



Terrace Village Maintenance Corporation
Balance Sheet
2/28/2021

	<u>Operating</u>	<u>Reserve</u>	<u>Total</u>
Assets			
<u>Operating</u>			
10000 - CB&T Operating	\$22,785.81	(\$13,807.81)	\$8,978.00
10100 - US Bank Operating	\$1,919.29		\$1,919.29
<u>Total Operating</u>	<u>\$24,705.10</u>	<u>(\$13,807.81)</u>	<u>\$10,897.29</u>
<u>Reserve</u>			
11000 - US Bank Reserve		\$115,534.31	\$115,534.31
<u>Total Reserve</u>	<u>\$0.00</u>	<u>\$115,534.31</u>	<u>\$115,534.31</u>
<u>Accounts Receivable</u>			
13000 - Accounts Receivable	\$1,175.82		\$1,175.82
<u>Total Accounts Receivable</u>	<u>\$1,175.82</u>		<u>\$1,175.82</u>
<i>Assets Total</i>	\$25,880.92	\$101,726.50	\$127,607.42
Liabilities & Equity			
<u>Accounts Payable</u>			
23000 - Pre-Paid Assessments	\$1,664.71		\$1,664.71
<u>Total Accounts Payable</u>	<u>\$1,664.71</u>		<u>\$1,664.71</u>
<u>Retained Earnings</u>	\$20,933.11	\$99,189.82	\$120,122.93
<u>Net Income</u>	\$5,694.10	\$125.68	\$5,819.78
<i>Liabilities and Equity Total</i>	\$28,291.92	\$99,315.50	\$127,607.42



Terrace Village Maintenance Corporation
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	\$8,567.65		\$8,567.65	\$17,135.30		\$17,135.30
<u>Total Assessment</u>	\$8,567.65		\$8,567.65	\$17,135.30		\$17,135.30
<u>Other Income</u>						
40152 - Move-In/Out Fees	\$0.00		\$0.00	\$400.00		\$400.00
<u>Total Other Income</u>	\$0.00		\$0.00	\$400.00		\$400.00
<u>Reserve</u>						
41300 - Reserve Interest		\$0.00	\$0.00		\$125.68	\$125.68
<u>Total Reserve</u>		\$0.00	\$0.00		\$125.68	\$125.68
<i>Total Income</i>	\$8,567.65	\$0.00	\$8,567.65	\$17,535.30	\$125.68	\$17,660.98
Expense	Operating	Reserve	Total	Operating	Reserve	Total
<u>1 Structural, Common Area, Landscape, Utilities</u>						
50000 - Repair & Maintenance	\$448.97		\$448.97	\$2,943.08		\$2,943.08
50100 - Pool Repair & Maintenance	\$250.00		\$250.00	\$500.00		\$500.00
50300 - Janitorial	\$500.00		\$500.00	\$500.00		\$500.00
50400 - Pest Control	\$90.00		\$90.00	\$90.00		\$90.00
50900 - Miscellaneous Repair & Maintenance	\$0.00		\$0.00	(\$420.00)		(\$420.00)
51000 - Landscape	\$0.00		\$0.00	\$580.00		\$580.00
59000 - Electric	\$0.00		\$0.00	\$0.00		\$0.00
59100 - Gas	\$507.94		\$507.94	\$1,077.38		\$1,077.38
59200 - Telephone	\$212.58		\$212.58	\$326.29		\$326.29
59300 - Trash	\$470.31		\$470.31	\$1,033.34		\$1,033.34
59400 - Water	\$2,387.32		\$2,387.32	\$2,387.32		\$2,387.32
<u>Total 1 Structural, Common Area, Landscape, Utilities</u>	\$4,867.12		\$4,867.12	\$9,017.41		\$9,017.41
<u>3 Mechanical</u>						
70100 - Elevator	\$134.98		\$134.98	\$269.96		\$269.96
<u>Total 3 Mechanical</u>	\$134.98		\$134.98	\$269.96		\$269.96
<u>5 Professional & Admin Services</u>						
90200 - Management Fees	\$850.00		\$850.00	\$1,700.00		\$1,700.00
90400 - Insurance	\$0.00		\$0.00	\$649.00		\$649.00
90900 - Office Supplies	\$18.50		\$18.50	\$37.00		\$37.00
90901 - Printing & Copies	\$51.20		\$51.20	\$61.90		\$61.90
90903 - Postage	\$21.57		\$21.57	\$60.42		\$60.42
90910 - Bank Fees	\$3.46		\$3.46	\$10.51		\$10.51
90920 - License, Permits & Fees	\$35.00		\$35.00	\$35.00		\$35.00
<u>Total 5 Professional & Admin Services</u>	\$979.73		\$979.73	\$2,553.83		\$2,553.83
<i>Total Expense</i>	\$5,981.83		\$5,981.83	\$11,841.20		\$11,841.20



