

FILED

NOV 16 2023

NEVADA COMMISSION FOR
COMMON INTEREST COMMUNITIES
AND CONDOMINIUM HOTELS

mgallo

Rancho San Juan HOA

Professionally Managed by:

Varalino Community Management

September 2023

Phone: 702-968-0405

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GL Balance Sheet

Monday, October 30, 2023

15:53

Posted 09/30/2023

Rancho San Juan HOA

	Operating	Reserve	Total
Assets			
<u>Cash</u>			
Operating ****1214	32,460.50		32,460.50
<u>Total Cash</u>	<u>32,460.50</u>		<u>32,460.50</u>
<u>Money Market</u>			
MM Reserve ****9416		132,412.66	132,412.66
<u>Total Money Market</u>		<u>132,412.66</u>	<u>132,412.66</u>
<u>Accounts Receivable</u>			
A/R Assessments	21,704.06		21,704.06
Allowance for Bad Debt	(29,274.83)		(29,274.83)
<u>Total Accounts Receivable</u>	<u>(7,570.77)</u>		<u>(7,570.77)</u>
<u>Other Assets</u>			
Due to Operating		(14,126.95)	(14,126.95)
Due from Reserve	14,126.95		14,126.95
<u>Total Other Assets</u>	<u>14,126.95</u>	<u>(14,126.95)</u>	
<u>Prepaid</u>			
Prepaid Insurance	1,404.45		1,404.45
<u>Total Prepaid</u>	<u>1,404.45</u>		<u>1,404.45</u>
<u>Total Assets</u>	<u>40,421.13</u>	<u>118,285.71</u>	<u>158,706.84</u>
Liabilities & Equity			
<u>Liability</u>			
Due to Management	1,271.50		1,271.50
Prepaid Assessments	4,763.45		4,763.45
<u>Total Liability</u>	<u>6,034.95</u>		<u>6,034.95</u>
<u>Equity</u>			
Operating Fund	29,330.15		29,330.15
Reserve		57,229.92	57,229.92
Net Income /(Loss)	5,056.03	61,055.79	66,111.82
<u>Total Equity</u>	<u>34,386.18</u>	<u>118,285.71</u>	<u>152,671.89</u>
<u>Total Liabilities & Equity</u>	<u>40,421.13</u>	<u>118,285.71</u>	<u>158,706.84</u>

Rancho San Juan HOA

Budget Comparison Standard Annual with Code

Posted 9/1/2023 To 9/30/2023 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Assessment Revenue</u>							
4000 Assessments	7,716.50	7,716.50	0.00	69,448.50	69,448.50	0.00	92,598.00
TOTAL Assessment Revent	7,716.50	7,716.50	0.00	69,448.50	69,448.50	0.00	92,598.00
<u>Other Revenue</u>							
4002 Late Fees	275.00	0.00	275.00	2,812.46	0.00	2,812.46	0.00
4006 Capital Contribution	0.00	0.00	0.00	473.00	0.00	473.00	0.00
4013 Fines	300.00	0.00	300.00	800.00	0.00	800.00	0.00
4014 Administrative	123.50	0.00	123.50	123.50	0.00	123.50	0.00
4017 Other	0.00	0.00	0.00	(406.50)	0.00	(406.50)	0.00
4019 Operating Account Intere	0.72	0.00	0.72	6.01	0.00	6.01	0.00
4024 NSF Fee Income	0.00	0.00	0.00	(80.00)	0.00	(80.00)	0.00
4027 60 Day Notice	0.00	0.00	0.00	675.00	0.00	675.00	0.00
4028 Intent to Lien	0.00	0.00	0.00	750.00	0.00	750.00	0.00
4029 Late Notice	30.00	0.00	30.00	255.00	0.00	255.00	0.00
4030 Reserve Assessment	6,100.00	6,100.00	0.00	54,900.00	54,900.00	0.00	73,200.00
4041 Payment Plan Fee	0.00	0.00	0.00	60.00	0.00	60.00	0.00
TOTAL Other Revenue	6,829.22	6,100.00	729.22	60,368.47	54,900.00	5,468.47	73,200.00
TOTAL Income	14,545.72	13,816.50	729.22	129,816.97	124,348.50	5,468.47	165,798.00
Expense							
<u>Administrative</u>							
6000 Management Services	0.00	950.00	950.00	6,400.00	8,550.00	2,150.00	11,400.00
6002 Postage	0.00	83.34	83.34	905.51	750.06	(155.45)	1,000.08
6006 Coupons/Statements	0.00	25.00	25.00	0.00	225.00	225.00	300.00
6009 Bank Charges	10.00	10.00	0.00	10.00	90.00	80.00	120.00
6023 Legal Fees	0.00	800.00	800.00	5,703.50	7,200.00	1,496.50	9,600.00
6024 Audit/Tax	0.00	147.92	147.92	0.00	1,331.28	1,331.28	1,775.04
6025 Reserve Study	0.00	0.00	0.00	1,300.00	0.00	(1,300.00)	0.00
6043 Secr State; NRED; Ombi	0.00	27.17	27.17	428.25	244.53	(183.72)	326.04
6075 Miscellaneous Admin	0.00	0.00	0.00	364.00	0.00	(364.00)	0.00
TOTAL Administrative	10.00	2,043.43	2,033.43	15,111.26	18,390.87	3,279.61	24,521.16
<u>Insurance</u>							
8107 Package Policy	413.92	300.00	(113.92)	2,918.98	2,700.00	(218.98)	3,600.00
TOTAL Insurance	413.92	300.00	(113.92)	2,918.98	2,700.00	(218.98)	3,600.00
<u>Landscaping</u>							
7000 Landscape Contract	0.00	450.00	450.00	3,294.00	4,050.00	756.00	5,400.00
7004 Tree Pruning	0.00	0.00	0.00	650.00	0.00	(650.00)	0.00
7006 Landscape Supplies/Ref	0.00	125.00	125.00	0.00	1,125.00	1,125.00	1,500.00
7013 Landscape Additional	0.00	0.00	0.00	5,322.50	0.00	(5,322.50)	0.00
TOTAL Landscaping	0.00	575.00	575.00	9,266.50	5,175.00	(4,091.50)	6,900.00
<u>Pool</u>							
7029 Pool Permits	34.38	0.00	(34.38)	206.48	0.00	(206.48)	0.00

Rancho San Juan HOA

Budget Comparison Standard Annual with Code

Posted 9/1/2023 To 9/30/2023 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
TOTAL Pool	34.38	0.00	(34.38)	206.48	0.00	(206.48)	0.00
<u>Repair and Maintenance</u>							
7014 Leak Detection	0.00	0.00	0.00	215.00	0.00	(215.00)	0.00
7016 Backflow	0.00	20.00	20.00	75.00	180.00	105.00	240.00
7019 Lighting Repair/Supplies	0.00	25.00	25.00	0.00	225.00	225.00	300.00
7136 General Repair and Mair	0.00	83.34	83.34	725.00	750.06	25.06	1,000.08
TOTAL Repair and Mainten:	0.00	128.34	128.34	1,015.00	1,155.06	140.06	1,540.08
<u>Reserve</u>							
9000 Reserve Contribution	2,021.39	2,021.39	0.00	54,792.51	18,192.51	(36,600.00)	24,256.68
9004 Reserve Contribution 2	6,100.00	6,100.00	0.00	18,300.00	54,900.00	36,600.00	73,200.00
TOTAL Reserve	8,121.39	8,121.39	0.00	73,092.51	73,092.51	0.00	97,456.68
<u>Utility</u>							
8000 Electric	31.50	83.34	51.84	245.33	750.06	504.73	1,000.08
8002 Water	3,545.52	2,500.00	(1,045.52)	20,311.15	22,500.00	2,188.85	30,000.00
8005 Telephone	0.00	65.00	65.00	0.00	585.00	585.00	780.00
8006 Sewer	0.00	0.00	0.00	2,593.73	0.00	(2,593.73)	0.00
TOTAL Utility	3,577.02	2,648.34	(928.68)	23,150.21	23,835.06	684.85	31,780.08
TOTAL Expense	12,156.71	13,816.50	1,659.79	124,760.94	124,348.50	(412.44)	165,798.00
Excess Revenue / Expense	2,389.01	0.00	2,389.01	5,056.03	0.00	5,056.03	0.00

