

Symphony Terrace Condominium Association, Inc.  
BALANCE SHEET  
for the period ending February 28, 2018

ASSETS		
101	Popular Bank - Oper 6096	27,364.96
108	Mission Fed Savings	246,549.32
115	Popular Bank - Elev 7508	448.40
114	Accounts Receivable	-428.00
	Total Assets	\$273,934.68
LIABILITIES		
215	Loan - Popular Bank	141,620.57
	Total Liabilities	\$141,620.57
RESERVES		
310	Capital	136,311.22
===		-11,407.23
---	Net since 02/01/18	7,410.12
	Total Reserves	\$132,314.11
	Liabilities and Reserves	\$273,934.68

Prepared on March 7, 2018 by Management.  
Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

Symphony Terrace Condominium Association, Inc.  
 INCOME STATEMENT  
 for the period February 1, 2018 to February 28, 2018

	REVENUE	
402	Assessments - Regular	26,458.00
825	Late fees, Misc Income	-30.00
430	Guest Room Rent	225.00
	Total Revenue	\$26,653.00
	EXPENDITURES	
746	Cable	90.82
717	Elevator Maintenance	1,032.12
765	Supplies	25.20
684	Pest Control Service	63.00
806	Pool Maintenance	402.50
803	Live plant maintenance	510.00
ELE	Electric use 693	55.54
719	Fire System Maintenance	150.00
720	Generator Maintenance	210.01
722	HVAC Maintenance	3,766.86
725	Office Expense	103.05
754	Repairs	1,762.80
693	Gas & Electric	3,924.69
782	Telephones	601.24
797	Water and Sewage	2,720.85
702	Insurance	680.50
716	Management Fees	1,680.00
995	Loan Payments	1,618.78
	Total Expenditures	\$19,397.96
	NET OPERATIONAL INCOME	\$7,255.04
	EXTRAORDINARY OTHER	
399	Suspense Account	155.08
	NET to RESERVES	\$7,410.12

Prepared on March 7, 2018 by Management.  
 Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

Symphony Terrace Condominium Association, Inc.  
 BUDGET COMPARISON  
 for the period February 1, 2018 to February 28, 2018

	Actual	Budget	Variance
REVENUE			
402 Assessments - Regular	26,458	26,466	
815 Interest Income	0	17	
825 Late fees, Misc Income	-30	17	
430 Guest Room Rent	225	250	
Total Revenue	\$26,653	\$26,750	
EXPENDITURES			
746 Cable	91	85	7% worse
717 Elevator Maintenance	1,032	728	42% worse
692 Janitorial	0	1,200	100% better
765 Supplies	25	42	40% better
684 Pest Control Service	63	63	
806 Pool Maintenance	403	340	18% worse
807 Pool Extras	0	83	100% better
803 Live plant maintenance	510	110	364% worse
804 Landscaping	0	400	100% better
805 Landscaping Extras	0	83	100% better
ELE Electric use 693	56	0	
719 Fire System Maintenance	150	50	200% worse
720 Generator Maintenance	210	125	68% worse
722 HVAC Maintenance	3,767	417	804% worse
725 Office Expense	103	138	25% better
754 Repairs	1,763	3,750	53% better
693 Gas & Electric	3,925	3,700	6% worse
782 Telephones	601	417	44% worse
789 Trash	0	1,100	100% better
797 Water and Sewage	2,721	2,583	5% worse
702 Insurance	681	667	2% worse
712 Legal & Professional	0	333	100% better
716 Management Fees	1,680	1,600	5% worse
733 Licenses, fees, permits	0	50	100% better
730 Taxes State/Federal	0	8	100% better
995 Loan Payments	1,619	1,619	
Total Expenditures	\$19,398	\$19,691	1% better
NET OPERATIONAL INCOME	\$7,255	\$7,059	
EXTRAORDINARY OTHER			
399 Suspense Account	155	0	
NET to RESERVES	\$7,410	\$7,058	

Prepared on March 7, 2018 by Management.  
 Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