Terrace Village Maintenance Corporation
Income Statement
2/1/2021 - 2/28/2021

	2/1/2021 - 2/28/2021			Year To Date		
Operating Net Income	\$2,585.82	\$0.00	\$2,585.82	\$5,694.10	\$125.68	\$5,819.78
Net Income	\$2,585.82	\$0.00	\$2,585.82	\$5,694.10	\$125.68	\$5,819.78



Terrace Village Maintenance Corporation
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
Income							
<u>Assessment</u>							
40000 - Assessments	\$8,567.65	\$8,567.67	(\$0.02)	\$17,135.30	\$17,135.34	(\$0.04)	\$102,812.00
<u>Total Assessment</u>	\$8,567.65	\$8,567.67	(\$0.02)	\$17,135.30	\$17,135.34	(\$0.04)	\$102,812.00
<u>Other Income</u>							
40152 - Move-In/Out Fees	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00	\$400.00	\$0.00
<u>Total Other Income</u>	\$0.00	\$0.00	\$0.00	\$400.00	\$0.00	\$400.00	\$0.00
Total Income	\$8,567.65	\$8,567.67	(\$0.02)	\$17,535.30	\$17,135.34	\$399.96	\$102,812.00
Expense							
<u>1 Structural, Common Area, Landscape, Utilities</u>							
50000 - Repair & Maintenance	\$448.97	\$0.00	(\$448.97)	\$2,943.08	\$0.00	(\$2,943.08)	\$0.00
50100 - Pool Repair & Maintenance	\$250.00	\$208.33	(\$41.67)	\$500.00	\$416.66	(\$83.34)	\$2,500.00
50300 - Janitorial	\$500.00	\$485.00	(\$15.00)	\$500.00	\$970.00	\$470.00	\$5,820.00
50400 - Pest Control	\$90.00	\$50.00	(\$40.00)	\$90.00	\$100.00	\$10.00	\$600.00
50900 - Miscellaneous Repair & Maintenance	\$0.00	\$1,666.67	\$1,666.67	(\$420.00)	\$3,333.34	\$3,753.34	\$20,000.00
51000 - Landscape	\$0.00	\$290.00	\$290.00	\$580.00	\$580.00	\$0.00	\$3,480.00
59000 - Electric	\$0.00	\$125.00	\$125.00	\$0.00	\$250.00	\$250.00	\$1,500.00
59100 - Gas	\$507.94	\$125.00	(\$382.94)	\$1,077.38	\$250.00	(\$827.38)	\$1,500.00
59200 - Telephone	\$212.58	\$0.00	(\$212.58)	\$326.29	\$0.00	(\$326.29)	\$0.00
59300 - Trash	\$470.31	\$500.00	\$29.69	\$1,033.34	\$1,000.00	(\$33.34)	\$6,000.00
59400 - Water	\$2,387.32	\$1,075.00	(\$1,312.32)	\$2,387.32	\$2,150.00	(\$237.32)	\$12,900.00
<u>Total 1 Structural, Common Area, Landscape, Utilities</u>	\$4,867.12	\$4,525.00	(\$342.12)	\$9,017.41	\$9,050.00	\$32.59	\$54,300.00
<u>3 Mechanical</u>							
70100 - Elevator	\$134.98	\$166.67	\$31.69	\$269.96	\$333.34	\$63.38	\$2,000.00
70210 - Intercom Server	\$0.00	\$166.67	\$166.67	\$0.00	\$333.34	\$333.34	\$2,000.00
<u>Total 3 Mechanical</u>	\$134.98	\$333.34	\$198.36	\$269.96	\$666.68	\$396.72	\$4,000.00
<u>5 Professional & Admin Services</u>							
90100 - Legal	\$0.00	\$208.33	\$208.33	\$0.00	\$416.66	\$416.66	\$2,500.00
90200 - Management Fees	\$850.00	\$850.00	\$0.00	\$1,700.00	\$1,700.00	\$0.00	\$10,200.00
90400 - Insurance	\$0.00	\$741.67	\$741.67	\$649.00	\$1,483.34	\$834.34	\$8,900.00
90900 - Office Supplies	\$18.50	\$41.67	\$23.17	\$37.00	\$83.34	\$46.34	\$500.00
90901 - Printing & Copies	\$51.20	\$0.00	(\$51.20)	\$61.90	\$0.00	(\$61.90)	\$0.00
90903 - Postage	\$21.57	\$0.00	(\$21.57)	\$60.42	\$0.00	(\$60.42)	\$0.00
90909 - Misc Supplies	\$0.00	\$79.17	\$79.17	\$0.00	\$158.34	\$158.34	\$950.00
90910 - Bank Fees	\$3.46	\$0.00	(\$3.46)	\$10.51	\$0.00	(\$10.51)	\$0.00
90920 - License, Permits & Fees	\$35.00	\$41.67	\$6.67	\$35.00	\$83.34	\$48.34	\$500.00
<u>Total 5 Professional & Admin Services</u>	\$979.73	\$1,962.51	\$982.78	\$2,553.83	\$3,925.02	\$1,371.19	\$23,550.00
Total Expense	\$5,981.83	\$6,820.85	\$839.02	\$11,841.20	\$13,641.70	\$1,800.50	\$81,850.00
Operating Net Income	\$2,585.82	\$1,746.82	\$839.00	\$5,694.10	\$3,493.64	\$2,200.46	\$20,962.00
Net Income	\$2,585.82	\$1,746.82	\$839.00	\$5,694.10	\$3,493.64	\$2,200.46	\$20,962.00

