General Ledger

General Ledger Report									
AUGUSTA									
1/1/2026									
Property Name	Date	Payee / Payer	Unit	Type	Reference	Debit	Credit	Balance	Description
1110-0000 - Operating Cash									
Starting Balance								5,616.69	
Augusta	46,023.00	Kameran Johnson	7	eCheck receipt	7E68-9630	15.00		5,631.69	December 2025 - Administration Fee
Augusta	46,023.00	Kameran Johnson	7	eCheck receipt	7E68-9630	125.00		5,756.69	January 2026
Augusta	46,023.00	Kameran Johnson	7	eCheck receipt	7E68-9630	1,015.00		6,771.69	January 2026
Augusta	46,023.00	Kameran Johnson	7	eCheck receipt	7E68-9630	0.23		6,771.92	January 2026 - Administration Fee
Augusta	46,024.00	Quartr Living LLC	3	eCheck	3DBF-BF80		100.00	6,671.92	Renewal Fee
Augusta	46,024.00	Quartr Living LLC		eCheck	3DBF-BF80		35.00	6,636.92	Monthly Software Fees
Augusta	46,024.00	Lorraine I. Holt	1	Receipt	303461	1,458.00		8,094.92	January 2026
Augusta	46,024.00	Lorraine I. Holt	1	Receipt	303461	55.00		8,149.92	Prepaid Utility Reimbursement Fee
Augusta	46,024.00	Lorraine I. Holt	1	Receipt	303461	10.50		8,160.42	Prepaid Insurance Services
Augusta	46,024.00	Lorraine I. Holt	1	Receipt	303461	4.50		8,164.92	Prepaid Insurance Services
Augusta	46,024.00	Lorraine I. Holt	1	Receipt	303461	140.00		8,304.92	Prepaid Rent Income
Augusta	46,027.00	Quartr Living LLC		Payment	27598733766		481.35	7,823.57	Management Fees for 12/2025
Augusta	46,027.00	Quartr Living LLC		Payment	27598733766		42.00	7,781.57	12.2025 Maintenance Fees
Augusta	46,027.00	Quartr Living LLC		Payment	27598733766		75.00	7,706.57	12.2025 Resident LLIP Policies
Augusta	46,027.00	Quartr Living LLC		Payment	27598733766		10.00	7,696.57	12.2025 Bank/ACH Fees
Augusta	46,027.00	Quartr Living LLC		Payment	27598733766		10.23	7,686.34	12.2025 Management Admin Fees
Augusta	46,028.00	Quartr Living LLC	4	eCheck	88DE-2690		48.00	7,638.34	12.2025 LeaseLock
Augusta	46,029.00	City of Phoenix		Payment	Auto Pay		240.66	7,397.68	Acct 7921818430 - Water/Sewer
Augusta	46,029.00	City of Phoenix		Payment	Auto Pay		109.92	7,287.76	Acct 7921818430 - Trash
Augusta	46,029.00	City of Phoenix		Payment	Auto Pay		341.03	6,946.73	Acct 1184143576 - Water/Sewer
Augusta	46,029.00	City of Phoenix		Payment	Auto Pay		109.92	6,836.81	Acct 1184143576 - Trash
Augusta	46,042.00	Safeco Insurance		Payment	Auto Pay		386.33	6,450.48	Monthly Insurance Premium
Augusta	46,044.00	Koby C. McGrew	2	CC receipt	B460-DE70	10.50		6,460.98	Online Payment Insurance Services
Augusta	46,044.00	Koby C. McGrew	2	CC receipt	B460-DE70	4.50		6,465.48	Online Payment Insurance Services
Augusta	46,044.00	Koby C. McGrew	2	CC receipt	B460-DE70	1,425.00		7,890.48	Online Payment Rent Income
Augusta	46,044.00	Koby C. McGrew	2	CC receipt	B460-DE70	55.00		7,945.48	Online Payment Utility Reimbursement Fee
Augusta	46,045.00	Jerry Sebrasky	6	eCheck receipt	5E4A-EEF0	1,425.00		9,370.48	Online Payment Rent Income
Augusta	46,045.00	Jerry Sebrasky	6	eCheck receipt	5E4A-EEF0	155.00		9,525.48	Online Payment Utility Reimbursement Fee
Augusta	46,049.00	Salt River Project Agricultural Improvement and Power District (SRP)		CheckSend	3000000005		171.26	9,354.22	Acct 605-619-004 - Common Area Electric
Augusta	46,051.00	Desert Sun Capital LLC / Augusta		Payment	ACH Payment		6,945.48	2,408.74	January distribution

