



**Trevi Villa HOA
Balance Sheet
2/28/2021**

	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
Assets			
<u>Operating</u>			
10000 - Popular Bank Operating	\$5,716.62		\$5,716.62
12000 - Alliance Association Bank	\$45,138.79		\$45,138.79
<u>Total Operating</u>	\$50,855.41		\$50,855.41
<u>Reserve</u>			
11000 - Morgan Stanley Reserve Cash	(\$170.00)	\$63,320.11	\$63,150.11
<u>Total Reserve</u>	(\$170.00)	\$63,320.11	\$63,150.11
<u>Accounts Receivable</u>			
13000 - Accounts Receivable	\$12,192.32		\$12,192.32
<u>Total Accounts Receivable</u>	\$12,192.32		\$12,192.32
<i>Assets Total</i>	\$62,877.73	\$63,320.11	\$126,197.84
Liabilities & Equity			
<u>Accounts Payable</u>			
23000 - Pre-Paid Assessments	\$5,809.82		\$5,809.82
<u>Total Accounts Payable</u>	\$5,809.82		\$5,809.82
<u>Retained Earnings</u>	\$56,832.22	\$63,314.43	\$120,146.65
<u>Net Income</u>	\$235.69	\$5.68	\$241.37
<i>Liabilities and Equity Total</i>	\$62,877.73	\$63,320.11	\$126,197.84



Trevi Villa HOA
Income Statement
2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021			Year To Date		
Income	Operating	Reserve	Total	Operating	Reserve	Total
<u>Assessment</u>						
40000 - Assessments	\$14,076.64		\$14,076.64	\$28,153.28		\$28,153.28
<u>Total Assessment</u>	\$14,076.64		\$14,076.64	\$28,153.28		\$28,153.28
<u>Other Income</u>						
40101 - Collection Fees	\$1.93		\$1.93	\$78.62		\$78.62
40190 - Misc Fees	\$60.00		\$60.00	\$810.00		\$810.00
<u>Total Other Income</u>	\$61.93		\$61.93	\$888.62		\$888.62
<i>Total Income</i>	\$14,138.57		\$14,138.57	\$29,041.90		\$29,041.90
Expense	Operating	Reserve	Total	Operating	Reserve	Total
<u>1 Structural, Common Area, Landscape, Utilities</u>						
50000 - Repair & Maintenance	\$5,135.25		\$5,135.25	\$13,235.39		\$13,235.39
50300 - Janitorial	\$1,732.00		\$1,732.00	\$2,598.00		\$2,598.00
51000 - Landscape	\$589.00		\$589.00	\$1,178.00		\$1,178.00
59000 - Gas & Electric	\$526.79		\$526.79	\$1,127.49		\$1,127.49
59200 - Telephone	\$419.93		\$419.93	\$711.08		\$711.08
59300 - Trash	\$1,003.07		\$1,003.07	\$1,922.41		\$1,922.41
<u>Total 1 Structural, Common Area, Landscape, Utilities</u>	\$9,406.04		\$9,406.04	\$20,772.37		\$20,772.37
<u>2 Fire Systems & Protection</u>						
60000 - Fire Equipment	\$32.33		\$32.33	\$397.04		\$397.04
<u>Total 2 Fire Systems & Protection</u>	\$32.33		\$32.33	\$397.04		\$397.04
<u>3 Mechanical</u>						
70100 - Elevator	\$0.00		\$0.00	\$177.14		\$177.14
<u>Total 3 Mechanical</u>	\$0.00		\$0.00	\$177.14		\$177.14
<u>4 Plumbing, Sprinkler System</u>						
80000 - Plumbing	\$0.00		\$0.00	\$1,194.50		\$1,194.50
<u>Total 4 Plumbing, Sprinkler System</u>	\$0.00		\$0.00	\$1,194.50		\$1,194.50
<u>5 Professional & Admin Services</u>						
90100 - Legal	\$668.60		\$668.60	\$2,087.20		\$2,087.20
90200 - Management Fees	\$925.00		\$925.00	\$1,850.00		\$1,850.00
90400 - Insurance	\$1,068.58		\$1,068.58	\$2,137.16		\$2,137.16
90900 - Office Supplies	\$21.80		\$21.80	\$21.80		\$21.80
90901 - Printing & Copies	\$40.69		\$40.69	\$99.15		\$99.15
90903 - Postage	\$25.21		\$25.21	\$48.05		\$48.05
90909 - Misc Office Supplies	\$0.00		\$0.00	\$21.80		\$21.80
<u>Total 5 Professional & Admin Services</u>	\$2,749.88		\$2,749.88	\$6,265.16		\$6,265.16
<u>Reserve</u>						
91090 - Unrealized (Gain)/Loss		\$2.77	\$2.77		(\$5.68)	(\$5.68)
<u>Total Reserve</u>		\$2.77	\$2.77		(\$5.68)	(\$5.68)



**Trevi Villa HOA
Income Statement
2/1/2021 - 2/28/2021**

	2/1/2021 - 2/28/2021			Year To Date		
<i>Total Expense</i>	\$12,188.25	\$2.77	\$12,191.02	\$28,806.21	(\$5.68)	\$28,800.53
Operating Net Income	\$1,950.32	(\$2.77)	\$1,947.55	\$235.69	\$5.68	\$241.37
Net Income	\$1,950.32	(\$2.77)	\$1,947.55	\$235.69	\$5.68	\$241.37



