

Trevi Villa Homeowners Association, Inc.
BALANCE SHEET
for the period ending August 31, 2018

ASSETS		
102	Checking	12,261.98
114	Accounts Receivable	7,202.41
MSI	Morgan Stanley	101,687.39
	Total Assets	\$121,151.78
FUNDS		
RES	Reserve Fund	66,985.97
399	Suspense Fund	15,694.96
OPS		38,470.85
	Total Funds	\$121,151.78

Prepared on September 13, 2018 by Management.
Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

Trevi Villa Homeowners Association, Inc.
INCOME STATEMENT
for the period August 1, 2018 to August 31, 2018

REVENUE		
402	Assessments	12,552.39
825	Late Fees, Misc. Income	669.00
	Total Revenue	\$13,221.39
EXPENDITURES		
755	Fire Maintenance	420.00
805	Landscaping Extras	1,110.00
693	Gas & Electric	1,084.60
702	Insurance	1,915.00
712	Legal and Professional	850.00
716	Management Fees	880.00
725	Office Expenses & Misc.	64.31
754	Repairs & Maintenance	8,036.72
782	Telephone	271.14
789	Trash	586.53
797	Water and Sewer	3,929.77
804	Gardening-Landscaping	1,421.00
	Total Expenditures	\$20,569.07
	NET TAKEN from RESERVES	\$7,347.68

Prepared on September 13, 2018 by Management.
Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

Trevi Villa Homeowners Association, Inc.
 BUDGET COMPARISON
 for the period August 1, 2018 to August 31, 2018

	Actual	Budget	Variance
REVENUE			
402	Assessments	12,552	12,552
825	Late Fees, Misc. Income	669	0
	Total Revenue	\$13,221	\$12,552
EXPENDITURES			
695	Janitorial Extras	0	67 100% better
717	Elevator	0	183 100% better
755	Fire Maintenance	420	233 80% worse
805	Landscaping Extras	1,110	167 566% worse
684	Exterminator	0	56 100% better
692	Janitorial	0	762 100% better
693	Gas & Electric	1,085	775 40% worse
702	Insurance	1,915	790 142% worse
712	Legal and Professional	850	167 410% worse
716	Management Fees	880	885 1% better
725	Office Expenses & Misc.	64	158 59% better
754	Repairs & Maintenance	8,037	2,074 287% worse
782	Telephone	271	201 35% worse
789	Trash	587	494 19% worse
797	Water and Sewer	3,930	1,650 138% worse
804	Gardening-Landscaping	1,421	633 124% worse
731	State & Federal Taxes	0	3 100% better
	Total Expenditures	\$20,569	\$9,299 121% worse
	NET TAKEN from RESERVES	\$7,347	\$3,253

Prepared on September 13, 2018 by Management.
 Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

TREVI VILLA
Accounts Receivable Aging Report
as of 08/31/18

Account	>90	>60	>30	<=30	Total	Name
Accounts with Balances Owed:						
207	5,366.89	-19.65	-19.65	-378.38	4,949.21	Ieppert
210	2,596.88			-382.88	2,214.00	Baca
206	2,016.09	-225.14	506.62	-326.76	1,970.81	McQueen
107	358.73			-234.73	124.00	McFarlane
					<u>9,258.02</u>	
Accounts with Credit Balances:						
104	355.92	-8.38	-8.38	-350.00	-10.84	Stock
106	64.44	-300.14	28.24	-103.38	-310.84	Scelfo
204	-1,045.18	356.62	356.62		-331.94	Robertoy
103	359.79	-359.79	359.79	-719.58	-359.79	Foo
303		359.79		-719.58	-359.79	& Philip
209	368.42	-368.42	368.42	-736.84	-368.42	Gale
203	729.79		-370.00	-729.79	-370.00	Araneta
110	-225.00	382.88	-157.88	-382.88	-382.88	Hannah
307	-1,906.21	358.73	-141.27	-400.00	-2,088.75	Norman
					<u>-4,583.25</u>	
Totals:	<u>9,040.56</u>	<u>176.50</u>	<u>922.51</u>	<u>-5,464.80</u>	<u><u>4,674.77</u></u>	