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Augusta	46,052.00	Kameran Johnson	7	eCheck receipt	17F7-9920	125.00		2,533.74	Online Payment Utility Reimbursement Fee
Augusta	46,052.00	Kameran Johnson	7	eCheck receipt	17F7-9920	1,015.00		3,548.74	Online Payment Rent Income
Augusta	46,052.00	Kameran Johnson	7	eCheck receipt	17F7-9920	15.23		3,563.97	Online Payment Administrative Charges - Mgmt Only
Net Change								-2,052.72	
						7,053.46	9,106.18	3,563.97	
2102-0000 - Owner Held Security Deposits									
Starting Balance								-8,710.00	
Net Change								0.00	
						0.00	0.00	-8,710.00	
2111-0000 - TPT Rental Tax (AZ)									
Starting Balance								263.17	
Net Change								0.00	
						0.00	0.00	263.17	
2310-0000 - Prepaid Rent									
Starting Balance								-227.54	
Augusta	46,023.00	Ron Garcia	3	Receipt		1,399.00		1,171.46	
Augusta	46,023.00	Ron Garcia	3	Receipt		55.00		1,226.46	
Augusta	46,023.00	Jerry Sebrasky	6	Receipt		1,425.00		2,651.46	
Augusta	46,023.00	Jerry Sebrasky	6	Receipt		155.00		2,806.46	
Augusta	46,023.00	Lorraine I. Holt	1	Receipt		55.00		2,861.46	
Augusta	46,023.00	Lorraine I. Holt	1	Receipt		10.50		2,871.96	
Augusta	46,023.00	Lorraine I. Holt	1	Receipt		4.50		2,876.46	
Augusta	46,023.00	Ron Garcia	3	Receipt		10.50		2,886.96	
Augusta	46,023.00	Ron Garcia	3	Receipt		4.50		2,891.46	
Augusta	46,023.00	Lorraine I. Holt	1	Receipt		119.00		3,010.46	
Augusta	46,023.00	Omar Reyes Santillan	4	Receipt		1,450.00		4,460.46	
Augusta	46,023.00	Omar Reyes Santillan	4	Receipt		60.00		4,520.46	
Augusta	46,023.00	Omar Reyes Santillan	4	Receipt		52.00		4,572.46	
Augusta	46,023.00	Omar Reyes Santillan	4	Receipt		10.50		4,582.96	
Augusta	46,023.00	Omar Reyes Santillan	4	Receipt		4.50		4,587.46	
Augusta	46,023.00	Koby C. McGrew	2	Receipt		10.50		4,597.96	
Augusta	46,023.00	Koby C. McGrew	2	Receipt		4.50		4,602.46	
Augusta	46,023.00	Koby C. McGrew	2	Receipt		1,425.00		6,027.46	
Augusta	46,023.00	Koby C. McGrew	2	Receipt		55.00		6,082.46	
Augusta	46,023.00	Omar Reyes Santillan	4	Receipt		10.00		6,092.46	
Augusta	46,023.00	Marlena L. Bell	5	Receipt		40.33		6,132.79	Prepaid Rent Income
Augusta	46,023.00	Kameran Johnson	7	Receipt		10.50		6,143.29	Online Payment Insurance Services
Augusta	46,023.00	Kameran Johnson	7	Receipt		4.50		6,147.79	Online Payment Insurance Services