SYMPHONY TERRACE  
Accounts Receivable Aging Report  
as of 02/28/18

Account	>60	>30	>15	<=15	Total	Name
Accounts with Balances Owed:						
506		428.00	428.00		856.00	Nazar
401			428.00	50.00	478.00	Lumanlan
402	576.00	-576.00	428.00		428.00	Jensen
407			428.00		428.00	O'Connor
604	10.00			275.00	285.00	Brewer
605	-489.00	17.00	497.00		25.00	Ausley
203	60.00	-40.00			20.00	Ramos
					2,520.00	
Accounts with Credit Balances:						
305	19.00	-20.00			-1.00	Salas
302	-20.00				-20.00	Wycoco
504	-20.00				-20.00	Justin
501	-428.00	50.00	378.00	-50.00	-50.00	Teymouria
705	50.00	547.00	-647.00		-50.00	Tavassoli
102	-1,284.00	428.00	428.00		-428.00	Fritzer
204	-428.00		428.00	-428.00	-428.00	Bellinger
208	10.00	-1,014.00	497.00		-507.00	Bartoli
901	-532.00		532.00	-532.00	-532.00	George
902	-2,404.00	532.00	532.00		-1,340.00	Joe
					-3,376.00	
Totals:	-4,880.00	352.00	4,357.00	-685.00	-856.00	

SYMPHONY TERRACE  
A/R Reconciliation Report  
as of 02/28/18

Account	Owed	Pd in Adv	Adj	Journal Page
102		428.00		
203	20.00			
204		428.00		
207			428.00	Folio 13624
208		507.00		
302		20.00		
305		1.00		
401	478.00			
402	428.00			
407	428.00			
501		50.00		
504		20.00		
506	856.00			
604	285.00			
605	25.00			
705		50.00		
901		532.00		
902		1,340.00		
G/L Total:	<u>2,520.00</u>	<u>-3,376.00</u>	<u>+428.00 =</u>	<u>\$-428.00</u>
A/R Total:	2,520.00	-3,376.00 =	<u>\$-856.00</u>	

Each owner payment to Symphony Terrace is posted to the owner's account with the date of its receipt. The date used for financial statements and general ledgers, however, is the date of deposit to the bank. Sometimes these two dates are not the same. In order to reconcile owner statements to the financial statements, an adjustment is needed for any check that was outstanding (in-transit to the bank) on the date of this report: 02/28/18. This report prepared on 03/07/18.

LEDGER ACCOUNT for SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.  
for the period 02/01/18 to 02/28/18; prepared 03/07/18; page 1

Date	Description	Folio	Check	Contra	Amount
101	Popular Bank - Oper 6096				
01/31/18	balance forward				26458.84
02/01/18	ceosd.net	13576	525	754	-80.00
02/01/18	Ceosd.net	13577	526	725	-1808.25
02/01/18	Loan Payment	13630		995	-1618.78
02/02/18	ATT	13625		782	-305.83
02/06/18	Deposit	13585		114	4404.08
02/06/18	SDGE	13626		693	-1219.01
02/07/18	Bay City	13586	527	720	-210.01
02/07/18	Pacific Rim Mechanical	13587	528	722	-377.00
02/07/18	Jorge Vergara	13588	529	803	-400.00
02/12/18	Deposit	13589		114	1954.00
02/12/18	Deposit	13590		114	9377.00
02/12/18	Deposit	13591		114	497.00
02/13/18	Deposit	13592		114	3571.00
02/13/18	ATT	13627		782	-295.41
02/14/18	Brittani Powell	13593	530	114	-807.00
02/14/18	24 Hour Elevator	13596	531	717	-757.12
02/14/18	24 Hour Elevator	13597	532	717	-275.00
02/14/18	Cox	13598	533	746	-90.82
02/14/18	Dewey Pest Control	13599	534	684	-63.00
02/14/18	Ira Giddings	13600	535	754	-370.00
02/14/18	Plant People	13601	536	803	-110.00
02/14/18	SDGE	13602	537	ELE	-55.54
02/14/18	City Treasurer	13628		797	-2720.85
02/15/18	Deposit	13594		114	50.00
02/15/18	Deposit	13595		114	428.00
02/20/18	Antonio Parra	13606	538	825	-50.00
02/20/18	Ksh Services	13607	539	719	-150.00
02/21/18	Engraving Wizard	13608	540	754	-168.00
02/21/18	Have Wash Will Travel	13609	541	754	-520.00
02/21/18	Homecrafts	13610	542	754	-674.80
02/21/18	Pacific Rim Mechanical	13611	543	722	-3389.86
02/27/18	Deposit	13615		114	960.00
02/27/18	Antonio Parra	13616	544	825	-30.00
02/27/18	SDGE	13629		693	-2705.68
02/28/18	BZ Pool Service	13617	545	806	-402.50
02/28/18	Farmers Insurance	13618	546	702	-680.50
	Total for Account 101	(906.12	since	02/01)	27364.96