Trevi Villa HOA
Budget Comparison Report - Operating
2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Assessment</u>							
40000 - Assessments	\$14,076.64	\$14,241.00	(\$164.36)	\$28,153.28	\$28,482.00	(\$328.72)	\$170,892.00
<u>Total Assessment</u>	\$14,076.64	\$14,241.00	(\$164.36)	\$28,153.28	\$28,482.00	(\$328.72)	\$170,892.00
<u>Other Income</u>							
40101 - Collection Fees	\$1.93	\$0.00	\$1.93	\$78.62	\$0.00	\$78.62	\$0.00
40190 - Misc Fees	\$60.00	\$0.00	\$60.00	\$810.00	\$0.00	\$810.00	\$0.00
<u>Total Other Income</u>	\$61.93	\$0.00	\$61.93	\$888.62	\$0.00	\$888.62	\$0.00
Total Income	\$14,138.57	\$14,241.00	(\$102.43)	\$29,041.90	\$28,482.00	\$559.90	\$170,892.00
Expense							
<u>1 Structural, Common Area, Landscape, Utilities</u>							
50000 - Repair & Maintenance	\$5,135.25	\$3,166.67	(\$1,968.58)	\$13,235.39	\$6,333.34	(\$6,902.05)	\$38,000.00
50300 - Janitorial	\$1,732.00	\$866.00	(\$866.00)	\$2,598.00	\$1,732.00	(\$866.00)	\$10,392.00
50390 - Janitorial Supplies & Materials	\$0.00	\$66.67	\$66.67	\$0.00	\$133.34	\$133.34	\$800.00
50400 - Pest Control	\$0.00	\$61.00	\$61.00	\$0.00	\$122.00	\$122.00	\$732.00
51000 - Landscape	\$589.00	\$589.00	\$0.00	\$1,178.00	\$1,178.00	\$0.00	\$7,068.00
51090 - Landscape Materials & Supplies	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00
59000 - Gas & Electric	\$526.79	\$815.00	\$288.21	\$1,127.49	\$1,630.00	\$502.51	\$9,780.00
59200 - Telephone	\$419.93	\$594.00	\$174.07	\$711.08	\$1,188.00	\$476.92	\$7,128.00
59300 - Trash	\$1,003.07	\$922.00	(\$81.07)	\$1,922.41	\$1,844.00	(\$78.41)	\$11,064.00
59400 - Water	\$0.00	\$1,584.00	\$1,584.00	\$0.00	\$3,168.00	\$3,168.00	\$19,008.00
<u>Total 1 Structural, Common Area, Landscape, Utilities</u>	\$9,406.04	\$8,831.01	(\$575.03)	\$20,772.37	\$17,662.02	(\$3,110.35)	\$105,972.00
<u>2 Fire Systems & Protection</u>							
60000 - Fire Equipment	\$32.33	\$333.33	\$301.00	\$397.04	\$666.66	\$269.62	\$4,000.00
<u>Total 2 Fire Systems & Protection</u>	\$32.33	\$333.33	\$301.00	\$397.04	\$666.66	\$269.62	\$4,000.00
<u>3 Mechanical</u>							
70100 - Elevator	\$0.00	\$171.00	\$171.00	\$177.14	\$342.00	\$164.86	\$2,052.00
<u>Total 3 Mechanical</u>	\$0.00	\$171.00	\$171.00	\$177.14	\$342.00	\$164.86	\$2,052.00
<u>4 Plumbing, Sprinkler System</u>							
80000 - Plumbing	\$0.00	\$0.00	\$0.00	\$1,194.50	\$0.00	(\$1,194.50)	\$0.00
<u>Total 4 Plumbing, Sprinkler System</u>	\$0.00	\$0.00	\$0.00	\$1,194.50	\$0.00	(\$1,194.50)	\$0.00
<u>5 Professional & Admin Services</u>							
90000 - Audit & Taxes	\$0.00	\$23.00	\$23.00	\$0.00	\$46.00	\$46.00	\$276.00
90100 - Legal	\$668.60	\$217.00	(\$451.60)	\$2,087.20	\$434.00	(\$1,653.20)	\$2,604.00
90200 - Management Fees	\$925.00	\$0.00	(\$925.00)	\$1,850.00	\$0.00	(\$1,850.00)	\$0.00
90400 - Insurance	\$1,068.58	\$1,069.00	\$0.42	\$2,137.16	\$2,138.00	\$0.84	\$12,828.00
90900 - Office Supplies	\$21.80	\$0.00	(\$21.80)	\$21.80	\$0.00	(\$21.80)	\$0.00
90901 - Printing & Copies	\$40.69	\$63.00	\$22.31	\$99.15	\$126.00	\$26.85	\$756.00
90903 - Postage	\$25.21	\$0.00	(\$25.21)	\$48.05	\$0.00	(\$48.05)	\$0.00
90909 - Misc Office Supplies	\$0.00	\$7.00	\$7.00	\$21.80	\$14.00	(\$7.80)	\$84.00
<u>Total 5 Professional & Admin Services</u>	\$2,749.88	\$1,379.00	(\$1,370.88)	\$6,265.16	\$2,758.00	(\$3,507.16)	\$16,548.00



Trevi Villa HOA
Budget Comparison Report - Operating
2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Total Expense	\$12,188.25	\$10,714.34	(\$1,473.91)	\$28,806.21	\$21,428.68	(\$7,377.53)	\$128,572.00
Operating Net Income	\$1,950.32	\$3,526.66	(\$1,576.34)	\$235.69	\$7,053.32	(\$6,817.63)	\$42,320.00
Net Income	\$1,950.32	\$3,526.66	(\$1,576.34)	\$235.69	\$7,053.32	(\$6,817.63)	\$42,320.00