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Augusta	46,024.00	Lorraine I. Holt	1	Receipt	303461		55.00	6,092.79	Prepaid Utility Reimbursement Fee
Augusta	46,024.00	Lorraine I. Holt	1	Receipt	303461		10.50	6,082.29	Prepaid Insurance Services
Augusta	46,024.00	Lorraine I. Holt	1	Receipt	303461		4.50	6,077.79	Prepaid Insurance Services
Augusta	46,024.00	Lorraine I. Holt	1	Receipt	303461		140.00	5,937.79	Prepaid Rent Income
Augusta	46,044.00	Koby C. McGrew	2	CC receipt	B460-DE70		10.50	5,927.29	Online Payment Insurance Services
Augusta	46,044.00	Koby C. McGrew	2	CC receipt	B460-DE70		4.50	5,922.79	Online Payment Insurance Services
Augusta	46,044.00	Koby C. McGrew	2	CC receipt	B460-DE70		1,425.00	4,497.79	Online Payment Rent Income
Augusta	46,044.00	Koby C. McGrew	2	CC receipt	B460-DE70		55.00	4,442.79	Online Payment Utility Reimbursement Fee
Augusta	46,045.00	Jerry Sebrasky	6	eCheck receipt	5E4A-EEF0		1,425.00	3,017.79	Online Payment Rent Income
Augusta	46,045.00	Jerry Sebrasky	6	eCheck receipt	5E4A-EEF0		155.00	2,862.79	Online Payment Utility Reimbursement Fee
Augusta	46,052.00	Kameran Johnson	7	eCheck receipt	17F7-9920		125.00	2,737.79	Online Payment Utility Reimbursement Fee
Augusta	46,052.00	Kameran Johnson	7	eCheck receipt	17F7-9920		1,015.00	1,722.79	Online Payment Rent Income
Augusta	46,052.00	Kameran Johnson	7	eCheck receipt	17F7-9920		15.23	1,707.56	Online Payment Administrative Charges - Mgmt Only
Net Change								1,935.10	
						6,375.33	4,440.23	1,707.56	
3250-0000 - Owner Distribution									
Starting Balance								197,038.50	
Augusta	46,051.00	Desert Sun Capital LLC / Augusta		Payment	ACH Payment	6,945.48		203,983.98	January distribution
Net Change								6,945.48	
						6,945.48	0.00	203,983.98	
4101-0000 - Gross Potential Rent									
Starting Balance								0.00	
Augusta	46,053.00			JE	7062		9,725.00	-9,725.00	
Net Change								-9,725.00	
						0.00	9,725.00	-9,725.00	
4105-0000 - Loss/Gain to Market									
Starting Balance								0.00	
Augusta	46,053.00			JE	7062		16.00	-16.00	
Net Change								-16.00	
						0.00	16.00	-16.00	
4150-0000 - Rent Income									
Starting Balance								0.00	
Augusta	46,023.00	Ron Garcia	3	Receipt			1,399.00	-1,399.00	
Augusta	46,023.00	Jerry Sebrasky	6	Receipt			1,425.00	-2,824.00	
Augusta	46,023.00	Lorraine I. Holt	1	Receipt			119.00	-2,943.00	
Augusta	46,023.00	Omar Reyes Santillan	4	Receipt			1,450.00	-4,393.00	
Augusta	46,023.00	Koby C. McGrew	2	Receipt			1,425.00	-5,818.00	

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Augusta	46,023.00	Kameran Johnson	7	eCheck receipt	7E68-9630		1,015.00	-6,833.00	January 2026
Augusta	46,023.00	Marlena L. Bell	5	Receipt			40.33	-6,873.33	Base Rent
Augusta	46,024.00	Lorraine I. Holt	1	Receipt	303461		1,458.00	-8,331.33	January 2026
Augusta	46,053.00			JE	7062	8,331.33		0.00	
Net Change								0.00	
						8,331.33	8,331.33	0.00	
4220-0000 - Delinquency									
Starting Balance								0.00	
Augusta	46,053.00			JE	7062	1,409.67		1,409.67	
Net Change								1,409.67	
						1,409.67	0.00	1,409.67	
4450-0000 - Insurance Services									
Starting Balance								0.00	
Augusta	46,023.00	Lorraine I. Holt	1	Receipt			10.50	-10.50	
Augusta	46,023.00	Lorraine I. Holt	1	Receipt			4.50	-15.00	
Augusta	46,023.00	Ron Garcia	3	Receipt			10.50	-25.50	
Augusta	46,023.00	Ron Garcia	3	Receipt			4.50	-30.00	
Augusta	46,023.00	Omar Reyes Santillan	4	Receipt			10.50	-40.50	
Augusta	46,023.00	Omar Reyes Santillan	4	Receipt			4.50	-45.00	
Augusta	46,023.00	Koby C. McGrew	2	Receipt			10.50	-55.50	
Augusta	46,023.00	Koby C. McGrew	2	Receipt			4.50	-60.00	
Net Change								-60.00	
						0.00	60.00	-60.00	
4451-0000 - Administrative Charges - Mgmt Only									
Starting Balance								0.00	
Augusta	46,023.00	Omar Reyes Santillan	4	Receipt			10.00	-10.00	
Augusta	46,023.00	Kameran Johnson	7	eCheck receipt	7E68-9630		15.00	-25.00	December 2025 - Administration Fee
Augusta	46,023.00	Kameran Johnson	7	eCheck receipt	7E68-9630		0.23	-25.23	January 2026 - Administration Fee
Augusta	46,023.00	Kameran Johnson	7	Receipt			15.00	-40.23	Administration Fee
Augusta	46,053.00			JE	6974	40.23		0.00	Mgmt Collect Admin Fees - December
Net Change								0.00	
						40.23	40.23	0.00	
4454-0000 - Deposit Waiver Program									
Starting Balance								0.00	
Augusta	46,023.00	Omar Reyes Santillan	4	Receipt			52.00	-52.00	
Net Change								-52.00	
						0.00	52.00	-52.00	
4805-0000 - Utility Reimbursement Fee									
Starting Balance								0.00	