Rancho San Juan HOA
Budget Comparison Standard Annual with Code

Posted 9/1/2023 To 9/30/2023 11:59:00 PM

	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Other Revenue</u>							
4007 Reserve Contribution	18,192.51	2,021.39	16,171.12	18,192.51	18,192.51	0.00	24,256.68
4019 Operating Account Intere	0.00	0.00	0.00	21.68	0.00	21.68	0.00
4020 Reserve Account Interes	25.65	25.00	0.65	157.60	225.00	(67.40)	300.00
4030 Reserve Aessment	54,900.00	6,100.00	48,800.00	54,900.00	54,900.00	0.00	73,200.00
TOTAL Other Revenue	73,118.16	8,146.39	64,971.77	73,271.79	73,317.51	(45.72)	97,756.68
TOTAL Income	73,118.16	8,146.39	64,971.77	73,271.79	73,317.51	(45.72)	97,756.68
Expense							
<u>Repair and Maintenance</u>							
7014 Leak Detection	0.00	0.00	0.00	1,060.00	0.00	(1,060.00)	0.00
7019 Lighting Repair/Supplies	0.00	1,172.42	1,172.42	0.00	10,551.78	10,551.78	14,069.00
7126 Retaining Walls	0.00	0.00	0.00	5,278.00	0.00	(5,278.00)	0.00
7129 Signs	0.00	0.00	0.00	300.00	0.00	(300.00)	0.00
7136 General Repair and Mair	0.00	0.00	0.00	5,578.00	0.00	(5,578.00)	0.00
TOTAL Repair and Mainten:	0.00	1,172.42	1,172.42	12,216.00	10,551.78	(1,664.22)	14,069.00
TOTAL Expense	0.00	1,172.42	1,172.42	12,216.00	10,551.78	(1,664.22)	14,069.00
Excess Revenue / Expense	73,118.16	6,973.97	66,144.19	61,055.79	62,765.73	(1,709.94)	83,687.68

AP Check Register with Detail

Check Date 9/1/2023 To 9/30/2023 11:59:00 PM

Voided No

Rancho San Juan HOA

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense				
		Memo				
Operating ****1214						3
5078	9/28/2023	7554	AR Refund Vendor		301.50	PAID
		2500	Prepaid Assessments Resident Refund: Tobias Cervantes	Operating	226.50	
		2500	Prepaid Assessments Resident Refund: Tobias Cervantes	Operating	75.00	
300066	9/13/2023	7869	NV Energy		31.50	PAID
Inv. # 082523-9653		8000	Electric 082523-9653	Operating	31.50	
300068	9/20/2023	7870	Farmers Insurance/Patrick Ward		838.66	PAID
Inv. # 091223-0001		1411	Prepaid Insurance 091223-0001	Operating	838.66	
					Total	1,171.66
					Voided	0.00
Operating ****1214 TOTAL \$					1,171.66	

A/R Delinquency

Monday, October 30, 2023

14:13

Posted Date 09/30/2023

Rancho San Juan HOA

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
12198	Owner 60 Day Notice	Bermudez-Ramirez,David	251.50	175.00	326.50	5,969.32	6,722.32
12196	Owner Late Notice	Salazar,Hilda	251.50	25.00	251.50	2,371.15	2,899.15
12170	Owner 60 Day Notice	Molina,Osbelia	251.50	175.00	326.50	1,271.42	2,024.42
12189	Owner	Durrant,Kim	251.50	25.00	226.50	1,425.40	1,928.40
14893	Owner 60 Day Notice	Ponce,Liliana	251.50	175.00	326.50	921.00	1,674.00
12187	Owner 60 Day Notice	Salazar-Mata,Jose	251.50	175.00	326.50	694.50	1,447.50
17479	Compliance	Galicia,Jose G.	300.00	400.00	100.00	0.00	800.00
12197	Owner	Salazar,Nereyda	100.00	0.00	83.50	570.00	753.50
12175	Owner	Hill,Earl;Hill,Rebecca	326.50	40.00	226.50	136.50	729.50
12173	Owner 60 Day Notice	Diaz,Mercedes	140.00	175.00	193.50	40.00	548.50
12181	Owner Late Notice	Anderson,Andrew;Barfield,Megan	266.50	0.00	196.50	25.30	488.30
12178	Owner	Rodriguez,Cynthia	226.50	0.00	0.00	0.00	226.50
12167	Owner Late Notice	Castillo,Luis	226.50	0.00	0.00	0.00	226.50
12207	Owner Late Notice	Renteria,Jesus	226.50	0.00	0.00	0.00	226.50
12166	Owner	Medina,Rigoberto	226.50	0.00	0.00	0.00	226.50
17271	Owner	Holstrom,Stephen Paul	226.00	0.00	0.00	0.00	226.00
12180	Owner Late Notice	Velez,Claudia	178.50	0.00	0.00	0.00	178.50
12210	Owner	Florencio Galicia,Jose	166.50	0.00	0.00	0.00	166.50
12212	Owner Late Notice	Galicia,Jose G.	166.50	0.00	0.00	0.00	166.50
12203	Owner	Medina,Jose	25.00	0.00	0.00	0.00	25.00
12205	Owner	Quinones,Maria	13.00	0.00	0.00	0.00	13.00
12162	Owner Late Notice	Aguirre-Valdez,Cesar	6.47	0.00	0.00	0.00	6.47
12154	Owner	Pacheco Macias,Jesus	0.50	0.00	0.00	0.00	0.50
Count:	23		4,330.47	1,365.00	2,584.00	13,424.59	21,704.06

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
61	0	61	59	2	96.72%

Charge Code Summary

Description	G/L Acct #	Amount
60 Day Notice	1200	825.00
Assessment	1200	9,685.89
Fines	1200	800.00
Intent to Lien	1200	1,500.00
Late Fees	1200	1,575.90
Late Notice Fee	1200	90.00
Miscellaneous	1200	400.00
NSF Admin Fee	1200	20.00
NSF Bank Fees	1200	10.00
Payment Plan Fee	1200	30.00
Reserve Assessment	1200	6,422.27
Return Homeowner Paymer	1200	345.00