Trevi Villa HOA
Budget Comparison Report - Reserve
2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021			1/1/2021 - 2/28/2021			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
<u>Reserve</u>							
91090 - Unrealized (Gain)/Loss	\$2.77	\$0.00	(\$2.77)	(\$5.68)	\$0.00	\$5.68	\$0.00
<u>Total Reserve</u>	\$2.77	\$0.00	(\$2.77)	(\$5.68)	\$0.00	\$5.68	\$0.00
Total Expense	\$2.77	\$0.00	(\$2.77)	(\$5.68)	\$0.00	\$5.68	\$0.00
Operating Net Income	(\$2.77)	\$0.00	(\$2.77)	\$5.68	\$0.00	\$5.68	\$0.00
Net Income	(\$2.77)	\$0.00	(\$2.77)	\$5.68	\$0.00	\$5.68	\$0.00



Trevi Villa HOA
Accounts Receivable Aging Report
Period Through: 2/28/2021

Unit	Account Number	Account	Total Due	Current	30 Days	60 Days	90 Days
305	101103050	Primary	\$1,922.96	\$405.74	\$705.74	\$405.74	\$405.74
210	101102100	Primary	\$1,723.70	\$430.43	\$430.43	\$430.43	\$432.41
202	101102020	Primary	\$1,661.08	\$415.27	\$415.27	\$415.27	\$415.27
205	101102051	Primary	\$1,622.96	\$405.74	\$405.74	\$405.74	\$405.74
307	101103070	Primary	\$1,603.04	\$400.76	\$400.76	\$400.76	\$400.76
304	101103040	Primary	\$1,584.84	\$396.21	\$396.21	\$396.21	\$396.21
301	101103010	Primary	\$793.28	\$396.64	\$396.64		
211	101102110	Primary	\$498.00	\$498.00			
204	101102040	Primary	\$398.16	\$398.16			
109	* 101101090	Primary	\$300.00				\$300.00
109	101101091	Primary	\$75.00		\$75.00		
302	101103020	Primary	\$9.30	\$9.30			
Totals:			\$12,192.32	\$3,756.25	\$3,225.79	\$2,454.15	\$2,756.13
Counts:			12	10	8	6	7
Assessment:			\$11,517.32	\$3,756.25	\$2,850.79	\$2,454.15	\$2,456.13
Misc Fees:			\$600.00	\$0.00	\$300.00	\$0.00	\$300.00
Collection Fee:			\$75.00	\$0.00	\$75.00	\$0.00	\$0.00
			\$12,192.32	\$3,756.25	\$3,225.79	\$2,454.15	\$2,756.13



**Trevi Villa HOA
Prepaid Report
Period Through: 2/28/2021**

Unit	Account Number	Homeowner	Address	Balance
104	101101040	Carey Kaycurtis	3620 Third Avenue	\$1.29
106	101101060	Christopher Scelfo	3620 Third Avenue	\$327.03
109	101101091	Micha (Mike) and Yael Hershkovitz	3620 Third Avenue	\$74.77
110	101101100	Nora Hannah and David Dunteman	3620 Third Avenue	\$430.43
203	101102030	Tomas Araneta Jr.	3620 Third Avenue	\$3,216.40
207	101102070	Suzanne and Carol Ieppert	3620 Third Avenue	\$415.33
306	101103061	Robert and Diane Ashton	3620 Third Avenue	\$548.16
312	101103120	Brenda Stancil	3620 Third Avenue	\$796.41
Totals:				\$5,809.82



Trevi Villa HOA
AP Distribution Report
2/1/2021 - 2/28/2021

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
59000 - Gas & Electric	2/9/2021	2/9/2021	San Diego Gas & Electric	02/21 SVC		0	\$526.79
						Total 59000 - Gas & Electric:	\$526.79
						Grand Total:	\$526.79



Trevi Villa HOA
Accounts Payable Aging Report - 1 - Operating
Period Through: 2/28/2021

<u>Payee</u>	<u>Invoice</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Description</u>	<u>Expense</u>	<u>Total Current</u>	<u>30 Days</u>	<u>60 Days</u>	<u>90 Days</u>		
Totals:							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Trevi Villa HOA
Accounts Payable Aging Report - 2 - Reserve
Period Through: 2/28/2021

<u>Payee</u>	<u>Invoice</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Description</u>	<u>Expense</u>	<u>Total Current</u>	<u>30 Days</u>	<u>60 Days</u>	<u>90 Days</u>	
Totals:						\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Trevi Villa HOA
Accounts Payable Aging Report - Totals
Period Through: 2/28/2021**

Total Current 30 Days 60 Days 90 Days

Totals: \$0.00 \$0.00 \$0.00 \$0.00 \$0.00



**Trevi Villa HOA
General Ledger Report -
2/1/2021 - 2/28/2021**

Client: Trevi Villa HOA **Account Category: Operating**
Account: 10000 - Popular Bank Operating **Account Type: Bank**