## Activity - Deposit Accounts

Report created: 03/07/2018 10:58:00 AM (ET)  
 Account: 026008811 • \*6096 • Checking • Symphony Terrace-OPER • Available \$25,678.96  
 Date range: 2/1/2018 to 2/28/2018  
 Transaction types: All transactions  
 Detail option: Includes transaction detail

### 026008811 • \*6096 • Checking • Symphony Terrace-OPER • Available \$25,678.96

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
02/27/2018	2539	2539	CHECK PAID	\$150.00		\$32,510.82
02/27/2018	SD GAS ELEC PA		PREAUTHORIZED ACH DEBIT SD GAS ELEC PAID SDGE 180227	\$2,705.68		\$32,660.82
02/27/2018	5155200850		REMOTE DEPOSIT		\$960.00	\$35,366.50
02/26/2018	2542	2542	CHECK PAID	\$674.80		\$34,406.50
02/26/2018	2537	2537	CHECK PAID	\$55.54		\$35,081.30
02/26/2018	2532	2532	CHECK PAID	\$275.00		\$35,136.84
02/26/2018	2531	2531	CHECK PAID	\$757.12		\$35,411.84
02/23/2018	2535	2535	CHECK PAID	\$370.00		\$36,168.96
02/22/2018	2538	2538	CHECK PAID	\$50.00		\$36,538.96
02/22/2018	2534	2534	CHECK PAID	\$63.00		\$36,588.96
02/22/2018	2533	2533	CHECK PAID	\$90.82		\$36,651.96
02/22/2018	2529	2529	CHECK PAID	\$400.00		\$36,742.78
02/16/2018	5154949630		REMOTE DEPOSIT		\$428.00	\$37,142.78
02/15/2018	2530	2530	CHECK PAID	\$807.00		\$36,714.78
02/15/2018	2528	2528	CHECK PAID	\$377.00		\$37,521.78
02/15/2018	26008812117248		INDIVIDUAL ACH RETURN ITEM RETURN SETTLE A ACH RTN - R04 FENINA CALLEJO 601 ORIGINAL ENTRY EFF DATE = 180214	\$532.00		\$37,898.78
02/15/2018	5154897920		REMOTE DEPOSIT		\$50.00	\$38,430.78
02/14/2018	2527	2527	CHECK PAID	\$210.01		\$38,380.78
02/14/2018	CITY OF SANDIEGO WA		PREAUTHORIZED ACH DEBIT CITY OF SANDIEGO WATER BILL 180214	\$2,720.85		\$38,590.79
02/14/2018	SYMPHONY TERRACE AC		PREAUTHORIZED ACH CREDIT SYMPHONY TERRACE ACH 180214		\$9,377.00	\$41,311.64
02/14/2018	SYMPHONY TERRACE AC		PREAUTHORIZED ACH CREDIT SYMPHONY TERRACE ACH 180214		\$497.00	\$31,934.64
02/13/2018	2518	2518	CHECK PAID	\$2,700.00		\$31,437.64
02/13/2018	ATT Pa		PREAUTHORIZED ACH DEBIT ATT Payment 180213	\$295.41		\$34,137.64