A/R Delinquency

Monday, October 30, 2023

14:13

Posted Date 09/30/2023

Rancho San Juan HOA

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
			21,704.06				

Posted Date 09/30/2023

Rancho San Juan HOA

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
12195	Owner	Gonzalez, Ignacio	-0.06	0.00	0.00	0.00	-0.06
12186	Owner	Morales, Heriberto	-2.50	0.00	0.00	0.00	-2.50
12164	Owner	Bravo-Flores, Filogonia	-3.00	0.00	0.00	0.00	-3.00
12209	Owner	Irocencia Santiaquin-Velazquez,	-4.50	0.00	0.00	0.00	-4.50
12160	Owner	Beltran-Soto, Elvira	-4.50	0.00	0.00	0.00	-4.50
12208	Owner Late Notice	CA & Grim KY Seckler Living Trust, Christopher Seckler, TTE	-5.00	0.00	0.00	0.00	-5.00
12206	Owner	Mireles-Hernandez, Clara	-7.00	0.00	0.00	0.00	-7.00
15185	Owner	Palacios, Fanny	-14.00	0.00	0.00	0.00	-14.00
12168	Owner	Mata, Rosa	0.00	0.00	0.00	-25.00	-25.00
12156	Owner	Montenegro, Juan	-25.00	0.00	0.00	0.00	-25.00
12193	Owner	Montenegro, Renee	-74.50	0.00	0.00	0.00	-74.50
12158	Owner	Villa-Meraz, Elsa	-111.00	0.00	0.00	0.00	-111.00
12179	Owner	Sloan, James	-123.50	0.00	0.00	0.00	-123.50
17438	Owner	Cialkowski III, John R	-145.00	0.00	0.00	0.00	-145.00
12155	Owner	Romero, Paul	-226.50	0.00	0.00	0.00	-226.50
12176	Owner	Puron, Elia	-226.50	0.00	0.00	0.00	-226.50
12200	Owner	Hernandez, Sabastian Mayo; Mayo Hernandez, Sebastian	-226.50	0.00	0.00	0.00	-226.50
17935	Owner	Ruiz, Aremy Vazquez & Geraldine	0.00	-226.50	0.00	0.00	-226.50
12165	Owner	Carrillo, Ana	-226.50	0.00	0.00	0.00	-226.50
16034	Owner	Cardenas, Enrique & Nidia Lizeth	-226.50	0.00	0.00	0.00	-226.50
14845	Owner	Redeemed Pursuits LLC,	0.00	0.00	0.00	-434.89	-434.89
12191	Owner		0.00	0.00	0.00	-679.50	-679.50
12188	Owner	Carter, Patricia	0.00	0.00	0.00	-729.50	-729.50
12201	Owner	Eilts, Stewart	-453.00	-563.00	0.00	0.00	-1,016.00
Count:	24		-1,878.56	-1,016.00	0.00	-1,868.89	-4,763.45

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
61	0	61	59	2	96.72%

Charge Code Summary

Description	G/L Acct #	Amount
Credit Audit	1200	-123.50
Payment	1000	-4,639.95
		-4,763.45

General Ledger Summary
 Period 9/1/2023 To 9/30/2023 11:59:00 PM

Monday, October 30, 2023 15:53

Rancho San Juan HOA

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
1000 Operating ****1214 *****1214 - Operating							36,266.85
9/6/2023	8/30/2023		Operating	Acct#: 12201 Posted: 09/06/23 Code: Payment Source: Batch Adjustment Chk #: 895015	226.50		36,493.35
9/1/2023	9/1/2023		Operating	Acct#: 12204 Posted: 09/01/23 Code: Payment Source: Lockbox Chk #: 38941632	226.50		36,719.85
9/5/2023	9/5/2023		Operating	Acct#: 12173 Posted: 09/05/23 Code: Payment Source: Lockbox Chk #: 39167887	226.00		36,945.85
9/7/2023	9/7/2023		Operating	Acct#: 12164 Posted: 09/07/23 Code: Payment Source: Batch Adjustment Chk #: 866637	227.00		37,172.85
9/7/2023	9/7/2023		Operating	Acct#: 12160 Posted: 09/07/23 Code: Payment Source: Batch Adjustment Chk #: 7905	228.00		37,400.85
9/7/2023	9/7/2023		Operating	Acct#: 16773 Posted: 09/07/23 Code: Payment Source: Lockbox Chk #: 1018	226.50		37,627.35
9/8/2023	9/8/2023		Operating	Acct#: 12195 Posted: 09/08/23 Code: Payment Source: Lockbox Chk #: 607	226.50		37,853.85
9/11/2023	9/11/2023		Operating	Acct#: 12205 Posted: 09/11/23 Code: Payment Source: Batch Adjustment Chk #: 0649403618	220.00		38,073.85
9/11/2023	9/11/2023		Operating	Acct#: 12482 Posted: 09/11/23 Code: Payment Source: Batch Adjustment Chk #: 107	226.50		38,300.35
9/11/2023	9/11/2023		Operating	Record City of Las Vegas autopay		3,545.52	34,754.83
9/12/2023	9/12/2023		Operating	Acct#: 12209 Posted: 09/12/23 Code: Payment Source: Batch Adjustment Chk #: 302	227.00		34,981.83
9/12/2023	9/12/2023		Operating	Acct#: 12190 Posted: 09/12/23 Code: Payment Source: Lockbox Chk #: 2010	226.50		35,208.33
9/13/2023	9/13/2023		Operating	Vendor: NV Energy Voucher: 09/13/23 Memo: 082523-9653 Invoice #: 082523-9653 Due: 09/13/23		31.50	35,176.83
9/14/2023	9/14/2023		Operating	Acct#: 12186 Posted: 09/14/23 Code: Payment Source: Lockbox Chk #: 337834	226.50		35,403.33
9/15/2023	9/15/2023		Operating	Acct#: 17009 Posted: 09/15/23 Code: Payment Source: Lockbox Chk #: 100122119	251.50		35,654.83
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 09/18/23 Code: Payment Source: Batch Adjustment Chk #: 18195	4,517.00		40,171.83
9/19/2023	9/19/2023		Operating	Acct#: 12213 Posted: 09/19/23 Code: Payment Source: Lockbox Chk #: 8352	226.50		40,398.33
9/20/2023	9/20/2023		Operating	Acct#: 12158 Posted: 09/20/23 Code: Payment Source: Batch Adjustment Chk #: 632726	226.50		40,624.83
9/20/2023	9/20/2023		Operating	Acct#: 12193 Posted: 09/20/23 Code: Payment Source: Lockbox Chk #: 39343801	226.50		40,851.33
9/20/2023	9/20/2023		Operating	Vendor: Farmers Insurance/Patrick Ward Voucher: 09/20/23 Memo: 091223-0001 Invoice #: 091223-0001 Due: 10/02/23		838.66	40,012.67
9/22/2023	9/22/2023		Operating	Acct#: 16921 Posted: 09/22/23 Code: Payment Source: Lockbox Chk #: 39361013	226.50		40,239.17
9/25/2023	9/25/2023		Operating	Acct#: 12157 Posted: 09/25/23 Code: Payment Source: Lockbox Chk #: 171	226.50		40,465.67
9/26/2023	9/26/2023		Operating	Acct#: 12170 Posted: 09/26/23 Code: Payment Source: Lockbox Chk #: 9521419158	226.50		40,692.17
9/27/2023	9/27/2023		Operating	Acct#: 12206 Posted: 09/27/23 Code: Payment Source: Batch Adjustment Chk #: 284	230.00		40,922.17
9/27/2023	9/27/2023		Operating	Acct#: 12162 Posted: 09/27/23 Code: Payment Source: Batch Adjustment Chk #: 18457	500.00		41,422.17