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
Beginning Balance					\$2,716.62
2/5/2021	AP bank transfer to cover ACH	Operating	\$3,000.00		\$5,716.62
2/5/2021	AP bank transfer to cover ACH	Operating		\$3,000.00	\$2,716.62
2/5/2021	AP Payment: Trevi Villa HOA, Check #: 6019, Invoice #: , ACH Water Bill	Operating	\$3,000.00		\$5,716.62
2/9/2021	AP Payment: San Diego Gas & Electric, On-Line Payment, Invoice #:	Operating		\$526.79	\$5,189.83
2/9/2021	GL Wrong OP Acct Entry	Operating	\$526.79		\$5,716.62
2/17/2021	AP [VOID] - Payment: Gus Curiel, Check #: 5314, Invoice #:	Operating	\$60.00		\$5,776.62
2/17/2021	AP Payment: Gus Curiel, Check #: 5314, Invoice #:	Operating		\$60.00	\$5,716.62
Account Total			\$6,586.79	\$3,586.79	\$5,716.62
Beginning Balance					\$2,716.62
Net Change					\$3,000.00

Client: Trevi Villa HOA **Account Category: Reserve**
Account: 11000 - Morgan Stanley Reserve **Account Type: Bank**
Cash

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$170.00)
Account Total				\$0.00	\$0.00	(\$170.00)
Beginning Balance						(\$170.00)
Net Change						\$0.00

Client: Trevi Villa HOA **Account Category: Operating**
Account: 12000 - Alliance Association Bank **Account Type: Bank**

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
Beginning Balance					\$49,113.20
2/1/2021	AR Payment Received	Operating	\$2,853.36		\$51,966.56
2/1/2021	AP Payment: CEOSD.NET, Check #: 6008, Invoice #:	Operating		\$1,012.70	\$50,953.86
2/2/2021	AR Payment Received	Operating	\$887.59		\$51,841.45
2/2/2021	AR Payment Received	Operating	\$398.16		\$52,239.61
2/3/2021	AR Payment Received	Operating	\$493.23		\$52,732.84
2/4/2021	AP Payment: Republic Services, Check #: 6018, Invoice #: 0529-003261838	Operating		\$1,003.07	\$51,729.77
2/4/2021	AP Payment: Sully-Jones Roofing Company, Check #: 6017, Invoice #: 228565	Operating		\$758.00	\$50,971.77
2/4/2021	AP Payment: Aztec Landscape, Check #: 6016, Invoice #: 0035325-IN - , 0036476-IN	Operating		\$1,732.00	\$49,239.77
2/4/2021	AP Payment: Epsten, APC, Check #: 6015, Invoice #: 833725	Operating		\$668.60	\$48,571.17
2/4/2021	AP Payment: Westwind Landscape, Check #: 6014, Invoice #: 22976	Operating		\$589.00	\$47,982.17
2/4/2021	AP Payment: Gus Curiel, Check #: 6013, Invoice #:	Operating		\$504.25	\$47,477.92
2/4/2021	AP Payment: CEOSD.NET, Check #: 6012, Invoice #:	Operating		\$240.00	\$47,237.92
2/4/2021	AP Payment: Farmers Insurance, Check #: 6011, Invoice #:	Operating		\$1,068.58	\$46,169.34
2/4/2021	AP Payment: M&L Professional Service, Inc., Check #: 6010, Invoice #: 99323	Operating		\$395.00	\$45,774.34
2/4/2021	AP Payment: Vortex Industries, Inc., Check #: 6009, Invoice #: 11-1474640	Operating		\$583.00	\$45,191.34
2/4/2021	AR Payment Received	Operating	\$498.00		\$45,689.34
2/5/2021	AP Payment: Trevi Villa HOA, Check #: 6019, Invoice #:	Operating		\$3,000.00	\$42,689.34
2/5/2021	AR Payment Received	Operating	\$1,211.69		\$43,901.03
2/8/2021	AR Payment Received	Operating	\$796.32		\$44,697.35
2/9/2021	AR Payment Received	Operating	\$1,195.77		\$45,893.12
2/9/2021	AP Payment: San Diego Gas & Electric, On-Line Payment, Invoice #:	Operating		\$526.79	\$45,366.33
2/10/2021	AR REVERSAL - [Payment Received]	Operating		\$25.00	\$45,341.33
2/10/2021	AP Payment: Firewatch, Check #: 6020, Invoice #:	Operating		\$213.49	\$45,127.84
2/10/2021	AP Payment: AT&T, Check #: 6021, Invoice #:	Operating		\$419.93	\$44,707.91
2/10/2021	AP Payment: Bay Alarm Company, Check #: 6022, Invoice #:	Operating		\$32.33	\$44,675.58
2/10/2021	AR Payment Received	Operating	\$828.59		\$45,504.17
2/11/2021	AR Payment Received	Operating	\$813.23		\$46,317.40
2/12/2021	AR Payment Received	Operating	\$402.05		\$46,719.45
2/16/2021	AR Payment Received	Operating	\$400.76		\$47,120.21
2/17/2021	AP Payment: Gus Curiel, Check #: 6023, Invoice #:	Operating		\$60.00	\$47,060.21
2/18/2021	AP Payment: Gus Curiel, Check #: 6024, Invoice #:	Operating		\$250.00	\$46,810.21
2/18/2021	AP Payment: BACKYARD X-SCAPES , Check #: 6025, Invoice #: QT010123	Operating		\$2,131.51	\$44,678.70
2/19/2021	AR Payment Received	Operating	\$458.16		\$45,136.86



**Trevi Villa HOA
General Ledger Report -
2/1/2021 - 2/28/2021**

2/28/2021	Bank Statement Interest	Operating	\$1.93	\$45,138.79
Account Total			\$11,238.84	\$15,213.25
Beginning Balance			\$49,113.20	\$45,138.79
Net Change			(\$3,974.41)	