TREVI VILLA
A/R Reconciliation Report
as of 08/31/18

Account	Owed	Pd in Adv	Adj	Journal Page
103		359.79		
103			359.79	Folio 3652
104		10.84		
106		310.84		
106			328.38	Folio 3652
107	124.00			
110		382.88		
110			382.88	Folio 3652
203		370.00		
204		331.94		
206	1,970.81			
206			328.38	Folio 3652
207	4,949.21			
209		368.42		
209			368.42	Folio 3652
210	2,214.00			
303		359.79		
303			359.79	Folio 3652
307		2,088.75		
307			400.00	Folio 3652
G/L Total:	<u>9,258.02</u>	<u>-4,583.25</u>	<u>+2,527.64</u> =	<u>\$7,202.41</u>
A/R Total:	9,258.02	-4,583.25 =	<u>\$4,674.77</u>	

Each owner payment to Trevi 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: 08/31/18. This report prepared on 09/13/18.

LEDGER ACCOUNT for TREVI VILLA HOMEOWNERS ASSOCIATION, INC.
for the period 08/01/18 to 08/31/18; prepared 09/13/18; page 1

Date	Description	Folio	Check	Contra	Amount
102 Checking					
07/31/18	balance forward				27956.59
08/01/18	ceosd.net	3605	978	725	-944.31
08/01/18	ceosd.net	3606	975	754	-60.00
08/01/18	Farmers Insurance	3607	976	702	-957.50
08/01/18	Fire Watch	3608	977	754	-1285.00
08/01/18	Westwind Landscape	3609	979	805	-555.00
08/01/18	WestWind Landscape	3672		804	-555.00
08/07/18	Deposit	3610		114	3386.95
08/08/18	ATT	3611	981	782	-74.69
08/08/18	ATT	3612	982	782	-121.76
08/08/18	ATT	3613	983	782	-74.69
08/08/18	Aztec Landscape	3614	984	804	-866.00
08/08/18	City Treasurer	3615	985	755	-420.00
08/08/18	Homecrafts	3616	986	754	-134.00
08/08/18	Homecrafts	3617	987	754	-95.00
08/08/18	Republic Services	3618	988	789	-586.53
08/08/18	Westwind Landscape	3619	989	805	-555.00
08/08/18	City Treasurer	3673		797	-251.83
08/10/18	Deposit	3636		114	6259.34
08/14/18	Deposit	3620		114	728.38
08/14/18	SDGE	3674		693	-1084.60
08/15/18	Gus Curiel	3628	990	754	-125.00
08/15/18	Gus Curiel	3629	991	754	-180.00
08/15/18	Homecrafts	3630	992	754	-142.50
08/15/18	Homecrafts	3631	993	754	-95.00
08/15/18	Homecrafts	3632	994	754	-124.00
08/15/18	Homecrafts	3633	995	754	-95.00
08/20/18	Deposit	3634		114	359.79
08/22/18	Bay Alarm Comp	3637	996	754	-249.03
08/22/18	Trevi Villa HOA	3638	997	331	-5700.00
08/22/18	FHA Review	3639	998	712	-850.00
08/27/18	Santina Sandoval	3642	999	825	-75.00
08/27/18	City Treasurer	3675		797	-3677.94
08/28/18	PRS	3643	000	754	-1672.19
08/28/18	PRS	3644	001	754	-3600.00
08/29/18	Josie Sardina	3646	004	825	-85.00
08/29/18	ceosd.net	3650	002	754	-180.00
08/29/18	Farmers Insurance	3651	003	702	-957.50
	Total for Account 102			(-15694.61 since 08/01)	12261.98