Terrace Village Maintenance Corporation
Budget Comparison Report - Reserve
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
Income							
<u>Reserve</u>							
41300 - Reserve Interest	\$0.00	\$0.00	\$0.00	\$125.68	\$0.00	\$125.68	\$0.00
<u>Total Reserve</u>	\$0.00	\$0.00	\$0.00	\$125.68	\$0.00	\$125.68	\$0.00
Total Income	\$0.00	\$0.00	\$0.00	\$125.68	\$0.00	\$125.68	\$0.00
Expense							
<u>3 Mechanical</u>							
70100 - Elevator	\$0.00	\$660.00	\$660.00	\$0.00	\$1,320.00	\$1,320.00	\$7,920.00
<u>Total 3 Mechanical</u>	\$0.00	\$660.00	\$660.00	\$0.00	\$1,320.00	\$1,320.00	\$7,920.00
Total Expense	\$0.00	\$660.00	\$660.00	\$0.00	\$1,320.00	\$1,320.00	\$7,920.00
Operating Net Income	\$0.00	(\$660.00)	\$660.00	\$125.68	(\$1,320.00)	\$1,445.68	(\$7,920.00)
Net Income	\$0.00	(\$660.00)	\$660.00	\$125.68	(\$1,320.00)	\$1,445.68	(\$7,920.00)



Terrace Village Maintenance Corporation
Accounts Receivable Aging Report
Period Through: 2/28/2021

Unit	Account Number	Account	Total Due	Current	30 Days	60 Days	90 Days
20	101200110	Primary	\$307.87	\$291.79	\$16.08		
26	101200170	Primary	\$282.79	\$282.79			
21	101200120	Primary	\$276.80	\$276.80			
29	101200200	Primary	\$224.00			\$224.00	
36	101200270	Primary	\$25.00				\$25.00
24	101200150	Primary	\$23.36	\$23.36			
Totals:			\$1,139.82	\$874.74	\$16.08	\$224.00	\$25.00
Counts:			6	4	1	1	1
Assessment:			\$890.82	\$874.74	\$16.08	\$0.00	\$0.00
Collection Fee:			\$249.00	\$0.00	\$0.00	\$224.00	\$25.00
			\$1,139.82	\$874.74	\$16.08	\$224.00	\$25.00



Terrace Village Maintenance Corporation
Prepaid Report
Period Through: 2/28/2021

Unit	Account Number	Homeowner	Address	Balance
10	101200010	Eric B. Rodriquez	3688 First Avenue	\$754.00
14	101200050	Garret Anton and Trudie Newell	3688 First Avenue	\$326.11
23	101200140	Tania Ramirez	3688 First Avenue	\$8.20
27	101200180	Rebecca Melillo	3688 First Avenue	\$3.67
29	101200200	Hsiang-Hua "Cathy" Sun	3688 First Avenue	\$224.00
34	101200250	Edwin A. Stoughton	3688 First Avenue	\$303.73
36	101200270	Vanty Tuttle	3688 First Avenue	\$25.00
37	101200280	Bobby D. Dorsett	3688 First Avenue	\$20.00
Totals:				\$1,664.71



Terrace Village Maintenance Corporation
AP Distribution Report
2/1/2021 - 2/28/2021