Client: Trevi Villa HOA **Account Category: Accounts Receivable**
Account: 13000 - Accounts Receivable **Account Type: Accounts Receivable**

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						
2/1/2021	AR	February 2021 - Assessment	Operating	\$13,680.00		\$8,939.49
2/1/2021	AR	Payment Application	Operating		\$2,025.99	\$22,619.49
2/1/2021	AR	Payment Application	Operating		\$2,000.00	\$20,593.50
2/1/2021	AR	Payment Application	Operating		\$25.00	\$18,593.50
2/1/2021	AR	February 2021 - Assessment	Operating	\$396.64		\$18,568.50
2/2/2021	AR	Payment Application	Operating		\$71.13	\$18,965.14
2/2/2021	AR	Payment Application	Operating		\$887.59	\$18,894.01
2/3/2021	AR	Payment Application	Operating		\$493.23	\$18,006.42
2/4/2021	AR	Payment Application	Operating		\$498.00	\$17,513.19
2/5/2021	AR	Payment Application	Operating		\$1,211.69	\$17,015.19
2/8/2021	AR	Payment Application	Operating		\$796.32	\$15,803.50
2/9/2021	AR	Payment Application	Operating		\$399.36	\$15,007.18
2/10/2021	AR	[REVERSAL] - Payment Application	Operating	\$25.00		\$14,607.82
2/10/2021	AR	Misc Fees	Operating	\$120.00		\$14,632.82
2/10/2021	AR	REVERSAL - [Misc Fees]	Operating		\$120.00	\$14,752.82
2/10/2021	AR	Payment Application	Operating		\$827.30	\$14,632.82
2/11/2021	AR	J1601 Installation of New Bike Rack	Operating	\$60.00		\$13,805.52
2/11/2021	AR	Payment Application	Operating		\$412.23	\$13,865.52
2/12/2021	AR	Payment Application	Operating		\$402.05	\$13,453.29
2/16/2021	AR	Payment Application	Operating		\$400.76	\$13,051.24
2/19/2021	AR	Payment Application	Operating		\$458.16	\$12,650.48
Account Total				\$14,281.64	\$11,028.81	\$12,192.32
Beginning Balance		\$8,939.49				
Net Change		\$3,252.83				

Client: Trevi Villa HOA **Account Category: Accounts Payable**
Account: 23000 - Pre-Paid Assessments **Account Type: Accounts Payable**

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						
2/1/2021	AR	Payment Application	Operating	\$2,025.99		(\$5,481.72)
2/1/2021	AR	Payment Received	Operating		\$2,853.36	(\$3,455.73)
2/1/2021	AR	Payment Application	Operating	\$2,000.00		(\$6,309.09)
2/1/2021	AR	Payment Application	Operating	\$25.00		(\$4,309.09)
2/2/2021	AR	Payment Received	Operating		\$398.16	(\$4,284.09)
2/2/2021	AR	Payment Application	Operating	\$71.13		(\$4,682.25)
2/2/2021	AR	Payment Received	Operating		\$887.59	(\$4,611.12)
2/2/2021	AR	Payment Application	Operating	\$887.59		(\$5,498.71)
2/3/2021	AR	Payment Received	Operating		\$493.23	(\$4,611.12)
2/3/2021	AR	Payment Application	Operating	\$493.23		(\$5,104.35)
2/4/2021	AR	Payment Application	Operating	\$498.00		(\$4,611.12)
2/4/2021	AR	Payment Received	Operating		\$498.00	(\$4,113.12)
2/5/2021	AR	Payment Received	Operating		\$1,211.69	(\$4,611.12)
2/5/2021	AR	Payment Application	Operating	\$1,211.69		(\$5,822.81)
2/8/2021	AR	Payment Received	Operating		\$796.32	(\$4,611.12)
2/8/2021	AR	Payment Application	Operating	\$796.32		(\$5,407.44)
2/9/2021	AR	Payment Received	Operating		\$1,195.77	(\$4,611.12)
2/9/2021	AR	Payment Application	Operating	\$399.36		(\$5,806.89)
2/10/2021	AR	REVERSAL - [Payment Received]	Operating	\$25.00		(\$5,407.53)
2/10/2021	AR	[REVERSAL] - Payment Application	Operating		\$25.00	(\$5,382.53)
2/10/2021	AR	Payment Received	Operating		\$828.59	(\$5,407.53)
2/10/2021	AR	Payment Application	Operating	\$827.30		(\$6,236.12)
2/11/2021	AR	Payment Received	Operating		\$813.23	(\$5,408.82)
2/11/2021	AR	Payment Application	Operating	\$412.23		(\$6,222.05)
2/12/2021	AR	Payment Application	Operating	\$402.05		(\$5,809.82)
2/12/2021	AR	Payment Received	Operating		\$402.05	(\$5,407.77)
2/16/2021	AR	Payment Application	Operating	\$400.76		(\$5,809.82)
2/16/2021	AR	Payment Application	Operating			(\$5,409.06)



**Trevi Villa HOA
General Ledger Report -
2/1/2021 - 2/28/2021**

2/16/2021	AR	Payment Received	Operating		\$400.76	(\$5,809.82)
2/19/2021	AR	Payment Received	Operating		\$458.16	(\$6,267.98)
2/19/2021	AR	Payment Application	Operating	\$458.16		(\$5,809.82)
Account Total				\$10,933.81	\$11,261.91	(\$5,809.82)
Beginning Balance		(\$5,481.72)				
Net Change		(\$328.10)				