Activity - Deposit Accounts

Report created: 09/13/2018 06:01:45 PM (ET)
 Account: 026008811 • *4319 • Checking • Trevi Villa HOA - OPER • Available \$22,120.29
 Date range: 8/1/2018 to 8/31/2018
 Transaction types: All transactions
 Detail option: Includes transaction detail

026008811 • *4319 • Checking • Trevi Villa HOA - OPER • Available \$22,120.29

Post Date	Reference	Additional Reference	Description	Debit	Credit	Calculated Balance
08/31/2018	2004	2004	CHECK PAID	\$85.00		\$19,521.67
08/29/2018	1999	1999	CHECK PAID	\$75.00		\$19,606.67
08/29/2018	1997	1997	CHECK PAID	\$5,700.00		\$19,681.67
08/28/2018	1996	1996	CHECK PAID	\$249.03		\$25,381.67
08/27/2018	CITY OF SANDIEGO WA		PREAUTHORIZED ACH DEBIT CITY OF SANDIEGO WATER BILL 180827	\$3,677.94		\$25,630.70
08/21/2018	1995	1995	CHECK PAID	\$95.00		\$29,308.64
08/21/2018	1994	1994	CHECK PAID	\$124.00		\$29,403.64
08/21/2018	1993	1993	CHECK PAID	\$95.00		\$29,527.64
08/21/2018	1992	1992	CHECK PAID	\$142.50		\$29,622.64
08/20/2018	5161093210		REMOTE DEPOSIT		\$359.79	\$29,765.14
08/17/2018	1991	1991	CHECK PAID	\$180.00		\$29,405.35
08/17/2018	1990	1990	CHECK PAID	\$125.00		\$29,585.35
08/17/2018	1988	1988	CHECK PAID	\$586.53		\$29,710.35
08/16/2018	1987	1987	CHECK PAID	\$95.00		\$30,296.88
08/16/2018	1986	1986	CHECK PAID	\$134.00		\$30,391.88
08/15/2018	1985	1985	CHECK PAID	\$420.00		\$30,525.88
08/15/2018	1983	1983	CHECK PAID	\$74.69		\$30,945.88
08/15/2018	1982	1982	CHECK PAID	\$121.76		\$31,020.57
08/15/2018	1981	1981	CHECK PAID	\$74.69		\$31,142.33
08/15/2018	1970	1970	CHECK PAID	\$157.48		\$31,217.02
08/15/2018	5160944180		REMOTE DEPOSIT		\$728.38	\$31,374.50
08/14/2018	1989	1989	CHECK PAID	\$555.00		\$30,646.12
08/14/2018	1984	1984	CHECK PAID	\$866.00		\$31,201.12
08/14/2018	SD GAS ELEC PA		PREAUTHORIZED ACH DEBIT SD GAS ELEC PAID SDGE 180814	\$1,084.60		\$32,067.12
08/14/2018	TREVI VILLA HOA AC		PREAUTHORIZED ACH CREDIT TREVI VILLA HOA ACH 180814		\$6,259.34	\$33,151.72
08/09/2018	1976	1976	CHECK PAID	\$957.50		\$26,892.38

08/08/2018	1977	1977	CHECK PAID	\$1,285.00		\$27,849.88
08/08/2018	1975	1975	CHECK PAID	\$60.00		\$29,134.88
08/08/2018	CITY OF SANDIEGO WA		PREAUTHORIZED ACH DEBIT CITY OF SANDIEGO WATER BILL 180808	\$251.83		\$29,194.88
08/08/2018	5160727030		REMOTE DEPOSIT		\$3,386.95	\$29,446.71
08/07/2018	1980	1980	CHECK PAID	\$555.00		\$26,059.76
08/07/2018	1979	1979	CHECK PAID	\$555.00		\$26,614.76
08/03/2018	1978	1978	CHECK PAID	\$944.31		\$27,169.76
08/31/2018	Totals			\$19,326.86	\$10,734.46	