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
10000 - CB&T Operating	2/17/2021	2/17/2021	CEOSD.NET	J166 Escrow Transfer Fee		5309	\$250.00
Total 10000 - CB&T Operating:						5309	\$250.00
50000 - Repair & Maintenance	2/4/2021	2/4/2021	Altrait Construction Co.	J1668 Replace Roof Door	00698	5298	\$137.86
	2/4/2021	2/4/2021	Labann Corporation	J1663 Madeco Key Order	65948	5300	\$165.16
	2/10/2021	2/10/2021	Labann Corporation	J1670 Adjust Strike Plate	66114	5306	\$102.00
	2/10/2021	2/10/2021	Doorking Inc.	USER ID: TERRACE!		5307	\$43.95
Total 50000 - Repair & Maintenance:							\$448.97
50100 - Pool Repair & Maintenance	2/10/2021	2/10/2021	Victor Pool Svc & Repair Inc.	SVC 02/21	21790	5304	\$250.00
Total 50100 - Pool Repair & Maintenance:							\$250.00
50300 - Janitorial	2/17/2021	2/17/2021	The Final Clean	SVC Monthly Cleaning	1930	5310	\$500.00
Total 50300 - Janitorial:							\$500.00
50400 - Pest Control	2/4/2021	2/4/2021	Pete Paniagua Termite & Pest Control	SVC 12/20	36350	5301	\$45.00
	2/4/2021	2/4/2021	Pete Paniagua Termite & Pest Control	SVC 01/21	36350	5301	\$45.00
Total 50400 - Pest Control:							\$90.00
59100 - Gas	2/10/2021	2/10/2021	San Diego Gas & Electric	ACCT#44184425415		5303	\$507.94
Total 59100 - Gas:							\$507.94
59200 - Telephone	2/10/2021	2/10/2021	AT&T	ACCT#61968376722363		5305	\$212.58
Total 59200 - Telephone:							\$212.58
59300 - Trash	2/4/2021	2/4/2021	Republic Services	SVC 01/21	0529-003263319	5302	\$470.31
Total 59300 - Trash:							\$470.31
59400 - Water	2/4/2021	2/4/2021	City Of S.D. Public Util. Dept	02/21 SVC		0	\$2,387.32
Total 59400 - Water:							\$2,387.32
70100 - Elevator	2/4/2021	2/4/2021	24 Hour Elevator, Inc.	SVC 02/21	95657	5299	\$134.98
Total 70100 - Elevator:							\$134.98
90200 - Management Fees	2/1/2021	2/1/2021	CEOSD.NET	02/21 Mgmt Fee		5297	\$850.00
Total 90200 - Management Fees:							\$850.00
90900 - Office Supplies	2/1/2021	2/1/2021	CEOSD.NET	02/21 Supplies		5297	\$13.50
	2/1/2021	2/1/2021	CEOSD.NET	02/21 Website Hosting		5297	\$5.00
Total 90900 - Office Supplies:							\$18.50
90901 - Printing & Copies	2/1/2021	2/1/2021	CEOSD.NET	01/21 Printing		5297	\$51.20
Total 90901 - Printing & Copies:							\$51.20
90903 - Postage	2/1/2021	2/1/2021	CEOSD.NET	01/21 Postage		5297	\$21.57
Total 90903 - Postage:							\$21.57
90920 - License, Permits & Fees	2/18/2021	2/18/2021	Secretary Of State	SI-CID		5311	\$15.00
	2/18/2021	2/18/2021	Secretary Of State	SI-100		5312	\$20.00
Total 90920 - License, Permits & Fees:							\$35.00

Grand Total: \$6,228.37



Terrace Village Maintenance Corporation
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

**Terrace Village Maintenance Corporation
Accounts Payable Aging Report - 2 - Reserve
Period Through: 2/28/2021**

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

**Terrace Village Maintenance Corporation
Accounts Payable Aging Report - Totals
Period Through: 2/28/2021**

Total Current30 Days60 Days90 Days

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



Terrace Village Reconciliation Report

Bank & Trust - CB&T Operating-10000
Statement Date: 2/28/2021

Statement Balance: \$8,864.76
GL Balance: \$8,978.00
Last Statement Balance: \$8,631.60
Outstanding Checks: \$200.16
Outstanding Deposits: \$313.40
Calculated Balance: \$8,864.76
GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
	Correct Deposit Error	10/6/2020		-\$303.73
	REVERSAL - [Payment Received]	10/6/2020		-\$1,399.60
	REVERSAL - [Payment Received]	11/4/2020		-\$303.74
	Payment: Have Wash Will Travel, Inc., Check #: 5294, Invoice #: 5406	1/25/2021	5294	-\$175.00
	Payment: State Farm Insurance Comp., Check #: 5295, Invoice #:	1/25/2021	5295	-\$649.00
	Payment: Matt Giarratano, Check #: 5296, Invoice #:	1/25/2021	5296	-\$290.00
	Payment: CEOSD.NET, Check #: 5297, Invoice #:	2/1/2021	5297	-\$941.27
	Payment: Altrait Construction Co., Check #: 5298, Invoice #: 00698	2/4/2021	5298	-\$137.86
	Payment: 24 Hour Elevator, Inc., Check #: 5299, Invoice #: 95657	2/4/2021	5299	-\$134.98
	Payment: Pete Paniagua Termite & Pest Control, Check #: 5301, Invoice #: 36350	2/4/2021	5301	-\$90.00
	Payment: Republic Services, Check #: 5302, Invoice #: 0529-003263319	2/4/2021	5302	-\$470.31
	Payment: City Of S.D. Public Util. Dept, On-Line Payment, Invoice #:	2/4/2021	On-Line	-\$2,387.32
	Payment: San Diego Gas & Electric, Check #: 5303, Invoice #:	2/10/2021	5303	-\$507.94
	Payment: Victor Rozenfeld, Check #: 5304, Invoice #: 21790	2/10/2021	5304	-\$250.00
	Payment: AT&T, Check #: 5305, Invoice #:	2/10/2021	5305	-\$212.58
	Payment: Labann Corporation, Check #: 5306, Invoice #: 66114	2/10/2021	5306	-\$102.00
	Payment: Doorking Inc., Check #: 5307, Invoice #:	2/10/2021	5307	-\$43.95
	[VOID] - Payment: CEOSD.NET, Check #: 5308, Invoice #: , J166 Escrow Transfer Fee	2/17/2021		-\$250.00
	Payment: CEOSD.NET, Check #: 5308, Invoice #:	2/17/2021	5308	-\$250.00
	Payment: CEOSD.NET, Check #: 5309, Invoice #:	2/17/2021	5309	-\$250.00
	Payment: The Final Clean, Check #: 5310, Invoice #: 1930	2/17/2021	5310	-\$500.00
	90910 - Bank Fees	2/28/2021		-\$3.46
Total Cleared Checks:				\$9,652.74

