300.00	\$2,559.35
07-03-2025	6652: Flooring Expense	14230 W Calavar Rd Surprise, AZ 85379				\$1,454.15	\$2,859.35
07-02-2025	6402: Owner Utilities	14230 W Calavar Rd Surprise, AZ 85379		Deposit and Service: 5/28/2025-6/25/2025		\$385.28	\$4,313.50
06-30-2025	6420: Painting	14230 W Calavar Rd Surprise, AZ 85379				\$850.00	\$4,698.78
06-27-2025	6402: Owner Utilities	14230 W Calavar Rd Surprise, AZ 85379		Service: 6/2/2025-6/18/2025		\$168.90	\$5,548.78
06-23-2025	6404: Landscaping	14230 W Calavar Rd Surprise, AZ 85379				\$140.00	\$5,717.68
06-19-2025	3150: Owner Contribution		trn_63afc93e-04b8-4516-955d-98188846c803	Owner Portal Contribution: For quoted maintenance	\$4,357.68		\$5,857.68
06-17-2025	4242: Repairs	14230 W Calavar Rd Surprise, AZ 85379		Move Out Deposit Release	\$1,145.00		\$1,500.00
06-17-2025	4521: Non-Refundable Deposit	14230 W Calavar Rd Surprise, AZ 85379		Move Out Deposit Release	\$250.00		\$355.00
05-15-2025	6659: Air Conditioning Tune-Up	14230 W Calavar Rd Surprise, AZ 85379		AC Tune up		\$195.00	\$105.00

DATE POSTED	ACCOUNT	PROPERTY / UNIT	REFERENCE	DESCRIPTION	INCREASE	DECREASE	BALANCE
05-07-2025	3250: Owner Distribution			Owner Distribution		\$1,571.83	\$300.00
05-01-2025	6100: Management Fee Expense	14230 W Calavar Rd Surprise, AZ 85379		Management Fee Expense for 05/2025		\$197.50	\$1,871.83
05-01-2025	4100: Rent Income	14230 W Calavar Rd Surprise, AZ 85379	trn_0f9129b3-8997-49bd-8a12-9d94e418b9cf	Resident Portal Payment	\$1,975.00		\$2,069.33
04-10-2025	6647: Appliance Expense	14230 W Calavar Rd Surprise, AZ 85379				\$205.67	\$94.33
04-07-2025	3250: Owner Distribution			Owner Distribution		\$1,777.50	\$300.00
04-02-2025	6100: Management Fee Expense	14230 W Calavar Rd Surprise, AZ 85379		Management Fee Expense for 04/2025		\$197.50	\$2,077.50
04-01-2025	4100: Rent Income	14230 W Calavar Rd Surprise, AZ 85379	trn_91a4482a-7b8a-4e86-bf01-451fd2976f92	Resident Portal Payment	\$1,975.00		\$2,275.00
03-07-2025	3250: Owner Distribution			Owner Distribution		\$1,777.50	\$300.00
03-03-2025	6100: Management Fee Expense	14230 W Calavar Rd Surprise, AZ 85379		Management Fee Expense for 03/2025		\$197.50	\$2,077.50
03-01-2025	4100: Rent Income	14230 W Calavar Rd Surprise, AZ 85379	trn_f17f8696-3211-47c0-99f1-2531e3a28148	Resident Portal Payment	\$1,975.00		\$2,275.00
02-13-2025	6401: Plumbing	14230 W Calavar Rd Surprise, AZ 85379				\$512.82	\$300.00
02-07-2025	3250: Owner Distribution			Owner Distribution		\$271.43	\$812.82
02-06-2025	6647: Appliance Expense	14230 W Calavar Rd Surprise, AZ 85379				\$993.25	\$1,084.25
02-03-2025	6100: Management Fee Expense	14230 W Calavar Rd Surprise, AZ 85379		Management Fee Expense for 02/2025		\$197.50	\$2,077.50
02-01-2025	4100: Rent Income	14230 W Calavar Rd Surprise, AZ 85379	trn_bad21158-b5bf-47a8-8f53-1dcc009d2f52	Resident Portal Payment	\$1,975.00		\$2,275.00
01-09-2025	6649: Repairs and Maintenance	14230 W Calavar Rd Surprise, AZ 85379				\$100.00	\$300.00
01-07-2025	3250: Owner Distribution			Owner Distribution		\$1,677.50	\$400.00
01-01-2025	6100: Management Fee Expense	14230 W Calavar Rd Surprise, AZ 85379		Management Fee Expense for 01/2025		\$197.50	\$2,077.50
01-01-2025	4100: Rent Income	14230 W Calavar Rd Surprise, AZ 85379	trn_cc6fde2f-c74c-45cb-9145-c4fe74abe1e0	Resident Portal Payment	\$1,975.00		\$2,275.00
Starting Balance							\$300.00