Bank Reconciliation

August 31, 2018

334 Trevi Villa

Popular Community Bank - Operating

Bank Ending Balance **08/31/18** **19,521.67**

Outstanding Checks **7,259.69**

<u>Check #</u>	<u>Pay To</u>	<u>Date</u>	<u>Amt</u>
1998	FHA Review	22-Aug	\$850.00
2000	PRS	28-Aug	\$1,672.19
2001	PRS	28-Aug	\$3,600.00
2002	ceosd.net	29-Aug	\$180.00
2003	Farmers Insurance	29-Aug	957.50

Outstanding Deposits/Corrections **0.00**

<u>Folio #</u>	<u>Date</u>	<u>Amt</u>
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Adjusted Bank Balance **8/31/18** **12,261.98**

Ledger Balance **8/31/18** **12,261.98**

Difference Between Ledger & Bank **8/31/18** **0.00**

GENERAL LEDGER for TREVI VILLA HOMEOWNERS ASSOCIATION, INC.
for the period 08/01/18 to 08/31/18; prepared 09/13/18; page 1

Date	Description	Folio	Check	Contra	Amount
102 Checking					
07/31/18	balance forward				27956.59
08/01/18	ceosd.net	3605	978	725	-944.31
08/01/18	ceosd.net	3606	975	754	-60.00
08/01/18	Farmers Insurance	3607	976	702	-957.50
08/01/18	Fire Watch	3608	977	754	-1285.00
08/01/18	Westwind Landscape	3609	979	805	-555.00
08/01/18	WestWind Landscape	3672		804	-555.00
08/07/18	Deposit	3610		114	3386.95
08/08/18	ATT	3611	981	782	-74.69
08/08/18	ATT	3612	982	782	-121.76
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08/08/18	Republic Services	3618	988	789	-586.53
08/08/18	Westwind Landscape	3619	989	805	-555.00
08/08/18	City Treasurer	3673		797	-251.83
08/10/18	Deposit	3636		114	6259.34
08/14/18	Deposit	3620		114	728.38
08/14/18	SDGE	3674		693	-1084.60
08/15/18	Gus Curiel	3628	990	754	-125.00
08/15/18	Gus Curiel	3629	991	754	-180.00
08/15/18	Homecrafts	3630	992	754	-142.50
08/15/18	Homecrafts	3631	993	754	-95.00
08/15/18	Homecrafts	3632	994	754	-124.00
08/15/18	Homecrafts	3633	995	754	-95.00
08/20/18	Deposit	3634		114	359.79
08/22/18	Bay Alarm Comp	3637	996	754	-249.03
08/22/18	Trevi Villa HOA	3638	997	331	-5700.00
08/22/18	FHA Review	3639	998	712	-850.00
08/27/18	Santina Sandoval	3642	999	825	-75.00
08/27/18	City Treasurer	3675		797	-3677.94
08/28/18	PRS	3643	000	754	-1672.19
08/28/18	PRS	3644	001	754	-3600.00
08/29/18	Josie Sardina	3646	004	825	-85.00
08/29/18	ceosd.net	3650	002	754	-180.00
08/29/18	Farmers Insurance	3651	003	702	-957.50
	Total for Account 102			(-15694.61 since 08/01)	12261.98
114 Accounts Receivable					
07/31/18	balance forward				4555.48
08/01/18	A/R Recurring Jrnl	3594		402	12552.39
08/01/18	Move Out Fee	3653		825	150.00
08/04/18	Homecrafts Plumbing Inv	3626		825	124.00
08/06/18	J1390 Homecrafts Inv	3625		825	95.00
08/07/18	A/R Payments Rcvd	3610		102	-3386.95
08/10/18	A/R Payment Rcvd	3636		102	-6259.34
08/14/18	A/R Payments Rcvd	3620		102	-728.38
08/20/18	A/R Payments Rcvd	3634		102	-359.79
08/27/18	Move Out U106	3640		825	150.00
08/27/18	Move Monitor	3641		825	75.00