Deposits	Description	Date	Amount	
	Payment Received	10/6/2020	\$1,703.34	
	Transfers Deposit	11/4/2020	\$303.74	
	Payment Received	2/2/2021	\$1,701.99	
	Payment Received	2/2/2021	\$291.79	
	Payment Received	2/2/2021	\$1,208.38	
	Payment Received	2/9/2021	\$1,672.10	
	Payment Received	2/9/2021	\$291.79	
	Payment Received	2/12/2021	\$276.80	
	Payment Received	2/15/2021	\$1,935.97	
	Payment: CEOSD.NET, Check #: 5308, Invoice #: , J166 Escrow Transfer Fee	2/17/2021	5308	\$250.00
	Payment: CEOSD.NET, Check #: 5309, Invoice #: , J166 Escrow Transfer Fee	2/17/2021	5309	\$250.00
Total Cleared Deposits:				\$9,885.90



Terrace Village
Reconciliation Report

Bank & Trust - CB&T Operating-10000
Statement Date: 2/28/2021

Statement Balance: \$8,864.76
GL Balance: \$8,978.00
Last Statement Balance: \$8,631.60
Outstanding Checks: \$200.16
Outstanding Deposits: \$313.40
Calculated Balance: \$8,864.76
GL vs. Balance Difference: \$0.00

Outstanding

Checks	Description	Date	Check #	Amount
	Payment: Labann Corporation, Check #: 5300, Invoice #: 65948	2/4/2021	5300	-\$165.16
	Payment: Secretary Of State, Check #: 5311, Invoice #:	2/18/2021	5311	-\$15.00
	Payment: Secretary Of State, Check #: 5312, Invoice #:	2/18/2021	5312	-\$20.00
	Total Outstanding Checks:			\$200.16
Deposits	Description	Date		Amount
	REVERSAL - [Bank Statement Fees]	11/30/2019		\$3.40
	Credit for returning a gate remote	9/2/2020		\$30.00
	Payment Received	9/25/2020		\$30.00
	[VOID] - Payment: CEOSD.NET, Check #: 5308, Invoice #:	2/17/2021		\$250.00
	Total Outstanding Deposits:			\$313.40



Terrace Village Maintenance Corporation
General Ledger Report -
2/1/2021 - 2/28/2021

