

Symphony Terrace Condominium Association, Inc.
BALANCE SHEET
for the period ending September 30, 2018

	ASSETS	
101	Popular Bank - Oper 6096	8,532.29
108	Mission Fed Savings	281,449.68
114	Accounts Receivable	-970.00
	Total Assets	\$289,011.97
	LIABILITIES	
215	Loan - Popular Bank	141,620.57
	Total Liabilities	\$141,620.57
	RESERVES	
310	Capital	136,311.22
===		8,514.73
---	Net since 09/01/18	2,565.45
	Total Reserves	\$147,391.40
	Liabilities and Reserves	\$289,011.97

Prepared on October 2, 2018 by Management.
Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

Symphony Terrace Condominium Association, Inc.
 INCOME STATEMENT
 for the period September 1, 2018 to September 30, 2018

REVENUE		
402	Assessments - Regular	26,458.00
825	Late fees, Misc Income	20.00
430	Guest Room Rent	225.00
	Total Revenue	\$26,703.00
EXPENDITURES		
746	Cable	95.43
717	Elevator Maintenance	1,514.24
692	Janitorial	1,500.00
765	Supplies	25.20
684	Pest Control Service	66.00
806	Pool Maintenance	350.00
807	Pool Extras	130.00
803	Live plant maintenance	567.49
722	HVAC Maintenance	377.00
725	Office Expense	111.13
754	Repairs	4,151.74
693	Gas & Electric	4,896.02
782	Telephones	680.99
797	Water and Sewage	3,637.93
716	Management Fees	1,680.00
730	Taxes State/Federal	521.00
995	Loan Payments	1,618.78
	Total Expenditures	\$21,922.95
	NET OPERATIONAL INCOME	\$4,780.05
RESERVE FUND EXPENSES		
331	Reserve Expenditures	2,214.60
	NET to RESERVES	\$2,565.45

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Symphony Terrace Condominium Association, Inc.
 BUDGET COMPARISON
 for the period July 1, 2018 to September 30, 2018

	Actual	Budget	Variance
REVENUE			
402 Assessments - Regular	79,374	79,399	
815 Interest Income	48	50	
825 Late fees, Misc Income	-80	125	
430 Guest Room Rent	1,075	750	
Total Revenue	\$80,417	\$80,324	
EXPENDITURES			
746 Cable	286	288	1% better
717 Elevator Maintenance	3,028	2,274	33% worse
692 Janitorial	4,500	4,500	
765 Supplies	76	125	40% better
684 Pest Control Service	198	200	1% better
806 Pool Maintenance	1,325	1,524	13% better
807 Pool Extras	130	0	
803 Live plant maintenance	787	330	139% worse
804 Landscaping	400	1,200	67% better
805 Landscaping Extras	675	500	35% worse
756 Electrical / Mechanical	150	0	
719 Fire System Maintenance	75	225	67% better
720 Generator Maintenance	1,007	625	61% worse
722 HVAC Maintenance	1,131	1,200	6% better
725 Office Expense	339	450	25% better
754 Repairs	13,849	10,000	38% worse
693 Gas & Electric	15,762	11,610	36% worse
782 Telephones	1,956	1,620	21% worse
789 Trash	4,692	3,870	21% worse
797 Water and Sewage	10,854	8,550	27% worse
702 Insurance	2,232	2,000	12% worse
712 Legal & Professional	1,750	550	218% worse
716 Management Fees	5,040	5,040	
733 Licenses, fees, permits	0	125	100% better
730 Taxes State/Federal	918	25	*% worse
995 Loan Payments	4,856	4,857	
Total Expenditures	\$76,018	\$61,688	23% worse
NET OPERATIONAL INCOME	\$4,399	\$18,636	
RESERVE FUND EXPENSES			
331 Reserve Expenditures	4,215	0	
NET to RESERVES	\$184	\$18,636	

Prepared on October 2, 2018 by Management.
 Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

SYMPHONY TERRACE
A/R Reconciliation Report
as of 09/30/18

Account	Owed	Pd in Adv	Adj	Journal Page
102		1,284.00		
202	125.00			
203		20.00		
204		428.00		
207	428.00			
302		20.00		
305		1.00		
402	438.00			
407	474.00			
408		10.00		
504		20.00		
602	275.00			
604	542.00			
605	269.00			
801	410.00			
901		532.00		
902		1,616.00		
G/L Total:	<u>2,961.00</u>	<u>-3,931.00</u>	=	<u>\$-970.00</u>
A/R Total:	2,961.00	-3,931.00	=	<u><u>\$-970.00</u></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: 09/30/18. This report prepared on 10/02/18.