02/13/2018	5154841380		REMOTE DEPOSIT		\$3,571.00	\$34,433.05
02/12/2018	5154774610	-	REMOTE DEPOSIT		\$1,954.00	\$30,862.05
02/08/2018	2525	2525 -	CHECK PAID	\$80.00		\$28,908.05
02/08/2018	2515	2515 -	CHECK PAID	\$67.50		\$28,988.05
02/08/2018	2514	2514 -	CHECK PAID	\$180.00		\$29,055.55
02/07/2018	2523	2523 -	CHECK PAID	\$740.24		\$29,235.55
02/07/2018	2522	2522 -	CHECK PAID	\$572.89		\$29,975.79
02/07/2018	2519	2519 -	CHECK PAID	\$377.00		\$30,548.68
02/07/2018	2517	2517 -	CHECK PAID	\$680.50		\$30,925.68
02/07/2018	2516	2516 -	CHECK PAID	\$328.06		\$31,606.18
02/07/2018	5154573990	-	REMOTE DEPOSIT		\$4,404.08	\$31,934.24
02/06/2018	2521	2521 -	CHECK PAID	\$481.25		\$27,530.16
02/06/2018	2520	2520 -	CHECK PAID	\$1,041.25		\$28,011.41
02/06/2018	2513	2513 -	CHECK PAID	\$1,050.00		\$29,052.66
02/06/2018	SD GAS ELEC PA	-	PREAUTHORIZED ACH DEBIT SD GAS ELEC PAID SDGE 180206	\$1,219.01		\$30,102.66
02/05/2018	2526	2526 -	CHECK PAID	\$1,808.25		\$31,321.67
02/05/2018	2524	2524 -	CHECK PAID	\$1,200.00		\$33,129.92
02/02/2018	ATT Pa	-	PREAUTHORIZED ACH DEBIT ATT Payment 180202	\$305.83		\$34,329.92
02/01/2018		20118032	INDIVIDUAL LOAN PAYMENT 847,,AUTOMATIC LOAN PAY	\$1,618.78		\$34,635.75
02/28/2018	<b>Totals</b>			<b>\$24,984.79</b>	<b>\$21,241.08</b>	



Bank Reconciliation

February 28, 2018

**796 Symphony Terrace Condo Assn.**  
Popular Community Bank - Operating

**Bank Ending Balance** 02/28/18 32,510.82

**Outstanding Checks** 5,677.86

Check #		Date	Amt
2434	Pacific Rim Mechanical	8-Nov	\$377.00
536	Plant People	14-Feb	\$110.00
540	Engraving Wizard	21-Feb	\$168.00
541	Have Wash Will Travel	21-Feb	\$520.00
543	Pacific Rim Mechanical	21-Feb	\$3,389.86
544	Antonio Parra	27-Feb	\$30.00
545	BZ Pool Service	28-Feb	\$402.50
546	Farmers Insurance	28-Feb	\$680.50

**Outstanding Deposits/Corrections** 532.00

Folio #		Date	Amt
	ACH Return F. Callejo 601	15-Feb	\$532.00

**Adjusted Bank Balance** 2/28/18 27,364.96

**Ledger Balance** 2/28/18 27,364.96

**Difference Between Ledger & Bank** 2/28/18 0.00

GENERAL LEDGER for SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.  
for the period 02/01/18 to 02/28/18; prepared 03/07/18; page 1