Rancho San Juan HOA

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
9/28/2023	9/28/2023		Operating	Acct#: 12156 Posted: 09/28/23 Code: Payment Source: Batch Adjustment Chk #: 1026	226.50		41,648.67
9/28/2023	9/28/2023		Operating	Vendor: Tobias Cervantes Voucher: 09/28/23 Ref: 12185 Memo: Resident Refund: Tobias Cervantes Due: 09/28/23		75.00	41,573.67
9/28/2023	9/28/2023		Operating	Acct#: 15185 Posted: 09/28/23 Code: Payment Source: Lockbox Chk #: 39432117	227.00		41,800.67
9/29/2023	9/29/2023		Operating	Acct#: 16034 Posted: 09/29/23 Code: Payment Source: Lockbox Chk #: 39454535	226.50		42,027.17
9/30/2023	9/30/2023		Operating	Monthly Reserve Transfer		8,121.39	33,905.78
9/30/2023	9/30/2023		Operating	UR ACH Return posted 10/26	226.50		34,132.28
9/30/2023	9/30/2023		Operating	UR ACH Return posted 10/26		226.50	33,905.78
9/30/2023	9/30/2023		Operating	Adjust Operating Account reserve entry incorrect		6,638.00	27,267.78
9/30/2023	9/30/2023		Operating	Bank Reconcile: Interest Earned	0.72		27,268.50
9/30/2023	9/30/2023		Operating	Bank Reconcile: Service Fee Charge		10.00	27,258.50
				Net Change: (3,806.35)	15,906.72	19,713.07	27,258.50
1000 Operating ****1214 *****1214 - Reserve							(6,638.00)
9/30/2023	9/30/2023		Reserve	Adjust Operating Account reserve entry incorrect	6,638.00		0.00
				Net Change: 6,638.00	6,638.00	0.00	0.00
1005 MM Reserve ****9416 *****9416 - Reserve							124,266.62
9/30/2023	9/30/2023		Reserve	Monthly Reserve Transfer	8,121.39		132,388.01
9/30/2023	9/30/2023		Reserve	Adjust entry reserve acct		1.00	132,387.01
9/30/2023	9/30/2023		Reserve	Bank Reconcile: Interest Earned	25.65		132,412.66
				Net Change: 8,146.04	8,147.04	1.00	132,412.66
1200 A/R Assessments - Operating							24,023.56
9/1/2023	9/1/2023		Operating	Acct#: 12212 Posted: 09/01/23 Code: Assessment Source: Billing	126.50		24,150.06
9/5/2023	9/5/2023		Operating	Acct#: 12181 Posted: 09/05/23 Code: Late Fees Source: Batch Adjustment	25.00		24,175.06
9/5/2023	9/5/2023		Operating	Acct#: 17935 Posted: 08/21/23 Code: Payment Source: Batch Adjustment Chk #: 504017184		100.00	24,075.06
9/5/2023	9/5/2023		Operating	Acct#: 12208 Posted: 09/05/23 Code: Late Notice Fee Source: Late Fee	15.00		24,090.06
9/5/2023	9/5/2023		Operating	Acct#: 12173 Posted: 09/05/23 Code: Payment Source: Lockbox Chk #: 39167887		6.50	24,083.56
9/18/2023	9/5/2023		Operating	Acct#: 16921 Posted: 09/18/23 Code: Late Fees Source: Account Void		25.00	24,058.56
9/7/2023	9/7/2023		Operating	Acct#: 12164 Posted: 09/07/23 Code: Payment Source: Batch Adjustment Chk #: 866637		100.00	23,958.56
9/7/2023	9/7/2023		Operating	Acct#: 12160 Posted: 09/07/23 Code: Payment Source: Batch Adjustment Chk #: 7905		100.00	23,858.56
9/7/2023	9/7/2023		Operating	Acct#: 16773 Posted: 09/07/23 Code: Payment Source: Lockbox Chk #: 1018		100.00	23,758.56
9/8/2023	9/8/2023		Operating	Acct#: 12195 Posted: 09/08/23 Code: Payment Source: Lockbox Chk #: 607		100.00	23,658.56
9/11/2023	9/11/2023		Operating	Acct#: 12205 Posted: 09/11/23 Code: Payment Source: Batch Adjustment Chk #: 0649403618		87.00	23,571.56
9/11/2023	9/11/2023		Operating	Acct#: 12482 Posted: 09/11/23 Code: Payment Source: Batch Adjustment Chk #: 107		100.00	23,471.56

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Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
9/12/2023	9/12/2023		Operating	Acct#: 12209 Posted: 09/12/23 Code: Payment Source: Batch Adjustment Chk #: 302		100.00	23,371.56
9/12/2023	9/12/2023		Operating	Acct#: 12190 Posted: 09/12/23 Code: Payment Source: Lockbox Chk #: 2010		100.00	23,271.56
9/14/2023	9/14/2023		Operating	Acct#: 12186 Posted: 09/14/23 Code: Payment Source: Lockbox Chk #: 337834		100.00	23,171.56
9/15/2023	9/15/2023		Operating	Acct#: 17009 Posted: 09/15/23 Code: Payment Source: Lockbox Chk #: 100122119		100.00	23,071.56
9/17/2023	9/17/2023		Operating	Acct#: 17009 Posted: 09/15/23 Code: Payment Source: Lockbox Chk #: 100122119		15.00	23,056.56
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 09/18/23 Code: Bad Debt Write Off Source: Batch Adjustment		98.50	22,958.06
9/18/2023	9/18/2023		Operating	Acct#: 12179 Posted: 09/18/23 Code: Credit Audit Source: Batch Adjustment Chk #: 17980	325.00		23,283.06
9/18/2023	9/18/2023		Operating	Acct#: 12179 Posted: 09/18/23 Code: Credit Audit Source: Batch Adjustment Chk #: 17980		100.00	23,183.06
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 07/06/23 Code: Audit Fee Source: Batch Adjustment	98.50		23,281.56
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 09/18/23 Code: Credit Audit Source: Batch Adjustment Chk #: 18196	325.00		23,606.56
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 09/18/23 Code: Credit Audit Source: Batch Adjustment Chk #: 18196		98.50	23,508.06
9/19/2023	9/19/2023		Operating	Acct#: 12213 Posted: 09/19/23 Code: Payment Source: Lockbox Chk #: 8352		100.00	23,408.06
9/20/2023	9/20/2023		Operating	Acct#: 12158 Posted: 09/20/23 Code: Payment Source: Batch Adjustment Chk #: 632726		100.00	23,308.06
9/20/2023	9/20/2023		Operating	Acct#: 12193 Posted: 09/20/23 Code: Payment Source: Lockbox Chk #: 39343801		100.00	23,208.06
9/21/2023	9/20/2023		Operating	Acct#: 17479 Posted: 09/21/23 Code: Fines Source: Batch Adjustment	300.00		23,508.06
9/21/2023	9/21/2023		Operating	Acct#: 12208 Posted: 09/19/23 Code: Payment Source: Lockbox Chk #: 2104		15.00	23,493.06
9/22/2023	9/22/2023		Operating	Acct#: 16921 Posted: 09/22/23 Code: Payment Source: Lockbox Chk #: 39361013		226.50	23,266.56
9/25/2023	9/25/2023		Operating	Acct#: 12157 Posted: 09/25/23 Code: Payment Source: Lockbox Chk #: 171		100.00	23,166.56
9/26/2023	9/26/2023		Operating	Acct#: 12170 Posted: 09/26/23 Code: Payment Source: Lockbox Chk #: 9521419158		0.08	23,166.48
9/27/2023	9/27/2023		Operating	Acct#: 12206 Posted: 09/27/23 Code: Payment Source: Batch Adjustment Chk #: 284		100.00	23,066.48
9/27/2023	9/27/2023		Operating	Acct#: 12162 Posted: 09/27/23 Code: Payment Source: Batch Adjustment Chk #: 18457		93.53	22,972.95
9/28/2023	9/28/2023		Operating	Acct#: 12156 Posted: 09/28/23 Code: Payment Source: Batch Adjustment Chk #: 1026		100.00	22,872.95
9/28/2023	9/28/2023		Operating	Acct#: 15185 Posted: 09/28/23 Code: Payment Source: Lockbox Chk #: 39432117		100.00	22,772.95
9/29/2023	9/29/2023		Operating	Acct#: 17438 Posted: 09/29/23 Code: Payment Source: Lockbox Chk #: 652		81.50	22,691.45
9/30/2023	9/30/2023		Operating	Acct#: 12175 Posted: 09/28/23 Code: Credit 60 Day Notice Source: Batch Adjustment		75.00	22,616.45
9/30/2023	9/30/2023		Operating	Acct#: 12203 Posted: 09/30/23 Code: Late Fees Source: Late Fee	25.00		22,641.45
9/30/2023	9/30/2023		Operating	Adjust AR/PPA to Outstanding Report	123.50		22,764.95