GENERAL LEDGER for TREVI VILLA HOMEOWNERS ASSOCIATION, INC.
for the period 08/01/18 to 08/31/18; prepared 09/13/18; page 2

Date	Description	Folio	Check	Contra	Amount
114 Accounts Receivable (continued)					
08/29/18	Move Monitor Fee	3647		825	85.00
08/29/18	Move In Fee	3648		825	150.00
	Total for Account 114	(2646.93	since	08/01)	7202.41
310 Capital					
07/31/18	balance forward				-22784.86
	Total for Account 310				-22784.86
331 Reserve Expenditures					
07/31/18	balance forward				197417.50
	Total for Account 331				197417.50
399 Suspense Fund					
07/31/18	balance forward				-15694.96
	Total for Account 399				-15694.96
402 Assessments					
08/01/18	A/R Recurring Jrnl	3594		114	-12552.39
	Total for Account 402				-12552.39
692 Janitorial					
08/08/18	Aztec Landscape	3614	984	102	866.00
	Total for Account 692				866.00
693 Gas & Electric					
08/14/18	SDGE	3674		102	1084.60
	Total for Account 693				1084.60
702 Insurance					
08/01/18	Farmers Insurance	3607	976	102	957.50
08/29/18	Farmers Insurance	3651	003	102	957.50
	Total for Account 702				1915.00
712 Legal and Professional					
08/22/18	FHA Review	3639	998	102	850.00
	Total for Account 712				850.00
716 Management Fees					
08/01/18	08/18 Mgmt Fee	3605	978	102	880.00
	Total for Account 716				880.00
725 Office Expenses & Misc. - the sum of the following accounts:					
07/31/18	balance fwd since 01/01	Acc	650		226.00
07/31/18	balance fwd since 01/01	Acc	718		-186.24
07/31/18	balance fwd since 01/01	Acc	744		1756.68
07/31/18	balance fwd since 01/01	Acc	745		3428.02
08/01/18	08/18 Supplies	3605	978	102	15.30
08/01/18	08/18 Website Hosting	3605	978	102	5.00
08/01/18	08/18 Domain	3605	978	102	1.50
08/31/18	Postage	Acc	744		23.86
08/31/18	Printing and Copies	Acc	745		18.65

GENERAL LEDGER for TREVI VILLA HOMEOWNERS ASSOCIATION, INC.
for the period 08/01/18 to 08/31/18; prepared 09/13/18; page 3

Date	Description	Folio	Check	Contra	Amount
Total for Account 725 (64.31 since 08/01)					5288.77
744 Postage					
08/01/18	07/18 Postage	3605	978	102	23.86
Total for Account 744					23.86
745 Printing and Copies					
08/01/18	07/18 Printing	3605	978	102	18.65
Total for Account 745					18.65
754 Repairs & Maintenance					
08/01/18	J1386 Replace Chain/lock	3606	975	102	60.00
08/08/18	J1385 Water Leak U104	3616	986	102	134.00
08/08/18	J1389 Garage Water Leak	3617	987	102	95.00
08/15/18	J1384 Paint Dr U308	3628	990	102	125.00
08/15/18	J1388 Replace Lghts	3629	991	102	180.00
08/15/18	J1381 Water Leak U201	3630	992	102	142.50
08/15/18	JPLMB Backflow	3631	993	102	95.00
08/15/18	JPLMB Back Up U107	3632	994	102	124.00
08/15/18	J1390 Water Leak U206	3633	995	102	95.00
08/28/18	J1393 Water Leak U104	3643	000	102	1672.19
08/28/18	J1393 Water Leak U104	3644	001	102	3600.00
08/29/18	J1389 Grge Leak	3650	002	102	120.00
08/29/18	J1132 3rd Flr Beams	3650	002	102	60.00
Total for Account 754					6502.69
755 Fire Maintenance					
08/01/18	Fire Watch	3608	977	102	1285.00
08/08/18	City Treasurer	3615	985	102	420.00
08/22/18	Bay Alarm Comp	3637	996	102	249.03
Total for Account 755					1954.03
782 Telephone					
08/08/18	ATT	3611	981	102	74.69
08/08/18	ATT	3612	982	102	121.76
08/08/18	ATT	3613	983	102	74.69
Total for Account 782					271.14
789 Trash					
08/08/18	Republic Services	3618	988	102	586.53
Total for Account 789					586.53
797 Water and Sewer					
08/08/18	City Treasurer	3673		102	251.83
08/27/18	City Treasurer	3675		102	3677.94
Total for Account 797					3929.77
804 Gardening-Landscaping					
08/01/18	WestWind Landscape	3672	980	102	555.00
Total for Account 804					555.00