Client: Terrace Village Maintenance Corporation
Account: 10000 - CB&T Operating

Account Category: Operating
Account Type: Bank

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$21,388.82
2/1/2021	AP	Payment: CEOSD.NET, Check #: 5297, Invoice #:	Operating		\$941.27	\$20,447.55
2/2/2021	AR	Payment Received	Operating	\$1,701.99		\$22,149.54
2/2/2021	AR	Payment Received	Operating	\$291.79		\$22,441.33
2/2/2021	AR	Payment Received	Operating	\$1,208.38		\$23,649.71
2/4/2021	AP	Payment: Altrait Construction Co., Check #: 5298, Invoice #: 00698	Operating		\$137.86	\$23,511.85
2/4/2021	AP	Payment: 24 Hour Elevator, Inc., Check #: 5299, Invoice #: 95657	Operating		\$134.98	\$23,376.87
2/4/2021	AP	Payment: Labann Corporation, Check #: 5300, Invoice #: 65948	Operating		\$165.16	\$23,211.71
2/4/2021	AP	Payment: Pete Paniagua Termite & Pest Control, Check #: 5301, Invoice #: 36350	Operating		\$90.00	\$23,121.71
2/4/2021	AP	Payment: Republic Services, Check #: 5302, Invoice #: 0529-003263319	Operating		\$470.31	\$22,651.40
2/4/2021	AP	Payment: City Of S.D. Public Util. Dept, On-Line Payment, Invoice #:	Operating		\$2,387.32	\$20,264.08
2/9/2021	AR	Payment Received	Operating	\$1,672.10		\$21,936.18
2/9/2021	AR	Payment Received	Operating	\$291.79		\$22,227.97
2/10/2021	AP	Payment: San Diego Gas & Electric, Check #: 5303, Invoice #:	Operating		\$507.94	\$21,720.03
2/10/2021	AP	Payment: Victor Rozenfeld, Check #: 5304, Invoice #: 21790	Operating		\$250.00	\$21,470.03
2/10/2021	AP	Payment: AT&T, Check #: 5305, Invoice #:	Operating		\$212.58	\$21,257.45
2/10/2021	AP	Payment: Labann Corporation, Check #: 5306, Invoice #: 66114	Operating		\$102.00	\$21,155.45
2/10/2021	AP	Payment: Doorking Inc., Check #: 5307, Invoice #:	Operating		\$43.95	\$21,111.50
2/12/2021	AR	Payment Received	Operating	\$276.80		\$21,388.30
2/15/2021	AR	Payment Received	Operating	\$1,935.97		\$23,324.27
2/17/2021	AP	Payment: CEOSD.NET, Check #: 5308, Invoice #: , J166 Escrow Transfer Fee	Operating	\$250.00		\$23,574.27
2/17/2021	AP	Payment: CEOSD.NET, Check #: 5308, Invoice #:	Operating		\$250.00	\$23,324.27
2/17/2021	AP	Payment: CEOSD.NET, Check #: 5309, Invoice #: , J166 Escrow Transfer Fee	Operating	\$250.00		\$23,574.27
2/17/2021	AP	Payment: CEOSD.NET, Check #: 5309, Invoice #:	Operating		\$250.00	\$23,324.27
2/17/2021	AP	Payment: The Final Clean, Check #: 5310, Invoice #: 1930	Operating		\$500.00	\$22,824.27
2/17/2021	AP	[VOID] - Payment: CEOSD.NET, Check #: 5308, Invoice #: , J166 Escrow Transfer Fee	Operating		\$250.00	\$22,574.27
2/17/2021	AP	[VOID] - Payment: CEOSD.NET, Check #: 5308, Invoice #:	Operating	\$250.00		\$22,824.27
2/18/2021	AP	Payment: Secretary Of State, Check #: 5311, Invoice #:	Operating		\$15.00	\$22,809.27
2/18/2021	AP	Payment: Secretary Of State, Check #: 5312, Invoice #:	Operating		\$20.00	\$22,789.27
2/28/2021		Bank Statement Fees	Operating		\$3.46	\$22,785.81
Account Total				\$8,128.82	\$6,731.83	\$22,785.81
Beginning Balance						\$21,388.82
Net Change						\$1,396.99

Client: Terrace Village Maintenance Corporation
Account: 10100 - US Bank Operating

Account Category: Operating
Account Type: Bank

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$1,919.29
Account Total				\$0.00	\$0.00	\$1,919.29
Beginning Balance		\$1,919.29				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 13000 - Accounts Receivable

Account Category: Accounts Receivable
Account Type: Accounts Receivable

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$473.71
2/1/2021	AR	February 2021 - Assessment	Operating	\$8,567.65		\$9,041.36
2/1/2021	AR	Payment Application	Operating		\$1,232.51	\$7,808.85
2/2/2021	AR	Payment Application	Operating		\$3,115.97	\$4,692.88
2/9/2021	AR	Payment Application	Operating		\$1,556.96	\$3,135.92
2/12/2021	AR	Payment Application	Operating		\$276.80	\$2,859.12
2/15/2021	AR	Payment Application	Operating		\$1,683.30	\$1,175.82
Account Total				\$8,567.65	\$7,865.54	\$1,175.82
Beginning Balance		\$473.71				



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Net Change \$702.11

Client: Terrace Village Maintenance Corporation Account Category: Accounts Payable
Account: 23000 - Pre-Paid Assessments Account Type: Accounts Payable

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$2,151.43)
2/1/2021	AR	Payment Application	Operating	\$1,232.51		(\$918.92)
2/2/2021	AR	Payment Received	Operating		\$1,701.99	(\$2,620.91)
2/2/2021	AR	Payment Received	Operating		\$291.79	(\$2,912.70)
2/2/2021	AR	Payment Received	Operating		\$1,208.38	(\$4,121.08)
2/2/2021	AR	Payment Application	Operating	\$3,115.97		(\$1,005.11)
2/9/2021	AR	Payment Received	Operating		\$1,672.10	(\$2,677.21)
2/9/2021	AR	Payment Received	Operating		\$291.79	(\$2,969.00)
2/9/2021	AR	Payment Application	Operating	\$1,556.96		(\$1,412.04)
2/12/2021	AR	Payment Received	Operating		\$276.80	(\$1,688.84)
2/12/2021	AR	Payment Application	Operating	\$276.80		(\$1,412.04)
2/15/2021	AR	Payment Received	Operating		\$1,935.97	(\$3,348.01)
2/15/2021	AR	Payment Application	Operating	\$1,683.30		(\$1,664.71)
Account Total				\$7,865.54	\$7,378.82	(\$1,664.71)
Beginning Balance		(\$2,151.43)				
Net Change		\$486.72				