Activity - Deposit Accounts

Report created: 10/01/2018 12:12:11 PM (ET)
 Account: 026008811 • *6096 • Checking • Symphony Terrace-OPER • Available \$9,480.41
 Date range: 9/1/2018 to 9/30/2018
 Transaction types: All transactions
 Detail option: Includes transaction detail

026008811 • *6096 • Checking • Symphony Terrace-OPER • Available \$9,480.41

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
09/28/2018	SD GAS ELEC PA		PREAUTHORIZED ACH DEBIT SD GAS ELEC PAID SDGE 180928	\$4,160.87		\$11,269.41
09/28/2018	5162340440		REMOTE DEPOSIT		\$1,029.00	\$15,430.28
09/28/2018	5162340120		REMOTE DEPOSIT		\$960.00	\$14,401.28
09/27/2018	2755	2755	CHECK PAID	\$2,214.60		\$13,441.28
09/27/2018	2753	2753	CHECK PAID	\$610.20		\$15,655.88
09/27/2018	2752	2752	CHECK PAID	\$915.00		\$16,266.08
09/27/2018	2750	2750	CHECK PAID	\$757.12		\$17,181.08
09/26/2018	2751	2751	CHECK PAID	\$75.00		\$17,938.20
09/24/2018	2748	2748	CHECK PAID	\$95.00		\$18,013.20
09/19/2018	2749	2749	CHECK PAID	\$90.00		\$18,108.20
09/19/2018	2747	2747	CHECK PAID	\$95.43		\$18,198.20
09/17/2018	2739	2739	CHECK PAID	\$521.33		\$18,293.63
09/17/2018	5161978850		REMOTE DEPOSIT		\$3,273.00	\$18,814.96
09/14/2018	2738	2738	CHECK PAID	\$521.00		\$15,541.96
09/13/2018	SYMPHONY TERRACE AC		PREAUTHORIZED ACH CREDIT SYMPHONY TERRACE ACH 180913		\$9,992.00	\$16,062.96
09/12/2018	2745	2745	CHECK PAID	\$1,386.00		\$6,070.96
09/12/2018	2740	2740	CHECK PAID	\$400.00		\$7,456.96
09/12/2018	2733	2733	CHECK PAID	\$540.00		\$7,856.96
09/12/2018	CITY OF SANDIEGO WA		PREAUTHORIZED ACH DEBIT CITY OF SANDIEGO WATER BILL 180912	\$3,637.93		\$8,396.96
09/12/2018	ATT Pa		PREAUTHORIZED ACH DEBIT ATT Payment 180912	\$343.55		\$12,034.89
09/11/2018	2744	2744	CHECK PAID	\$377.00		\$12,378.44
09/11/2018	2743	2743	CHECK PAID	\$66.00		\$12,755.44
09/11/2018	2742	2742	CHECK PAID	\$459.21		\$12,821.44
09/11/2018	2741	2741	CHECK PAID	\$167.49		\$13,280.65

09/11/2018	5161828500		REMOTE DEPOSIT		\$5,361.00	\$13,448.14
09/07/2018	2737	2737	CHECK PAID	\$136.33		\$8,087.14
09/06/2018	2746	2746	CHECK PAID	\$50.00		\$8,223.47
09/06/2018	2729	2729	CHECK PAID	\$744.16		\$8,273.47
09/05/2018	2736	2736	CHECK PAID	\$1,680.00		\$9,017.63
09/05/2018	2735	2735	CHECK PAID	\$100.00		\$10,697.63
09/05/2018	2734	2734	CHECK PAID	\$30.00		\$10,797.63
09/05/2018	2732	2732	CHECK PAID	\$661.70		\$10,827.63
09/05/2018	2731	2731	CHECK PAID	\$837.36		\$11,489.33
09/05/2018	2721	2721	CHECK PAID	\$95.00		\$12,326.69
09/05/2018	SD GAS ELEC PA		PREAUTHORIZED ACH DEBIT SD GAS ELEC PAID SDGE 180905	\$735.15		\$12,421.69
09/05/2018	5161561310		REMOTE DEPOSIT		\$6,907.00	\$13,156.84
09/04/2018	2730	2730	CHECK PAID	\$1,500.00		\$6,249.84
09/04/2018	2720	2720	CHECK PAID	\$10.00		\$7,749.84
09/04/2018	ATT Pa		PREAUTHORIZED ACH DEBIT ATT Payment 180901	\$337.44		\$7,759.84
09/04/2018		90418247	INDIVIDUAL LOAN PAYMENT 847..AUTOMATIC LOAN PAY	\$1,618.78		\$8,097.28
09/30/2018	Totals			\$25,968.65	\$27,522.00	