Client: Trevi Villa HOA Account Category: Surplus/(Deficit)
Account: 30000 - Surplus/Deficit Account Type: Equity

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$56,832.22)
Account Total				\$0.00	\$0.00	(\$56,832.22)
Beginning Balance		(\$56,832.22)				
Net Change		\$0.00				

Client: Trevi Villa HOA Account Category: Assessment
Account: 40000 - Assessments Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$340,740.76)
2/1/2021	AR	February 2021 - Assessment	Operating		\$13,680.00	(\$354,420.76)
2/1/2021	AR	February 2021 - Assessment	Operating		\$396.64	(\$354,817.40)
Account Total				\$0.00	\$14,076.64	(\$354,817.40)
Beginning Balance		(\$340,740.76)				
Net Change		(\$14,076.64)				

Client: Trevi Villa HOA Account Category: Other Income
Account: 40100 - Late Fees Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$1,154.86)
Account Total				\$0.00	\$0.00	(\$1,154.86)
Beginning Balance		(\$1,154.86)				
Net Change		\$0.00				

Client: Trevi Villa HOA Account Category: Other Income
Account: 40101 - Collection Fees Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$77.79)
2/28/2021		Bank Statement Interest	Operating		\$1.93	(\$79.72)
Account Total				\$0.00	\$1.93	(\$79.72)
Beginning Balance		(\$77.79)				
Net Change		(\$1.93)				

Client: Trevi Villa HOA Account Category: Other Income
Account: 40190 - Misc Fees Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$2,515.00)
2/10/2021	AR	Misc Fees	Operating		\$120.00	(\$2,635.00)
2/10/2021	AR	REVERSAL - [Misc Fees]	Operating	\$120.00		(\$2,515.00)
2/11/2021	AR	J1601 Installation of New Bike Rack	Operating		\$60.00	(\$2,575.00)
Account Total				\$120.00	\$180.00	(\$2,575.00)
Beginning Balance		(\$2,515.00)				
Net Change		(\$60.00)				

Client: Trevi Villa HOA Account Category: 1 Structural, Common
Area, Landscape, Utilities



**Trevi Villa HOA
General Ledger Report -
2/1/2021 - 2/28/2021**

Account: 50000 - Repair & Maintenance Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$107,703.79
2/4/2021	AP	Payment: Vortex Industries, Inc., Check #: 6009, Invoice #: 11-1474640, J1563 Chute Inpec 2nd & 3rd Flr	Operating	\$583.00		\$108,286.79
2/4/2021	AP	Payment: M&L Professional Service, Inc., Check #: 6010, Invoice #: 99323, J1580 Roof Drain Repair	Operating	\$395.00		\$108,681.79
2/4/2021	AP	Payment: CEOSD.NET, Check #: 6012, Invoice #: , J1594 Emergency Gate Garage Opened	Operating	\$240.00		\$108,921.79
2/4/2021	AP	Payment: Gus Curiel, Check #: 6013, Invoice #: , JLGHT Monthly Walk-Thru, Reimbu Home Depot, J1590 Fix Metal Front Gate	Operating	\$504.25		\$109,426.04
2/4/2021	AP	Payment: Sully-Jones Roofing Company, Check #: 6017, Invoice #: 228565, J1580 Roof Leak U312	Operating	\$758.00		\$110,184.04
2/10/2021	AP	Payment: Firewatch, Check #: 6020, Invoice #: , J1584 Intake Door Handle	Operating	\$213.49		\$110,397.53
2/17/2021	AP	Payment: Gus Curiel, Check #: 5314, Invoice #: , J1601 Bike Rack	Operating	\$60.00		\$110,457.53
2/17/2021	AP	Payment: Gus Curiel, Check #: 6023, Invoice #: , J1601 Bike Rack	Operating	\$60.00		\$110,517.53
2/17/2021	AP	[VOID] - Payment: Gus Curiel, Check #: 5314, Invoice #: , J1601 Bike Rack	Operating		\$60.00	\$110,457.53
2/18/2021	AP	Payment: Gus Curiel, Check #: 6024, Invoice #: , JLGHT Monthly Walk Thru	Operating	\$250.00		\$110,707.53
2/18/2021	AP	Payment: BACKYARD X-SCAPES , Check #: 6025, Invoice #: QT010123, J1283 New Fountain	Operating	\$2,131.51		\$112,839.04
Account Total				\$5,195.25	\$60.00	\$112,839.04
Beginning Balance		\$107,703.79				
Net Change		\$5,135.25				

**Client: Trevi Villa HOA Account Category: 1 Structural, Common
Account: 50300 - Janitorial Area, Landscape, Utilities
Account Type: Expense**

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$19,102.00
2/4/2021	AP	Payment: Aztec Landscape, Check #: 6016, Invoice #: 0035325-IN - , SVC 05/20 , Invoice #: 0036476-IN, SVC 01/21	Operating	\$1,732.00		\$20,834.00
Account Total				\$1,732.00	\$0.00	\$20,834.00
Beginning Balance		\$19,102.00				
Net Change		\$1,732.00				

**Client: Trevi Villa HOA Account Category: 1 Structural, Common
Account: 50400 - Pest Control Area, Landscape, Utilities
Account Type: Expense**

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$1,200.00
Account Total				\$0.00	\$0.00	\$1,200.00
Beginning Balance		\$1,200.00				
Net Change		\$0.00				

**Client: Trevi Villa HOA Account Category: 1 Structural, Common
Account: 51000 - Landscape Area, Landscape, Utilities
Account Type: Expense**