Client: Terrace Village Maintenance Corporation Account Category: Surplus/(Deficit)
Account: 30000 - Surplus/Deficit Account Type: Equity

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$20,933.11)
Account Total				\$0.00	\$0.00	(\$20,933.11)
Beginning Balance		(\$20,933.11)				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation Account Category: Assessment
Account: 40000 - Assessments Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$214,191.25)
2/1/2021	AR	February 2021 - Assessment	Operating		\$8,567.65	(\$222,758.90)
Account Total				\$0.00	\$8,567.65	(\$222,758.90)
Beginning Balance		(\$214,191.25)				
Net Change		(\$8,567.65)				

Client: Terrace Village Maintenance Corporation Account Category: Other Income
Account: 40100 - Late Fees Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$1,542.32)
Account Total				\$0.00	\$0.00	(\$1,542.32)
Beginning Balance		(\$1,542.32)				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation Account Category: Other Income
Account: 40101 - Collection Fees Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$249.00)
Account Total				\$0.00	\$0.00	(\$249.00)



Terrace Village Maintenance Corporation
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Beginning Balance (\$249.00)
 Net Change \$0.00

Client: Terrace Village Maintenance Corporation
 Account: 40102 - NSF Fees
 Account Category: Other Income
 Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$162.00)
Account Total				\$0.00	\$0.00	(\$162.00)
Beginning Balance		(\$162.00)				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
 Account: 40150 - Gate Remotes/Transponders/Keys/FOBS
 Account Category: Other Income
 Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$41.95
Account Total				\$0.00	\$0.00	\$41.95
Beginning Balance		\$41.95				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
 Account: 40152 - Move-In/Out Fees
 Account Category: Other Income
 Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$1,650.00)
Account Total				\$0.00	\$0.00	(\$1,650.00)
Beginning Balance		(\$1,650.00)				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
 Account: 41000 - Reserve Allocation Income
 Account Category: Reserve
 Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$171.73
Account Total				\$0.00	\$0.00	\$171.73
Beginning Balance		\$171.73				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
 Account: 50000 - Repair & Maintenance
 Account Category: 1 Structural, Common Area, Landscape, Utilities
 Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$52,399.73
2/4/2021	AP	Payment: Altrait Construction Co., Check #: 5298, Invoice #: 00698, J1668 Replace Roof Door	Operating	\$137.86		\$52,537.59
2/4/2021	AP	Payment: Labann Corporation, Check #: 5300, Invoice #: 65948, J1663 Madeco Key Order	Operating	\$165.16		\$52,702.75
2/10/2021	AP	Payment: Labann Corporation, Check #: 5306, Invoice #: 66114, J1670 Adjust Strike Plate	Operating	\$102.00		\$52,804.75
2/10/2021	AP	Payment: Doorking Inc., Check #: 5307, Invoice #: , USER ID: TERRACE!	Operating	\$43.95		\$52,848.70
Account Total				\$448.97	\$0.00	\$52,848.70
Beginning Balance		\$52,399.73				
Net Change		\$448.97				



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Client: Terrace Village Maintenance Corporation
Account: 50100 - Pool Repair & Maintenance

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

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
Beginning Balance					\$5,805.00
2/10/2021	AP Payment: Victor Rozenfeld, Check #: 5304, Invoice #: 21790, SVC 02/21	Operating	\$250.00		\$6,055.00
Account Total			\$250.00	\$0.00	\$6,055.00
Beginning Balance	\$5,805.00				
Net Change	\$250.00				

Client: Terrace Village Maintenance Corporation
Account: 50300 - Janitorial

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

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
Beginning Balance					\$11,597.07
2/17/2021	AP Payment: The Final Clean, Check #: 5310, Invoice #: 1930, SVC Monthly Cleaning	Operating	\$500.00		\$12,097.07
Account Total			\$500.00	\$0.00	\$12,097.07
Beginning Balance	\$11,597.07				
Net Change	\$500.00				

Client: Terrace Village Maintenance Corporation
Account: 50400 - Pest Control

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

Posting Date	Source Description	Cost Center	Debit	Credit	Balance
Beginning Balance					\$1,230.00
2/4/2021	AP Payment: Pete Paniagua Termite & Pest Control, Check #: 5301, Invoice #: 36350, SVC 12/20, SVC 01/21	Operating	\$90.00		\$1,320.00
Account Total			\$90.00	\$0.00	\$1,320.00
Beginning Balance	\$1,230.00				
Net Change	\$90.00				