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9/30/2023	9/30/2023		Operating	Adjust AR/PPA to Outstanding Report		773.50	21,991.45
				Net Change: (2,319.50)	15,635.00	17,954.50	21,991.45
1300 Allowance for Bad Debt - Operating							(29,274.83)
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 09/18/23 Code: Bad Debt Write Off Source: Batch Adjustment	325.00		(28,949.83)
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 09/18/23 Code: Bad Debt Write Off Source: Account Void		325.00	(29,274.83)
				Net Change: 0.00	325.00	325.00	(29,274.83)
1410 Prepaid Expenses - Operating							34.38
9/30/2023	9/30/2023		Operating	Amortize Prepaid Expenses		34.38	0.00
				Net Change: (34.38)	0.00	34.38	0.00
1411 Prepaid Insurance - Operating							979.71
9/20/2023	9/12/2023		Operating	Vendor: Farmers Insurance Memo: 091223-0001 Invoice #: 091223-0001 Due: 10/02/23	838.66		1,818.37
9/30/2023	9/30/2023		Operating	Amortize Prepaid Insurance		413.92	1,404.45
				Net Change: 424.74	838.66	413.92	1,404.45
1598 Due to Operating - Reserve							0.00
9/30/2023	9/30/2023		Reserve	Adjust due to/from		14,126.95	(14,126.95)
				Net Change: (14,126.95)	0.00	14,126.95	(14,126.95)
1599 Due from Reserve - Operating							14,126.95
1610 Transfer Account (DueTo/From) - Operating							0.00
9/30/2023	9/30/2023		Operating	Transfer Account (DueTo/From)		226.50	(226.50)
9/30/2023	9/30/2023		Operating	Transfer Account (DueTo/From)	226.50		0.00
9/30/2023	9/30/2023		Operating	Transfer Account (DueTo/From)	6,638.00		6,638.00
9/30/2023	9/30/2023		Operating	Reclassify due to/from balances to correct acct		6,638.00	0.00
				Net Change: 0.00	6,864.50	6,864.50	0.00
1610 Transfer Account (DueTo/From) - Reserve							(1.00)
9/30/2023	9/30/2023		Reserve	Transfer Account (DueTo/From)		6,638.00	(6,639.00)
9/30/2023	9/30/2023		Reserve	Reclassify due to/from balances to correct acct	6,639.00		0.00
				Net Change: 1.00	6,639.00	6,638.00	0.00
2000 Accounts Payable - Operating							0.00
9/13/2023	8/25/2023		Operating	Vendor: NV Energy Memo: 082523-9653 Invoice #: 082523-9653 Due: 09/13/23		31.50	(31.50)
9/20/2023	9/12/2023		Operating	Vendor: Farmers Insurance Memo: 091223-0001 Invoice #: 091223-0001 Due: 10/02/23		838.66	(870.16)
9/13/2023	9/13/2023		Operating	Vendor: NV Energy Voucher: 09/13/23 Memo: 082523-9653 Invoice #: 082523-9653 Due: 09/13/23	31.50		(838.66)
9/20/2023	9/20/2023		Operating	Vendor: Farmers Insurance/Patrick Ward Voucher: 09/20/23 Memo: 091223-0001 Invoice #: 091223-0001 Due: 10/02/23	838.66		0.00
9/28/2023	9/28/2023		Operating	Vendor: Tobias Cervantes Ref: 12185 Memo Resident Refund: Tobias Cervantes Due: 09/28/23		75.00	(75.00)
9/28/2023	9/28/2023		Operating	Vendor: Tobias Cervantes Voucher: 09/28/23 Ref: 12185 Memo: Resident Refund: Tobias Cervantes Due: 09/28/23	75.00		0.00

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Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
Net Change: 0.00					1,171.66	1,171.66	0.00
2015 Due to Management - Operating							(2,045.00)
9/30/2023	9/30/2023		Operating	Adjust AR/PPA to Outstanding Report	773.50		(1,271.50)
Net Change: 773.50					773.50	0.00	(1,271.50)
2500 Prepaid Assessments - Operating							(5,476.45)
9/6/2023	8/30/2023		Operating	Acct#: 12201 Posted: 09/06/23 Code: Payment Source: Batch Adjustment Chk #: 895015		226.50	(5,702.95)
9/1/2023	9/1/2023		Operating	Acct#: 12204 Posted: 09/01/23 Code: Payment Source: Lockbox Chk #: 38941632		226.50	(5,929.45)
9/5/2023	9/5/2023		Operating	Acct#: 17935 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(5,829.45)
9/5/2023	9/5/2023		Operating	Acct#: 12173 Posted: 09/05/23 Code: Payment Source: Lockbox Chk #: 39167887		226.00	(6,055.45)
9/5/2023	9/5/2023		Operating	Acct#: 12173 Posted: 08/01/23 Code: Reserve Assessment Source: Billing	6.50		(6,048.95)
9/7/2023	9/7/2023		Operating	Acct#: 12164 Posted: 09/07/23 Code: Payment Source: Batch Adjustment Chk #: 866637		227.00	(6,275.95)
9/7/2023	9/7/2023		Operating	Acct#: 12164 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(6,175.95)
9/7/2023	9/7/2023		Operating	Acct#: 12160 Posted: 09/07/23 Code: Payment Source: Batch Adjustment Chk #: 7905		228.00	(6,403.95)
9/7/2023	9/7/2023		Operating	Acct#: 12160 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(6,303.95)
9/7/2023	9/7/2023		Operating	Acct#: 16773 Posted: 09/07/23 Code: Payment Source: Lockbox Chk #: 1018		226.50	(6,530.45)
9/7/2023	9/7/2023		Operating	Acct#: 16773 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(6,430.45)
9/8/2023	9/8/2023		Operating	Acct#: 12195 Posted: 09/08/23 Code: Payment Source: Lockbox Chk #: 607		226.50	(6,656.95)
9/8/2023	9/8/2023		Operating	Acct#: 12195 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(6,556.95)
9/11/2023	9/11/2023		Operating	Acct#: 12205 Posted: 09/11/23 Code: Payment Source: Batch Adjustment Chk #: 0649403618		220.00	(6,776.95)
9/11/2023	9/11/2023		Operating	Acct#: 12205 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	87.00		(6,689.95)
9/11/2023	9/11/2023		Operating	Acct#: 12482 Posted: 09/11/23 Code: Payment Source: Batch Adjustment Chk #: 107		226.50	(6,916.45)
9/11/2023	9/11/2023		Operating	Acct#: 12482 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(6,816.45)
9/12/2023	9/12/2023		Operating	Acct#: 12209 Posted: 09/12/23 Code: Payment Source: Batch Adjustment Chk #: 302		227.00	(7,043.45)
9/12/2023	9/12/2023		Operating	Acct#: 12209 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(6,943.45)
9/12/2023	9/12/2023		Operating	Acct#: 12190 Posted: 09/12/23 Code: Payment Source: Lockbox Chk #: 2010		226.50	(7,169.95)
9/12/2023	9/12/2023		Operating	Acct#: 12190 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(7,069.95)
9/14/2023	9/14/2023		Operating	Acct#: 12186 Posted: 09/14/23 Code: Payment Source: Lockbox Chk #: 337834		226.50	(7,296.45)
9/14/2023	9/14/2023		Operating	Acct#: 12186 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(7,196.45)
9/15/2023	9/15/2023		Operating	Acct#: 17009 Posted: 09/15/23 Code: Payment Source: Lockbox Chk #: 100122119		251.50	(7,447.95)