Date	Description	Folio	Check	Contra	Amount
101	Popular Bank - Oper 6096				
01/31/18	balance forward				26458.84
02/01/18	ceosd.net	13576	525	754	-80.00
02/01/18	Ceosd.net	13577	526	725	-1808.25
02/01/18	Loan Payment	13630		995	-1618.78
02/02/18	ATT	13625		782	-305.83
02/06/18	Deposit	13585		114	4404.08
02/06/18	SDGE	13626		693	-1219.01
02/07/18	Bay City	13586	527	720	-210.01
02/07/18	Pacific Rim Mechanical	13587	528	722	-377.00
02/07/18	Jorge Vergara	13588	529	803	-400.00
02/12/18	Deposit	13589		114	1954.00
02/12/18	Deposit	13590		114	9377.00
02/12/18	Deposit	13591		114	497.00
02/13/18	Deposit	13592		114	3571.00
02/13/18	ATT	13627		782	-295.41
02/14/18	Brittani Powell	13593	530	114	-807.00
02/14/18	24 Hour Elevator	13596	531	717	-757.12
02/14/18	24 Hour Elevator	13597	532	717	-275.00
02/14/18	Cox	13598	533	746	-90.82
02/14/18	Dewey Pest Control	13599	534	684	-63.00
02/14/18	Ira Giddings	13600	535	754	-370.00
02/14/18	Plant People	13601	536	803	-110.00
02/14/18	SDGE	13602	537	ELE	-55.54
02/14/18	City Treasurer	13628		797	-2720.85
02/15/18	Deposit	13594		114	50.00
02/15/18	Deposit	13595		114	428.00
02/20/18	Antonio Parra	13606	538	825	-50.00
02/20/18	Ksh Services	13607	539	719	-150.00
02/21/18	Engraving Wizard	13608	540	754	-168.00
02/21/18	Have Wash Will Travel	13609	541	754	-520.00
02/21/18	Homecrafts	13610	542	754	-674.80
02/21/18	Pacific Rim Mechanical	13611	543	722	-3389.86
02/27/18	Deposit	13615		114	960.00
02/27/18	Antonio Parra	13616	544	825	-30.00
02/27/18	SDGE	13629		693	-2705.68
02/28/18	BZ Pool Service	13617	545	806	-402.50
02/28/18	Farmers Insurance	13618	546	702	-680.50
	Total for Account 101	(906.12	since	02/01)	27364.96
108	Mission Fed Savings				
01/31/18	balance forward				246549.32
	Total for Account 108				246549.32
114	Accounts Receivable				
01/31/18	balance forward				-6932.00
02/01/18	A/R Recurring Jrnl	13541		402	26458.00
02/06/18	A/R Payments Rcvd	13585		101	-4249.00
02/12/18	A/R Payments Rcvd	13589		101	-1954.00
02/12/18	A/R Payment Rcvd	13590		101	-9377.00
02/12/18	A/R Payment Rcvd	13591		101	-497.00
02/13/18	A/R Payments Rcvd	13592		101	-3571.00
02/14/18	Brittani Powell	13593	530	101	807.00

GENERAL LEDGER for SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.  
for the period 02/01/18 to 02/28/18; prepared 03/07/18; page 2

Date	Description	Folio	Check	Contra	Amount
114 Accounts Receivable (continued)					
02/15/18	A/R Payments Rcvd	13594		101	-50.00
02/15/18	A/R Payments Rcvd	13595		101	-428.00
02/19/18	Guest Suite, Unit 604	13612		430	210.00
02/19/18	Guest Suite, clean U:604	13613		430	50.00
02/19/18	Guest Suite, admin fee	13614		430	15.00
02/20/18	J3907 move in U:401	13604		825	50.00
02/20/18	Feb Late Fee	13605		825	10.00
02/20/18	reverse late fee, U:506	13623		825	-10.00
02/27/18	A/R Payments Rcvd	13615		101	-960.00
	Total for Account 114	(6504.00	since 02/01)		-428.00
115 Popular Bank - Elev 7508					
01/31/18	balance forward				448.40
	Total for Account 115				448.40
215 Loan - Popular Bank					
01/31/18	balance forward				-141620.57
	Total for Account 215				-141620.57
310 Capital					
01/31/18	balance forward				-136311.22
	Total for Account 310				-136311.22
399 Suspense Account					
02/06/18	Reimburse Overpay	13585		101	-155.08
	Total for Account 399				-155.08
402 Assessments - Regular					
02/01/18	A/R Recurring Jrnl	13541		114	-26458.00
	Total for Account 402				-26458.00
430 Guest Room Rent					
02/01/18	Suite Cleaning U505	13576	525	101	50.00
02/19/18	Guest Suite, Unit 604	13612		114	-210.00
02/19/18	Guest Suite, clean U:604	13613		114	-50.00
02/19/18	Guest Suite, admin fee	13614		114	-15.00
	Total for Account 430				-225.00
684 Pest Control Service					
02/14/18	Dewey Pest Control	13599	534	101	63.00
	Total for Account 684				63.00
693 Gas & Electric					
02/06/18	SDGE	13626		101	1219.01
02/27/18	SDGE	13629		101	2705.68
	Total for Account 693				3924.69
702 Insurance					
02/28/18	Farmers Insurance	13618	546	101	680.50
	Total for Account 702				680.50