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Augusta	46,023.00	Ron Garcia	3	Receipt			55.00	-55.00	
Augusta	46,023.00	Jerry Sebrasky	6	Receipt			155.00	-210.00	
Augusta	46,023.00	Lorraine I. Holt	1	Receipt			55.00	-265.00	
Augusta	46,023.00	Omar Reyes Santillan	4	Receipt			60.00	-325.00	
Augusta	46,023.00	Koby C. McGrew	2	Receipt			55.00	-380.00	
Augusta	46,023.00	Kameran Johnson	7	eCheck receipt	7E68-9630		125.00	-505.00	January 2026
Net Change								-505.00	
						0.00	505.00	-505.00	
6310-0000 - Bank Fees									
Starting Balance								0.00	
Augusta	46,027.00	Quartr Living LLC		Payment	27598733766	10.00		10.00	12.2025 Bank/ACH Fees
Net Change								10.00	
						10.00	0.00	10.00	
6325-0000 - Software Fees									
Starting Balance								0.00	
Augusta	46,024.00	Quartr Living LLC		eCheck	3DBF-BF80	35.00		35.00	Monthly Software Fees
Net Change								35.00	
						35.00	0.00	35.00	
6350-0000 - Resident Insurance									
Starting Balance								0.00	
Augusta	46,027.00	Quartr Living LLC		Payment	27598733766	75.00		75.00	12.2025 Resident LLIP Policies
Net Change								75.00	
						75.00	0.00	75.00	
6355-0000 - LeaseLock Deposit Waiver									
Starting Balance								0.00	
Augusta	46,028.00	Quartr Living LLC	4	eCheck	88DE-2690	48.00		48.00	12.2025 LeaseLock
Net Change								48.00	
						48.00	0.00	48.00	
6599-0000 - Maintenance Vendor Fee									
Starting Balance								0.00	
Augusta	46,027.00	Quartr Living LLC		Payment	27598733766	42.00		42.00	12.2025 Maintenance Fees
Net Change								42.00	
						42.00	0.00	42.00	
6701-0000 - Electric - Common Area									
Starting Balance								0.00	
Augusta	46,049.00	Salt River Project Agricultural Improvement and Power District (SRP)		CheckSend	3000000005	171.26		171.26	Acct 605-619-004 - Common Area Electric
Net Change								171.26	
						171.26	0.00	171.26	
6715-0000 - Water/Sewer									