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$20,429.00
2/4/2021	AP	Payment: Westwind Landscape, Check #: 6014, Invoice #: 22976, SVC 02/21	Operating	\$589.00		\$21,018.00
Account Total				\$589.00	\$0.00	\$21,018.00
Beginning Balance		\$20,429.00				
Net Change		\$589.00				



**Trevi Villa HOA
General Ledger Report -
2/1/2021 - 2/28/2021**

Client: Trevi Villa HOA

Account: 51090 - Landscape Materials & Supplies

Account Category: 1 Structural, Common Area, Landscape, Utilities

Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$2,807.24
Account Total				\$0.00	\$0.00	\$2,807.24
Beginning Balance		\$2,807.24				
Net Change		\$0.00				

Client: Trevi Villa HOA

Account: 59000 - Gas & Electric

Account Category: 1 Structural, Common Area, Landscape, Utilities

Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$17,755.61
2/9/2021	AP	Payment: San Diego Gas & Electric, Check #: On-Line, Invoice #: , 02/21 SVC	Operating	\$526.79		\$18,282.40
2/9/2021	GL	Wrong OP Acct Entry	Operating		\$526.79	\$17,755.61
2/9/2021	AP	Payment: San Diego Gas & Electric, Check #: On-Line, Invoice #: , 02/21 SVC	Operating	\$526.79		\$18,282.40
Account Total				\$1,053.58	\$526.79	\$18,282.40
Beginning Balance		\$17,755.61				
Net Change		\$526.79				

Client: Trevi Villa HOA

Account: 59200 - Telephone

Account Category: 1 Structural, Common Area, Landscape, Utilities

Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$14,966.81
2/10/2021	AP	Payment: AT&T, Check #: 6021, Invoice #: , 02/21 SVC	Operating	\$419.93		\$15,386.74
Account Total				\$419.93	\$0.00	\$15,386.74
Beginning Balance		\$14,966.81				
Net Change		\$419.93				

Client: Trevi Villa HOA

Account: 59300 - Trash

Account Category: 1 Structural, Common Area, Landscape, Utilities

Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$20,319.98
2/4/2021	AP	Payment: Republic Services, Check #: 6018, Invoice #: 0529-003261838, SVC 02/21	Operating	\$1,003.07		\$21,323.05
Account Total				\$1,003.07	\$0.00	\$21,323.05
Beginning Balance		\$20,319.98				
Net Change		\$1,003.07				

Client: Trevi Villa HOA

Account: 59400 - Water

Account Category: 1 Structural, Common Area, Landscape, Utilities

Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$31,882.87
Account Total				\$0.00	\$0.00	\$31,882.87
Beginning Balance		\$31,882.87				
Net Change		\$0.00				

Client: Trevi Villa HOA

Account: 60000 - Fire Equipment

Account Category: 2 Fire Systems & Protection

Account Type: Expense



**Trevi Villa HOA
General Ledger Report -
2/1/2021 - 2/28/2021**

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
Beginning Balance					\$8,695.46
2/10/2021	AP Payment: Bay Alarm Company, Check #: 6022, Invoice #: , 02/21 SVC	Operating	\$32.33		\$8,727.79
Account Total			\$32.33	\$0.00	\$8,727.79
Beginning Balance					\$8,695.46
Net Change					\$32.33

Client: Trevi Villa HOA Account Category: 3 Mechanical
Account: 70100 - Elevator Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$3,908.58
Account Total				\$0.00	\$0.00	\$3,908.58
Beginning Balance						\$3,908.58
Net Change						\$0.00

Client: Trevi Villa HOA Account Category: 4 Plumbing, Sprinkler System
Account: 80000 - Plumbing Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$1,479.50
Account Total				\$0.00	\$0.00	\$1,479.50
Beginning Balance						\$1,479.50
Net Change						\$0.00

Client: Trevi Villa HOA Account Category: 4 Plumbing, Sprinkler System
Account: 80100 - Irrigation Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$158.91
Account Total				\$0.00	\$0.00	\$158.91
Beginning Balance						\$158.91
Net Change						\$0.00

Client: Trevi Villa HOA Account Category: 5 Professional & Admin Services
Account: 90000 - Audit & Taxes Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$860.00
Account Total				\$0.00	\$0.00	\$860.00
Beginning Balance						\$860.00
Net Change						\$0.00

Client: Trevi Villa HOA Account Category: 5 Professional & Admin Services
Account: 90100 - Legal Account Type: Expense

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
Beginning Balance					\$5,593.95
2/4/2021	AP Payment: Epsten, APC, Check #: 6015, Invoice #: 833725, JBANK Bank Issues	Operating	\$668.60		\$6,262.55
Account Total			\$668.60	\$0.00	\$6,262.55
Beginning Balance					\$5,593.95
Net Change					\$668.60

Client: Trevi Villa HOA Account Category: 5 Professional & Admin Services
Account: 90200 - Management Fees Account Type: Expense



**Trevi Villa HOA
General Ledger Report -
2/1/2021 - 2/28/2021**

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
Beginning Balance					\$23,155.00
2/1/2021	AP Payment: CEOSD.NET, Check #: 6008, Invoice #: , 02/21 Mgmt Fee	Operating	\$925.00		\$24,080.00
Account Total					
	Beginning Balance			\$925.00	\$24,080.00
	Net Change				\$925.00

Client: Trevi Villa HOA Account Category: 5 Professional & Admin Services
Account: 90400 - Insurance Account Type: Expense