GENERAL LEDGER for TREVI VILLA HOMEOWNERS ASSOCIATION, INC.
for the period 08/01/18 to 08/31/18; prepared 09/13/18; page 4

Date	Description	Folio	Check	Contra	Amount
805 Landscaping Extras					
08/01/18	Westwind Landscape	3609	979	102	555.00
08/08/18	Westwind Landscape	3619	989	102	555.00
	Total for Account 805				1110.00
825 Late Fees, Misc. Income					
08/01/18	Move Out Fee	3653		114	-150.00
08/04/18	Homecrafts Plumbing Inv	3626		114	-124.00
08/06/18	J1390 Homecrafts Inv	3625		114	-95.00
08/27/18	J1402 Move Out U106	3640		114	-150.00
08/27/18	Move Monitor Fee	3641		114	-75.00
08/27/18	J1402 Move Out U106	3642	999	102	75.00
08/29/18	J1396 Move Monitor Fee	3646	004	102	85.00
08/29/18	Move Monitor Fee	3647		114	-85.00
08/29/18	Move In Fee	3648		114	-150.00
	Total for Account 825				-669.00
FEE Morgan Stanley Fees					
07/31/18	balance forward				300.00
	Total for Account FEE				300.00
MSI Morgan Stanley					
07/31/18	balance forward				95987.39
08/22/18	Reserve Transfer	3638	997	102	5700.00
	Total for Account MSI (5700.00 since 08/01)				101687.39
OPS Operating Fund - the sum of the following accounts:					
08/31/18	Capital			Acc 310	-22784.86
08/31/18	Operating Fund Transfer			Acc OPX	48022.50
	Total for Account OPS				25237.64
OPX Operating Fund Transfer					
07/31/18	balance forward				48022.50
	Total for Account OPX				48022.50
REI Interest/Fees on Reserve					
07/31/18	balance forward				-1292.42
	Total for Account REI				-1292.42
RES Reserve Fund - the sum of the following accounts:					
07/31/18	balance forward				-1900.00
08/31/18	Reserve Expenditures			Acc 331	197417.50
08/31/18	Morgan Stanley Fees			Acc FEE	300.00
08/31/18	Interest/Fees on Reserve			Acc REI	-1292.42
08/31/18	Reserve Fund Transfers			Acc REX	-259529.44
08/31/18	Unrealized Mkt Gain/Loss			Acc UGL	-1981.61
	Total for Account RES (-65085.97 since 08/01)				-66985.97
REX Reserve Fund Transfers					
07/31/18	balance forward				-259529.44
	Total for Account REX				-259529.44

GENERAL LEDGER for TREVI VILLA HOMEOWNERS ASSOCIATION, INC.
for the period 08/01/18 to 08/31/18; prepared 09/13/18; page 5

Date	Description	Folio Check Contra	Amount
	UGL Unrealized Mkt Gain/Loss		
	07/31/18 balance forward		-1981.61
		Total for Account UGL	-1981.61