Bank Reconciliation

September 30, 2018

796 Symphony Terrace Condo Assn.
Popular Community Bank - Operating

Bank Ending Balance 09/30/18 11,269.41

Outstanding Checks 2,737.12

Check #		Date	Amt
754	BZ Pool	26-Sep	\$480.00
756	24 Hr. Elevator	26-Sep	\$757.12
757	The Final Clean	26-Sep	\$1,500.00

Outstanding Deposits/Corrections 0.00

Folio #	Date	Amt
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Adjusted Bank Balance 9/30/18 8,532.29

Ledger Balance 9/30/18 8,532.29

Difference Between Ledger & Bank 9/30/18 0.00

GENERAL LEDGER for SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.
for the period 09/01/18 to 09/30/18; prepared 10/02/18; page 1

Date	Description	Folio	Check	Contra	Amount
101 Popular Bank - Oper 6096					
08/31/18	balance forward				5197.84
09/01/18	ceosd.net	13959	736	716	-1680.00
09/01/18	Loan Payment	14011		995	-1618.78
09/04/18	Deposit	13975		114	6907.00
09/04/18	ceosd.net	13976	737	725	-136.33
09/05/18	Air Pollution Control	13980	738	730	-521.00
09/05/18	ceosd.net	13981	739	754	-521.33
09/05/18	Jorge Vergara	13982	740	803	-400.00
09/05/18	Plant People	13983	741	803	-167.49
09/05/18	Systems Specialist	13984	742	754	-459.21
09/05/18	Dewey Pest Control	13985	743	684	-66.00
09/05/18	Pacific Rim Mechanical	13986	744	722	-377.00
09/05/18	Vortex	13987	745	754	-1386.00
09/05/18	David Guerrero	13988	746	430	-50.00
09/05/18	ATT	14012		782	-337.44
09/05/18	SDGE	14013		693	-735.15
09/11/18	Deposit	13989		114	5361.00
09/12/18	Deposit	13991		114	9992.00
09/12/18	Cox	13992	747	746	-95.43
09/12/18	Homecrafts	13993	748	754	-95.00
09/12/18	Systems Specialist	13994	749	754	-90.00
09/12/18	ATT	14014		782	-343.55
09/12/18	City Treasurer	14015		797	-3637.93
09/14/18	Deposit	13995		114	3273.00
09/19/18	Deposit	13996		114	1029.00
09/19/18	24 Hour Elevator Inc	14001	750	717	-757.12
09/19/18	KSH Services	14002	751	754	-75.00
09/19/18	Systems Specialist	14003	752	754	-915.00
09/21/18	Knox Company	14004	753	754	-610.20
09/25/18	Deposit	14006		114	960.00
09/26/18	BZ Pool Service	14007	754	807	-480.00
09/26/18	North Coast Cabling	14008	755	331	-2214.60
09/26/18	24 Hour Elevator	14009	756	717	-757.12
09/26/18	The Final Clean	14010	757	692	-1500.00
09/28/18	SDGE	14016		693	-4160.87
	Total for Account 101	(3334.45	since 09/01)		8532.29
108 Mission Fed Savings					
08/31/18	balance forward				281449.68
	Total for Account 108				281449.68
114 Accounts Receivable					
08/31/18	balance forward				-201.00
09/01/18	A/R Recurring Jrnl	13930		402	26458.00
09/04/18	A/R Payments Rcvd	13975		101	-6907.00
09/05/18	Guest Suite U:602	13977		430	210.00
09/05/18	Guest Suite, clean U:602	13978		430	50.00
09/05/18	Guest Suite, admin fee	13979		430	15.00
09/11/18	A/R Payments Rcvd	13989		101	-5361.00
09/12/18	A/R Payment Rcvd	13991		101	-9992.00
09/14/18	A/R Payments Rcvd	13995		101	-3273.00
09/19/18	A/R Payments Rcvd	13996		101	-1029.00

GENERAL LEDGER for SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.
for the period 09/01/18 to 09/30/18; prepared 10/02/18; page 2