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
Beginning Balance					\$25,676.76
2/4/2021	AP Payment: Farmers Insurance, Check #: 6011, Invoice #: , ACCT#F003082077-001-00001	Operating	\$1,068.58		\$26,745.34
Account Total					
	Beginning Balance			\$1,068.58	\$26,745.34
	Net Change				\$1,068.58

Client: Trevi Villa HOA Account Category: 5 Professional & Admin Services
Account: 90900 - Office Supplies Account Type: Expense

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
Beginning Balance					\$233.90
2/1/2021	AP Payment: CEOSD.NET, Check #: 6008, Invoice #: , 02/21 Supplies, 02/21 Website Hosting, 02/21 Domain	Operating	\$21.80		\$255.70
Account Total					
	Beginning Balance			\$21.80	\$255.70
	Net Change				\$21.80

Client: Trevi Villa HOA Account Category: 5 Professional & Admin Services
Account: 90901 - Printing & Copies Account Type: Expense

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
Beginning Balance					\$639.68
2/1/2021	AP Payment: CEOSD.NET, Check #: 6008, Invoice #: , 01/21 Printing	Operating	\$40.69		\$680.37
Account Total					
	Beginning Balance			\$40.69	\$680.37
	Net Change				\$40.69

Client: Trevi Villa HOA Account Category: 5 Professional & Admin Services
Account: 90903 - Postage Account Type: Expense

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
Beginning Balance					\$762.79
2/1/2021	AP Payment: CEOSD.NET, Check #: 6008, Invoice #: , 01/21 Postage	Operating	\$25.21		\$788.00
Account Total					
	Beginning Balance			\$25.21	\$788.00
	Net Change				\$25.21

Client: Trevi Villa HOA Account Category: 5 Professional & Admin Services
Account: 90909 - Misc Office Supplies Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
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Trevi Villa HOA
General Ledger Report -
2/1/2021 - 2/28/2021

Beginning Balance						\$308.10
Account Total				\$0.00	\$0.00	\$308.10
Beginning Balance	\$308.10					
Net Change	\$0.00					

Client: Trevi Villa HOA Account Category: 5 Professional & Admin
Account: 90920 - License, Permits & Fees Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$420.00
Account Total				\$0.00	\$0.00	\$420.00
Beginning Balance	\$420.00					
Net Change	\$0.00					

Client: Trevi Villa HOA Account Category: 5 Professional & Admin
Account: 90930 - Website Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$118.00
Account Total				\$0.00	\$0.00	\$118.00
Beginning Balance	\$118.00					
Net Change	\$0.00					

Client: Trevi Villa HOA Account Category: 5 Professional & Admin
Account: 90940 - Income Tax - Federal & Services
State Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$85.00
Account Total				\$0.00	\$0.00	\$85.00
Beginning Balance	\$85.00					
Net Change	\$0.00					

Client: Trevi Villa HOA Account Category: 6 Contingency
Account: 99900 - Miscellaneous Expense Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$735.00
Account Total				\$0.00	\$0.00	\$735.00
Beginning Balance	\$735.00					
Net Change	\$0.00					

**Trevi Villa HOA
General Ledger Report -
2/1/2021 - 2/28/2021**

Client: Trevi Villa HOA Account Category: Reserve
Account: 11000 - Morgan Stanley Reserve Account Type: Bank
Cash

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$63,322.88
2/28/2021		Bank Statement Fees	Reserve		\$2.77	\$63,320.11
Account Total				\$0.00	\$2.77	\$63,320.11
Beginning Balance		\$63,322.88				
Net Change		(\$2.77)				

Client: Trevi Villa HOA Account Category: Surplus/(Deficit)
Account: 30000 - Surplus/Deficit Account Type: Equity

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$63,314.43)
Account Total				\$0.00	\$0.00	(\$63,314.43)
Beginning Balance		(\$63,314.43)				
Net Change		\$0.00				

Client: Trevi Villa HOA Account Category: Reserve
Account: 41300 - Reserve Interest Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$1,229.88)
Account Total				\$0.00	\$0.00	(\$1,229.88)
Beginning Balance		(\$1,229.88)				
Net Change		\$0.00				

Client: Trevi Villa HOA Account Category: 5 Professional & Admin
Account: 90910 - Bank Fees Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$175.00
Account Total				\$0.00	\$0.00	\$175.00
Beginning Balance		\$175.00				
Net Change		\$0.00				

Client: Trevi Villa HOA Account Category: Reserve
Account: 91000 - Reserve Expense Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$12,799.63
Account Total				\$0.00	\$0.00	\$12,799.63
Beginning Balance		\$12,799.63				
Net Change		\$0.00				

Client: Trevi Villa HOA Account Category: Reserve
Account: 91090 - Unrealized (Gain)/Loss Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$1,060.78)
2/28/2021		Bank Statement Fees	Reserve	\$2.77		(\$1,058.01)
Account Total				\$2.77	\$0.00	(\$1,058.01)
Beginning Balance		(\$1,060.78)				
Net Change		\$2.77				



Stanley - Morgan Stanley Reserve Cash-11000
Statement Date: 2/28/2021

Trevi Villa HOA
Reconciliation Report

Statement Balance: \$63,150.11
GL Balance: \$63,150.11
Last Statement Balance: \$63,152.88
Outstanding Checks: \$0.00
Outstanding Deposits: \$0.00
Calculated Balance: \$63,150.11
GL vs. Balance Difference: \$0.00

Outstanding

Checks	Description	Date	Check #	Amount
Total Outstanding Checks:				\$0.00
Deposits	Description	Date		Amount
Total Outstanding Deposits:				\$0.00