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9/15/2023	9/15/2023		Operating	Acct#: 17009 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(7,347.95)
9/17/2023	9/17/2023		Operating	Acct#: 17009 Posted: 07/03/23 Code: Late Notice Fee Source: Late Fee	15.00		(7,332.95)
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 09/18/23 Code: Bad Debt Write Off Source: Batch Adjustment		325.00	(7,657.95)
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 09/18/23 Code: Payment Source: Batch Adjustment Chk #: 18195		4,517.00	(12,174.95)
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 07/06/23 Code: Audit Fee Source: Batch Adjustment	98.50		(12,076.45)
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 09/18/23 Code: Bad Debt Write Off Source: Account Void	325.00		(11,751.45)
9/19/2023	9/19/2023		Operating	Acct#: 12213 Posted: 09/19/23 Code: Payment Source: Lockbox Chk #: 8352		226.50	(11,977.95)
9/19/2023	9/19/2023		Operating	Acct#: 12213 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(11,877.95)
9/20/2023	9/20/2023		Operating	Acct#: 12158 Posted: 09/20/23 Code: Payment Source: Batch Adjustment Chk #: 632726		226.50	(12,104.45)
9/20/2023	9/20/2023		Operating	Acct#: 12158 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(12,004.45)
9/20/2023	9/20/2023		Operating	Acct#: 12193 Posted: 09/20/23 Code: Payment Source: Lockbox Chk #: 39343801		226.50	(12,230.95)
9/20/2023	9/20/2023		Operating	Acct#: 12193 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(12,130.95)
9/21/2023	9/21/2023		Operating	Acct#: 12208 Posted: 09/05/23 Code: Late Notice Fee Source: Late Fee	15.00		(12,115.95)
9/22/2023	9/22/2023		Operating	Acct#: 16921 Posted: 09/22/23 Code: Payment Source: Lockbox Chk #: 39361013		226.50	(12,342.45)
9/22/2023	9/22/2023		Operating	Acct#: 16921 Posted: 07/06/23 Code: Audit Fee Source: Batch Adjustment	226.50		(12,115.95)
9/25/2023	9/25/2023		Operating	Acct#: 12157 Posted: 09/25/23 Code: Payment Source: Lockbox Chk #: 171		226.50	(12,342.45)
9/25/2023	9/25/2023		Operating	Acct#: 12157 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(12,242.45)
9/26/2023	9/26/2023		Operating	Acct#: 12170 Posted: 09/26/23 Code: Payment Source: Lockbox Chk #: 9521419158		226.50	(12,468.95)
9/26/2023	9/26/2023		Operating	Acct#: 12170 Posted: 07/01/23 Code: Assessment Source: Billing	0.08		(12,468.87)
9/27/2023	9/27/2023		Operating	Acct#: 12206 Posted: 09/27/23 Code: Payment Source: Batch Adjustment Chk #: 284		230.00	(12,698.87)
9/27/2023	9/27/2023		Operating	Acct#: 12206 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(12,598.87)
9/27/2023	9/27/2023		Operating	Acct#: 12162 Posted: 09/27/23 Code: Payment Source: Batch Adjustment Chk #: 18457		500.00	(13,098.87)
9/27/2023	9/27/2023		Operating	Acct#: 12162 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	93.53		(13,005.34)
9/28/2023	9/28/2023		Operating	Acct#: 12156 Posted: 09/28/23 Code: Payment Source: Batch Adjustment Chk #: 1026		226.50	(13,231.84)
9/28/2023	9/28/2023		Operating	Acct#: 12156 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(13,131.84)
9/28/2023	9/28/2023		Operating	Vendor: Tobias Cervantes Ref: 12185 Memo: Resident Refund: Tobias Cervantes Due: 09/28/23	75.00		(13,056.84)
9/28/2023	9/28/2023		Operating	Acct#: 15185 Posted: 09/28/23 Code: Payment Source: Lockbox Chk #: 39432117		227.00	(13,283.84)
9/28/2023	9/28/2023		Operating	Acct#: 15185 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(13,183.84)

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Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
9/28/2023	9/28/2023		Operating	Acct#: 12175 Posted: 09/28/23 Code: Credit 60 Day Notice Source: Batch Adjustment		75.00	(13,258.84)
9/28/2023	9/28/2023		Operating	Acct#: 12175 Posted: 09/28/23 Code: Credit Late Notice Fee Source: Batch Adjustment		15.00	(13,273.84)
9/29/2023	9/29/2023		Operating	Acct#: 16034 Posted: 09/29/23 Code: Payment Source: Lockbox Chk #: 39454535		226.50	(13,500.34)
9/29/2023	9/29/2023		Operating	Acct#: 17438 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(13,400.34)
9/30/2023	9/30/2023		Operating	Acct#: 12175 Posted: 07/01/23 Code: Assessment Source: Billing	75.00		(13,325.34)
9/30/2023	9/30/2023		Operating	Adjust AR/PPA to Outstanding Report		123.50	(13,448.84)
				Net Change: 713.00	17,256.00	16,543.00	(13,448.84)
2510 Refundable Deposits - Facility Rental - Operating							(450.00)
9/30/2023	9/30/2023		Operating	Adjust Previous Year liabilities	450.00		0.00
				Net Change: 450.00	450.00	0.00	0.00
2599 Due to Operating - Reserve							(14,126.95)
9/30/2023	9/30/2023		Reserve	Adjust due to/from	14,126.95		0.00
				Net Change: 14,126.95	14,126.95	0.00	0.00
2601 Deferred Reserve Revenue - Reserve							(115,563.04)
9/30/2023	9/30/2023		Reserve	Monthly Reserve Transfer		8,121.39	(123,684.43)
9/30/2023	9/30/2023		Reserve	Adjust entry reserve acct	1.00		(123,683.43)
9/30/2023	9/30/2023		Reserve	Reclassify deferred reserverevenue funding	123,683.43		0.00
				Net Change: 115,563.04	123,684.43	8,121.39	0.00
3000 Operating Fund - Operating							(35,518.15)
9/30/2023	9/30/2023		Operating	Reclassify due to/from balances to correct acct	6,638.00		(28,880.15)
9/30/2023	9/30/2023		Operating	Adjust Previous Year liabilities		450.00	(29,330.15)
				Net Change: 6,188.00	6,638.00	450.00	(29,330.15)
3500 Reserve - Reserve							0.00
9/30/2023	9/30/2023		Reserve	Reclassify due to/from balances to correct acct		6,639.00	(6,639.00)
9/30/2023	9/30/2023		Reserve	Reclassify deferred reserverevenue funding		123,683.43	(130,322.43)
9/30/2023	9/30/2023		Reserve	Record YTD Reserve Contribution	54,900.00		(75,422.43)
9/30/2023	9/30/2023		Reserve	Record YTD Reserve Contribution	18,192.51		(57,229.92)
				Net Change: (57,229.92)	73,092.51	130,322.43	(57,229.92)
4000 Assessments - Operating							(61,732.00)
9/1/2023	9/1/2023		Operating	Acct#: 12181 Posted: 09/01/23 Code: Assessment Source: Billing		126.50	(61,858.50)
				Net Change: (7,716.50)	0.00	7,716.50	(61,858.50)
4002 Late Fees - Operating							(2,537.46)
9/5/2023	9/5/2023		Operating	Acct#: 12181 Posted: 09/05/23 Code: Late Fees Source: Batch Adjustment		25.00	(2,562.46)
9/18/2023	9/5/2023		Operating	Acct#: 16921 Posted: 09/18/23 Code: Late Fees Source: Account Void	25.00		(2,537.46)
9/30/2023	9/30/2023		Operating	Acct#: 12203 Posted: 09/30/23 Code: Late Fees Source: Late Fee		25.00	(2,562.46)
				Net Change: (275.00)	25.00	300.00	(2,562.46)
4006 Capital Contribution - Operating							(473.00)
4007 Reserve Contribution - Reserve							0.00