Date	Description	Folio	Check	Contra	Amount
114 Accounts Receivable (continued)					
09/20/18	Sep Late Fee	13998		825	10.00
09/20/18	Sep Late Fee	13999		825	10.00
09/25/18	A/R Payments Rcvd	14006		101	-960.00
	Total for Account 114			(-769.00 since 09/01)	-970.00
215 Loan - Popular Bank					
08/31/18	balance forward				-141620.57
	Total for Account 215				-141620.57
310 Capital					
08/31/18	balance forward				-136311.22
	Total for Account 310				-136311.22
331 Reserve Expenditures					
09/26/18	J3632 Remaining Balace	14008	755	101	2214.60
	Total for Account 331				2214.60
402 Assessments - Regular					
09/01/18	A/R Recurring Jrnl	13930		114	-26458.00
	Total for Account 402				-26458.00
430 Guest Room Rent					
09/05/18	Guest Suite U:602	13977		114	-210.00
09/05/18	Guest Suite, clean U:602	13978		114	-50.00
09/05/18	Guest Suite, admin fee	13979		114	-15.00
09/05/18	JCLUB Clean Suite	13988	746	101	50.00
	Total for Account 430				-225.00
684 Pest Control Service					
09/05/18	Dewey Pest Control	13985	743	101	66.00
	Total for Account 684				66.00
692 Janitorial					
09/26/18	The Final Clean	14010	757	101	1500.00
	Total for Account 692				1500.00
693 Gas & Electric					
09/05/18	SDGE	14013		101	735.15
09/28/18	SDGE	14016		101	4160.87
	Total for Account 693				4896.02
716 Management Fees					
09/01/18	09/18 Mgmt Fee	13959	736	101	1680.00
	Total for Account 716				1680.00
717 Elevator Maintenance					
09/19/18	24 Hour Elevator Inc	14001	750	101	757.12
09/26/18	24 Hour Elevator	14009	756	101	757.12
	Total for Account 717				1514.24

GENERAL LEDGER for SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.
for the period 09/01/18 to 09/30/18; prepared 10/02/18; page 3

Date	Description	Folio	Check	Contra	Amount
722 HVAC Maintenance					
09/05/18	Pacific Rim Mechanical	13986	744	101	377.00
	Total for Account 722				377.00
725 Office Expense - the sum of the following accounts:					
08/31/18	balance fwd since 07/01		Acc	744	6766.94
08/31/18	balance fwd since 07/01		Acc	745	9658.99
09/04/18	09/18 Website Hosting	13976	737	101	5.00
09/04/18	09/18 Domain	13976	737	101	1.50
09/30/18	Postage		Acc	744	38.93
09/30/18	Copies		Acc	745	65.70
	Total for Account 725	(111.13	since	09/01)	16537.06
730 Taxes State/Federal					
09/05/18	Air Pollution Control	13980	738	101	521.00
	Total for Account 730				521.00
744 Postage					
09/04/18	08/18 Postage	13976	737	101	38.93
	Total for Account 744				38.93
745 Copies					
09/04/18	08/18 Printing	13976	737	101	65.70
	Total for Account 745				65.70
746 Cable					
09/12/18	Cox	13992	747	101	95.43
	Total for Account 746				95.43
754 Repairs					
09/05/18	J3955 J3978 J3977	13981	739	101	521.33
09/05/18	Systems Specialist	13984	742	101	459.21
09/05/18	J3975 Fire Doors	13987	745	101	1386.00
09/12/18	J3938 P2 Fire Room	13993	748	101	95.00
09/12/18	Systems Specialist	13994	749	101	90.00
09/19/18	KSH Services	14002	751	101	75.00
09/19/18	J3975 Annual Inspec	14003	752	101	915.00
09/21/18	JFIRE Knox Box	14004	753	101	610.20
	Total for Account 754				4151.74
765 Supplies					
09/04/18	09/18 Supplies	13976	737	101	25.20
	Total for Account 765				25.20
782 Telephones					
09/05/18	ATT	14012		101	337.44
09/12/18	ATT	14014		101	343.55
	Total for Account 782				680.99

GENERAL LEDGER for SYMPHONY TERRACE CONDOMINIUM ASSOCIATION, INC.
for the period 09/01/18 to 09/30/18; prepared 10/02/18; page 4

Date	Description	Folio	Check	Contra	Amount
797	Water and Sewage				
09/12/18	City Treasurer	14015		101	3637.93
	Total for Account 797				3637.93
803	Live plant maintenance				
09/05/18	Jorge Vergara	13982	740	101	400.00
09/05/18	Plant People	13983	741	101	167.49
	Total for Account 803				567.49
806	Pool Maintenance				
09/26/18	BZ Pool Service	14007	754	101	350.00
	Total for Account 806				350.00
807	Pool Extras				
09/26/18	BZ Pool Service	14007	754	101	130.00
	Total for Account 807				130.00
825	Late fees, Misc Income				
09/20/18	Sep Late Fee	13998		114	-10.00
09/20/18	Sep Late Fee	13999		114	-10.00
	Total for Account 825				-20.00
995	Loan Payments				
09/01/18	Loan Payment	14011		101	1618.78
	Total for Account 995				1618.78