GENERAL LEDGER for SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.  
for the period 02/01/18 to 02/28/18; prepared 03/07/18; page 3

Date	Description	Folio	Check	Contra	Amount
<b>716 Management Fees</b>					
02/01/18	02/18 Mgmt Fee	13577	526	101	1680.00
Total for Account 716					1680.00
<b>717 Elevator Maintenance</b>					
02/14/18	24 Hour Elevator	13596	531	101	757.12
02/14/18	J3903 W Elvt Down	13597	532	101	275.00
Total for Account 717					1032.12
<b>719 Fire System Maintenance</b>					
02/20/18	JFIRE 01/18-02/18	13607	539	101	150.00
Total for Account 719					150.00
<b>720 Generator Maintenance</b>					
02/07/18	Preventive Maint.	13586	527	101	210.01
Total for Account 720					210.01
<b>722 HVAC Maintenance</b>					
02/07/18	Pacific Rim Mechanical	13587	528	101	377.00
02/21/18	Pacific Rim Mechanical	13611	543	101	3389.86
Total for Account 722					3766.86
<b>725 Office Expense - the sum of the following accounts:</b>					
01/31/18	balance fwd since 07/01	Acc	744		6482.62
01/31/18	balance fwd since 07/01	Acc	745		9177.67
02/01/18	02/18 Website Hosting	13577	526	101	5.00
02/01/18	02/18 Domain	13577	526	101	1.50
02/28/18	Postage	Acc	744		31.52
02/28/18	Copies	Acc	745		65.03
Total for Account 725 (103.05 since 02/01)					15763.34
<b>744 Postage</b>					
02/01/18	01/18 Postage	13577	526	101	31.52
Total for Account 744					31.52
<b>745 Copies</b>					
02/01/18	01/18 Printing	13577	526	101	65.03
Total for Account 745					65.03
<b>746 Cable</b>					
02/14/18	Cox	13598	533	101	90.82
Total for Account 746					90.82
<b>754 Repairs</b>					
02/01/18	J3904 Elev Pads U501	13576	525	101	30.00
02/14/18	Building Maint.	13600	535	101	370.00
02/21/18	JSIGN No Traspasing	13608	540	101	168.00
02/21/18	Trash Chutes	13609	541	101	520.00
02/21/18	J3909 P-2 Flood Elv Flr	13610	542	101	674.80
Total for Account 754					1762.80

GENERAL LEDGER for SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.  
for the period 02/01/18 to 02/28/18; prepared 03/07/18; page 4

Date	Description	Folio	Check	Contra	Amount
<b>765 Supplies</b>					
02/01/18	02/18 Supplies	13577	526	101	25.20
Total for Account 765					25.20
<b>782 Telephones</b>					
02/02/18	ATT	13625		101	305.83
02/13/18	ATT	13627		101	295.41
Total for Account 782					601.24
<b>797 Water and Sewage</b>					
02/14/18	City Treasurer	13628		101	2720.85
Total for Account 797					2720.85
<b>803 Live plant maintenance</b>					
02/07/18	Jorge Vergara	13588	529	101	400.00
02/14/18	Plant People	13601	536	101	110.00
Total for Account 803					510.00
<b>806 Pool Maintenance</b>					
02/28/18	02/18 SVC	13617	545	101	402.50
Total for Account 806					402.50
<b>825 Late fees, Misc Income</b>					
02/20/18	J3907 move in U:401	13604		114	-50.00
02/20/18	Feb Late Fee	13605		114	-10.00
02/20/18	J3907 Move In U401	13606	538	101	50.00
02/20/18	reverse late fee, U:506	13623		114	10.00
02/27/18	J3910 U-501 Delivery	13616	544	101	30.00
Total for Account 825					30.00
<b>995 Loan Payments</b>					
02/01/18	Loan Payment	13630		101	1618.78
Total for Account 995					1618.78
<b>ELE Electric use 693</b>					
02/14/18	SDGE	13602	537	101	55.54
Total for Account ELE					55.54