General Ledger Summary
 Period 9/1/2023 To 9/30/2023 11:59:00 PM

Monday, October 30, 2023 15:53

Rancho San Juan HOA

Posted	Transaction	Source	Department	Note	Debit	Credit	Balance
9/30/2023	9/30/2023		Reserve	Record YTD Reserve Contribution		18,192.51	(18,192.51)
				Net Change: (18,192.51)	0.00	18,192.51	(18,192.51)
4013 Fines - Operating							(500.00)
9/21/2023	9/20/2023		Operating	Acct#: 17479 Posted: 09/21/23 Code: Fines Source: Batch Adjustment		300.00	(800.00)
				Net Change: (300.00)	0.00	300.00	(800.00)
4014 Administrative - Operating							0.00
9/18/2023	9/18/2023		Operating	Acct#: 12179 Posted: 09/18/23 Code: Credit Audit Source: Batch Adjustment Chk #: 17980		325.00	(325.00)
9/18/2023	9/18/2023		Operating	Acct#: 12179 Posted: 09/01/23 Code: Reserve Assessment Source: Billing	100.00		(225.00)
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 09/18/23 Code: Credit Audit Source: Batch Adjustment Chk #: 18196		325.00	(550.00)
9/18/2023	9/18/2023		Operating	Acct#: 16921 Posted: 07/06/23 Code: Audit Fee Source: Batch Adjustment	98.50		(451.50)
				Net Change: (123.50)	526.50	650.00	(451.50)
4017 Other - Operating							406.50
4019 Operating Account Interest - Operating							(5.29)
9/30/2023	9/30/2023		Operating	Bank Reconcile: Interest Earned		0.72	(6.01)
				Net Change: (0.72)	0.00	0.72	(6.01)
4019 Operating Account Interest - Reserve							(21.68)
4020 Reserve Account Interest - Reserve							(131.95)
9/30/2023	9/30/2023		Reserve	Bank Reconcile: Interest Earned		25.65	(157.60)
				Net Change: (25.65)	0.00	25.65	(157.60)
4024 NSF Fee Income - Operating							80.00
4027 60 Day Notice - Operating							(675.00)
9/5/2023	9/5/2023		Operating	Acct#: 12175 Posted: 09/05/23 Code: 60 Day Notice Source: Late Fee		75.00	(750.00)
9/28/2023	9/28/2023		Operating	Acct#: 12175 Posted: 09/28/23 Code: Credit 60 Day Notice Source: Batch Adjustment	75.00		(675.00)
				Net Change: 0.00	75.00	75.00	(675.00)
4028 Intent to Lien - Operating							(750.00)
4029 Late Notice - Operating							(225.00)
9/5/2023	9/5/2023		Operating	Acct#: 12208 Posted: 09/05/23 Code: Late Notice Fee Source: Late Fee		15.00	(240.00)
9/28/2023	9/28/2023		Operating	Acct#: 12175 Posted: 09/28/23 Code: Credit Late Notice Fee Source: Batch Adjustment	15.00		(225.00)
				Net Change: (30.00)	15.00	45.00	(225.00)
4030 Reserve Assessment - Operating							(48,800.00)
9/1/2023	9/1/2023		Operating	Acct#: 17935 Posted: 09/01/23 Code: Reserve Assessment Source: Billing		100.00	(48,900.00)
				Net Change: (6,100.00)	0.00	6,100.00	(48,900.00)
4030 Reserve Assessment - Reserve							0.00
9/30/2023	9/30/2023		Reserve	Record YTD Reserve Contribution		54,900.00	(54,900.00)
				Net Change: (54,900.00)	0.00	54,900.00	(54,900.00)
4041 Payment Plan Fee - Operating							(60.00)

General Ledger Summary
 Period 9/1/2023 To 9/30/2023 11:59:00 PM

Monday, October 30, 2023 15:53

Rancho San Juan HOA

Posted	Transaction Source	Department	Note	Debit	Credit	Balance
6000 Management Services - Operating						6,400.00
6002 Postage - Operating						905.51
6009 Bank Charges - Operating						0.00
9/30/2023	9/30/2023	Operating	Bank Reconcile: Service Fee Charge	10.00		10.00
			Net Change: 10.00	10.00	0.00	10.00
6023 Legal Fees - Operating						5,703.50
6025 Reserve Study - Operating						1,300.00
6043 Secr State; NRED; Ombudsman - Operating						428.25
6075 Miscellaneous Admin - Operating						364.00
7000 Landscape Contract - Operating						3,294.00
7004 Tree Pruning - Operating						650.00
7013 Landscape Addational - Operating						5,322.50
7014 Leak Detection - Operating						215.00
7014 Leak Detection - Reserve						1,060.00
7016 Backflow - Operating						75.00
7029 Pool Permits - Operating						172.10
9/30/2023	9/30/2023	Operating	Amortize Prepaid Expenses	34.38		206.48
			Net Change: 34.38	34.38	0.00	206.48
7126 Retaining Walls - Reserve						5,278.00
7129 Signs - Reserve						300.00
7136 General Repair and Maintenance - Operating						725.00
7136 General Repair and Maintenance - Reserve						5,578.00
8000 Electric - Operating						213.83
9/13/2023	8/25/2023	Operating	Vendor: NV Energy Memo: 082523-9653 Invoice #: 082523-9653 Due: 09/13/23	31.50		245.33
			Net Change: 31.50	31.50	0.00	245.33
8002 Water - Operating						16,765.63
9/11/2023	9/11/2023	Operating	Record City of Las Vegas autopay	3,545.52		20,311.15
			Net Change: 3,545.52	3,545.52	0.00	20,311.15
8006 Sewer - Operating						2,593.73
8107 Package Policy - Operating						2,505.06
9/30/2023	9/30/2023	Operating	Amortize Prepaid Insurance	413.92		2,918.98
			Net Change: 413.92	413.92	0.00	2,918.98
9000 Reserve Contribution - Operating						52,771.12
9/30/2023	9/30/2023	Operating	Monthly Reserve Tansfer	8,121.39		60,892.51
9/30/2023	9/30/2023	Operating	Reclassify Reserve Contribution 2		6,100.00	54,792.51
			Net Change: 2,021.39	8,121.39	6,100.00	54,792.51
9004 Reserve Contirbution 2 - Operating						12,200.00
9/30/2023	9/30/2023	Operating	Reclassify Reserve Contribution 2	6,100.00		18,300.00
			Net Change: 6,100.00	6,100.00	0.00	18,300.00



Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: August 31, 2023
This statement: September 30, 2023
Total days in statement period: 30

RANCHO SAN JUAN HOMEOWNERS
C/O VARALINDO COMMUNITY MGMT
RANCHO SAN JUAN - OPR
6345 S PECOS RD SUITE 206
LAS VEGAS NV 89120

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(2)

Direct inquiries to
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX1214	Beginning balance	\$30,966.85
Enclosures	2	Total additions	19,885.78
Low balance	\$29,103.33	Total subtractions	14,338.07
Average balance	\$35,972.11	Ending balance	\$36,514.56
Avg collected balance	\$35,126		

CHECKS

Number	Date	Amount	Number	Date	Amount
5075	09-08	927.50			
5077 *	09-08	637.00			

DEBITS

Date	Description	Subtractions
09-11	' ACH Debit NORTH LAS VEGAS DIRECT-DR 230911	3,545.52
09-14	' ACH Debit NV ENERGY SOUTH NPC PYMT 230914 033919911015965	31.50
09-21	' ACH Debit Farmers Ins Exch EFT PYMT 230921 002152442	838.66
09-25	' Return Echeck Pymt CHK#39343801 LBXID: RSJ MEM: 12193 R04 R MONTENEGRO, RE LBXDATE 09212023	226.50

Date	Description	Subtractions
09-25	' Direct S/C	10.00
	AAB ONLINE EPAY RT	
09-29	' Online Transfer Dr REF 2720631L FUNDS TRANSFER TO DEP XXXXXX9416 FROM MONTHLY RSV TRANSFER	8,121.39

CREDITS

Date	Description	Additions
09-01	' Lockbox Deposit	226.50
09-05	' Lockbox Deposit	1,885.50
09-06	' Remote Deposit	226.50
09-07	' Lockbox Deposit	226.50
09-08	' Remote Deposit	227.00
09-08	' Remote Deposit	228.00
09-08	' Lockbox Deposit	226.50
09-12	' Remote Deposit	673.50
09-12	' Lockbox Deposit	906.00
09-14	' Lockbox Deposit	453.00
09-15	' Remote Deposit	4,205.56
09-15	' Lockbox Deposit	478.00
09-19	' Remote Deposit	4,517.00
09-19	' Lockbox Deposit	951.00
09-20	' Lockbox Deposit	453.00
09-21	' Remote Deposit	226.50
09-22	' Lockbox Deposit	453.00
09-25	' Lockbox Deposit	226.50
09-26	' Lockbox Deposit	226.50
09-27	' Remote Deposit	909.50
09-28	' Remote Deposit	226.50
09-28	' Remote Deposit	500.00
09-28	' Lockbox Deposit	680.00
09-29	' Lockbox Deposit	553.00
09-30	' Interest Credit	0.72