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Starting Balance								0.00	
Augusta	46,029.00	City of Phoenix		Payment	Auto Pay	240.66		240.66	Acct 7921818430 - Water/Sewer
Augusta	46,029.00	City of Phoenix		Payment	Auto Pay	341.03		581.69	Acct 1184143576 - Water/Sewer
Net Change								581.69	
						581.69	0.00	581.69	
6720-0000 - Trash and Recycling									
Starting Balance								0.00	
Augusta	46,029.00	City of Phoenix		Payment	Auto Pay	109.92		109.92	Acct 7921818430 - Trash
Augusta	46,029.00	City of Phoenix		Payment	Auto Pay	109.92		219.84	Acct 1184143576 - Trash
Net Change								219.84	
						219.84	0.00	219.84	
6801-0000 - Management Fees									
Starting Balance								0.00	
Augusta	46,027.00	Quartr Living LLC		Payment	27598733766	481.35		481.35	Management Fees for 12/2025
Augusta	46,027.00	Quartr Living LLC		Payment	27598733766	10.23		491.58	12.2025 Management Admin Fees
Augusta	46,053.00			JE	6974		40.23	451.35	Mgmt Collect Admin Fees - December
Net Change								451.35	
						491.58	40.23	451.35	
6802-0000 - Leasing and Renewal Fees									
Starting Balance								0.00	
Augusta	46,024.00	Quartr Living LLC	3	eCheck	3DBF-BF80	100.00		100.00	Renewal Fee
Net Change								100.00	
						100.00	0.00	100.00	
6901-0000 - General Liability Insurance									
Starting Balance								0.00	
Augusta	46,042.00	Safeco Insurance		Payment	Auto Pay	386.33		386.33	Monthly Insurance Premium
Net Change								386.33	
						386.33	0.00	386.33	
Total						32,316.20	32,316.20	193,980.82	
						0.00	0.00	275.00	
6516-0000 - Door & Window Repair									
Starting Balance								65.50	
Net Change								0.00	
						0.00	0.00	65.50	
6599-0000 - Maintenance Vendor Fee									
Starting Balance								231.10	
Net Change								0.00	
						0.00	0.00	231.10	
6601-0000 - Landscaping									
Starting Balance								350.00	

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Net Change								0.00	
						0.00	0.00	350.00	
6625-0000 - Groundskeeping									
Starting Balance								350.00	
Augusta	3/10/2025	Bush and Blade LLC		eCheck	7E98-EB80	175.00		525.00	Grounds
Net Change								175.00	
						175.00	0.00	525.00	
6701-0000 - Electric - Common Area									
Starting Balance								545.09	
Augusta	3/19/2025	Salt River Project Agricultural Improvement and Power District (SRP)		Check	1019	158.72		703.81	Electric Bill - Common Area
Net Change								158.72	
						158.72	0.00	703.81	
6702-0000 - Electric - Vacant									
Starting Balance								-118.78	
Net Change								0.00	
						0.00	0.00	-118.78	
6703-0000 - Electric - Occupied Units									
Starting Balance								69.81	
Net Change								0.00	
						0.00	0.00	69.81	
6715-0000 - Water/Sewer									
Starting Balance								830.97	
Augusta	3/19/2025	City of Phoenix		Payment	200225010936	200.46		1,031.43	Water/Sewer
Augusta	3/19/2025	City of Phoenix		Payment	200225009717	124.05		1,155.48	Water/Sewer
Net Change								324.51	
						324.51	0.00	1,155.48	
6720-0000 - Trash and Recycling									
Starting Balance								435.36	
Augusta	3/19/2025	City of Phoenix		Payment	200225010936	109.92		545.28	Trash
Augusta	3/19/2025	City of Phoenix		Payment	200225009717	109.92		655.20	Trash
Net Change								219.84	
						219.84	0.00	655.20	
6801-0000 - Management Fees									
Starting Balance								1,109.87	
Augusta	3/3/2025	Quartr Living LLC		Payment	23929712741	527.60		1,637.47	February Management Fees
Augusta	3/3/2025	Quartr Living LLC		Payment	23929712741	36.98		1,674.45	February Management Collected Admin Fees
Augusta	3/31/2025			JE	2907		36.98	1,637.47	Management Collected Admin Fees
Net Change								527.60	
						564.58	36.98	1,637.47	

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6802-0000 - Leasing and Renewal Fees									
Starting Balance								200.00	
Net Change								0.00	
						0.00	0.00	200.00	
6901-0000 - General Liability Insurance									
Starting Balance								648.10	
Augusta	3/24/2025	Safeco Insurance		Payment	Auto Pay	324.05		972.15	Monthly Insurance Premium
Net Change								324.05	
						324.05	0.00	972.15	
8001-0000 - Appliance Replacement									
Starting Balance								750.00	
Net Change								0.00	
						0.00	0.00	750.00	
Total						58,612.01	58,612.01	92,524.29	

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