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
08-31	30,966.85	09-12	30,682.83	09-25	41,539.73
09-01	31,193.35	09-14	31,104.33	09-26	41,766.23
09-05	33,078.85	09-15	35,787.89	09-27	42,675.73
09-06	33,305.35	09-19	41,255.89	09-28	44,082.23
09-07	33,531.85	09-20	41,708.89	09-29	36,513.84
09-08	32,648.85	09-21	41,096.73	09-30	36,514.56
09-11	29,103.33	09-22	41,549.73		

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	30
Average balance for APY	\$35,126.57
Interest earned	\$0.72

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Alliance Association Bank

Operating ****1214	Alliance Association Bank	5075
Rancho San Juan HOA	2700 West Sahara Avenue	
6340 S. Pecos Rd. Suite 211	Las Vegas, NV 89102	
Las Vegas, NV 89132		
722-963-0406		
PAY ****NINE HUNDRED TWENTY SEVEN DOLLARS AND 50/100****		
TO THE ORDER OF	DATE	AMOUNT
Boysca Orma Anthony & McKiver	8/29/2023	\$927.50
7432 W. Sahara Ave	<i>Gene B. McKiver</i>	
Las Vegas, NV 89117		
321735		
C005075C A122105980A 8665731214C		

09/08/2023 5075 \$927.50

Operating ****1214	Alliance Association Bank	5077
Rancho San Juan HOA	2700 West Sahara Avenue	
6340 S. Pecos Rd. Suite 211	Las Vegas, NV 89102	
Las Vegas, NV 89132		
722-963-0406		
PAY ****SIX HUNDRED THIRTY SEVEN DOLLARS AND 00/100****		
TO THE ORDER OF	DATE	AMOUNT
Boysca Orma Anthony & McKiver	8/29/2023	\$637.00
7432 W. Sahara Ave	<i>Gene B. McKiver</i>	
Las Vegas, NV 89117		
321561		
C005077C A122105980A 8665731214C		

09/08/2023 5077 \$637.00

Rancho San Juan HOA
Bank Reconciliation Expanded Detail Consolidated

Bank: Operating ****1214 Account: *****1214

Statement Date: 9/30/2023

Linked Statement: None

G/L Balance: 36,666.06

Statement Balance: 36,514.56

Item	Date	Check #	Amount	Balance
			Previous Balance:	30,966.85
Boyack Orme Anthony & McKiever	8/23/2023	5075	-927.50	30,039.35
Boyack Orme Anthony & McKiever	8/23/2023	5077	-637.00	29,402.35
NV Energy	9/13/2023	300066	-31.50	29,370.85
Farmers Insurance	9/20/2023	300068	-838.66	28,532.19
		Total Checks:	-2,434.66	
Adjustment Batch	8/30/2023		226.50	28,758.69
Lockbox	9/1/2023		226.50	28,985.19
Lockbox	9/5/2023		1,885.50	30,870.69
Adjustment Batch	9/7/2023		455.00	31,325.69
Lockbox	9/7/2023		226.50	31,552.19
Lockbox	9/8/2023		226.50	31,778.69
Adjustment Batch	9/11/2023		446.50	32,225.19
Record City of Las Vegas autopay	9/11/2023		-3,545.52	28,679.67
Adjustment Batch	9/12/2023		227.00	28,906.67
Lockbox	9/12/2023		906.00	29,812.67
Lockbox	9/14/2023		453.00	30,265.67
Farmer's Ins claim for club house repairs-vandalism	9/15/2023		4,205.56	34,471.23
Lockbox	9/15/2023		478.00	34,949.23
Adjustment Batch	9/18/2023		4,517.00	39,466.23
Lockbox	9/19/2023		951.00	40,417.23
Adjustment Batch	9/20/2023		226.50	40,643.73
Lockbox	9/20/2023		453.00	41,096.73
Lockbox	9/22/2023		453.00	41,549.73
Lockbox	9/25/2023		226.50	41,776.23
Lockbox	9/26/2023		226.50	42,002.73
Adjustment Batch	9/27/2023		1,409.50	43,412.23
Adjustment Batch	9/28/2023		226.50	43,638.73
Lockbox	9/28/2023		680.00	44,318.73
Lockbox	9/29/2023		553.00	44,871.73
Adjust Operating Account reserve entry incorrect	9/30/2023		0.00	44,871.73
Bank Reconcile: Interest Earned	9/30/2023		0.72	44,872.45
Bank Reconcile: Service Fee Charge	9/30/2023		-10.00	44,862.45
Monthly Reserve Transfer	9/30/2023		-8,121.39	36,741.06
UR ACH Return posted 10/26	9/30/2023		-226.50	36,514.56
		Total Deposits / Adjustments:	7,982.37	
		Statement Balance:		36,514.56

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
5078	9/28/2023	Tobias Cervantes	301.50

* voided check

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Rancho San Juan HOA
Bank Reconciliation Expanded Detail Consolidated

301.50

Date	Reference	Uncleared Deposits
8/29/2023	Adjustment Batch	226.50
9/30/2023	UR ACH Return posted 10/26	226.50
		453.00

Bank Reconciliation Summary: Operating **1214 Account: *****1214**

G/L Balance:	36,666.06
Uncleared Checks, Credits:	301.50
Uncleared Deposits, Debits:	453.00
G/L Difference:	36,514.56
Statement Balance:	36,514.56
G/L and Balance Difference:	0.00

* voided check

10/30/2023 3:52:55 PM



Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237
Return Service Requested

Last statement: August 31, 2023
This statement: September 30, 2023
Total days in statement period: 30

RANCHO SAN JUAN HOMEOWNERS
C/O VARALINO COMMUNITY MGMT
RANCHO SAN JUAN - RSV
6345 S PECOS RD SUITE 206
LAS VEGAS NV 89120

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(0)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX9416	Beginning balance	\$124,265.62
Low balance	\$124,265.62	Total additions	8,147.04
Average balance	\$124,807.05	Total subtractions	0.00
Avg collected balance	\$124,807	Ending balance	\$132,412.66
Interest paid year to date	\$179.28		

CREDITS

<u>Date</u>	<u>Description</u>	<u>Additions</u>
09-29	Online Transfer Cr REF 2720631L FUNDS TRANSFER FRMDEP XXXXXX1214 FROM MONTHLY RSV TRANSFER	8,121.39
09-30	Interest Credit	25.65

DAILY BALANCES

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
08-31	124,265.62	09-29	132,387.01	09-30	132,412.66

INTEREST INFORMATION

Annual percentage yield earned	0.25%
Interest-bearing days	30
Average balance for APY	\$124,807.05
Interest earned	\$25.65

OVERDRAFT/RETURN ITEM FEES

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Thank you for banking with Alliance Association Bank

Rancho San Juan HOA
Bank Reconciliation Expanded Detail Consolidated

Bank: MM Reserve ****9416 Account: *****9416

Statement Date: 9/30/2023

G/L Balance: 132,412.66

Linked Statement: None

Statement Balance: 132,412.66

Item	Date	Check #	Amount	Balance
			Previous Balance:	124,265.62
Monthly Reserve Transfer	7/31/2023		1.00	124,266.62
Adjust entry reserve acct	9/30/2023		-1.00	124,265.62
Bank Reconcile: Interest Earned	9/30/2023		25.65	124,291.27
Monthly Reserve Transfer	9/30/2023		8,121.39	132,412.66
			Total Deposits / Adjustments:	8,147.04
			Statement Balance:	132,412.66

Outstanding Items:

Bank Reconciliation Summary: MM Reserve **9416 Account: *****9416**

G/L Balance:	132,412.66
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	132,412.66
Statement Balance:	132,412.66
G/L and Balance Difference:	0.00