Client: Terrace Village Maintenance Corporation
Account: 50900 - Miscellaneous Repair & Maintenance

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

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$335.00
Account Total				\$0.00	\$0.00	\$335.00
Beginning Balance		\$335.00				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 51000 - Landscape

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

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$7,080.00
Account Total				\$0.00	\$0.00	\$7,080.00
Beginning Balance		\$7,080.00				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 59000 - Electric

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



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Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$5,535.70
Account Total				\$0.00	\$0.00	\$5,535.70
Beginning Balance		\$5,535.70				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 59100 - Gas

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

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$4,765.11
2/10/2021	AP	Payment: San Diego Gas & Electric, Check #: 5303, Invoice #: , ACCT#44184425415	Operating	\$507.94		\$5,273.05
Account Total				\$507.94	\$0.00	\$5,273.05
Beginning Balance		\$4,765.11				
Net Change		\$507.94				

Client: Terrace Village Maintenance Corporation
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						\$1,887.42
2/10/2021	AP	Payment: AT&T, Check #: 5305, Invoice #: , ACCT#61968376722363	Operating	\$212.58		\$2,100.00
Account Total				\$212.58	\$0.00	\$2,100.00
Beginning Balance		\$1,887.42				
Net Change		\$212.58				

Client: Terrace Village Maintenance Corporation
Account: 59220 - Internet

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

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$354.61
Account Total				\$0.00	\$0.00	\$354.61
Beginning Balance		\$354.61				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
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						\$11,567.13
2/4/2021	AP	Payment: Republic Services, Check #: 5302, Invoice #: 0529-003263319, SVC 01/21	Operating	\$470.31		\$12,037.44
Account Total				\$470.31	\$0.00	\$12,037.44
Beginning Balance		\$11,567.13				
Net Change		\$470.31				

Client: Terrace Village Maintenance Corporation
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						\$24,881.04



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2/4/2021	AP	Payment: City Of S.D. Public Util. Dept, Check #: On-Line, Invoice #: , 02/21 SVC	Operating	\$2,387.32		\$27,268.36
Account Total				\$2,387.32	\$0.00	\$27,268.36
Beginning Balance		\$24,881.04				
Net Change		\$2,387.32				

Client: Terrace Village Maintenance Corporation
Account: 60000 - Fire Equipment

Account Category: Fire & Protection
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$705.93
Account Total				\$0.00	\$0.00	\$705.93
Beginning Balance		\$705.93				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 70100 - Elevator

Account Category: 3 Mechanical
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$3,070.45
2/4/2021	AP	Payment: 24 Hour Elevator, Inc., Check #: 5299, Invoice #: 95657, SVC 02/21	Operating	\$134.98		\$3,205.43
Account Total				\$134.98	\$0.00	\$3,205.43
Beginning Balance		\$3,070.45				
Net Change		\$134.98				

Client: Terrace Village Maintenance Corporation
Account: 70210 - Intercom Server

Account Category: 3 Mechanical
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$1,497.99
Account Total				\$0.00	\$0.00	\$1,497.99
Beginning Balance		\$1,497.99				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 80000 - Plumbing

Account Category: 4 Plumbing, Sprinkler System
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$212.00
Account Total				\$0.00	\$0.00	\$212.00
Beginning Balance		\$212.00				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 90000 - Audit & Taxes

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$10.00
Account Total				\$0.00	\$0.00	\$10.00
Beginning Balance		\$10.00				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 90100 - Legal

Account Category: 5 Professional & Admin Services
Account Type: Expense



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Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$12,632.84
Account Total				\$0.00	\$0.00	\$12,632.84
Beginning Balance		\$12,632.84				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 90200 - Management Fees

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$21,130.00
2/1/2021	AP	Payment: CEOSD.NET, Check #: 5297, Invoice #: , 02/21 Mgmt Fee	Operating	\$850.00		\$21,980.00
Account Total				\$850.00	\$0.00	\$21,980.00
Beginning Balance		\$21,130.00				
Net Change		\$850.00				

Client: Terrace Village Maintenance Corporation
Account: 90300 - Reserve Study

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$430.00
Account Total				\$0.00	\$0.00	\$430.00
Beginning Balance		\$430.00				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 90400 - Insurance

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$14,910.00
Account Total				\$0.00	\$0.00	\$14,910.00
Beginning Balance		\$14,910.00				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 90900 - Office Supplies

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$226.00
2/1/2021	AP	Payment: CEOSD.NET, Check #: 5297, Invoice #: , 02/21 Supplies, 02/21 Website Hosting	Operating	\$18.50		\$244.50
Account Total					\$18.50	\$244.50
Beginning Balance		\$226.00				
Net Change		\$18.50				

Client: Terrace Village Maintenance Corporation
Account: 90901 - Printing & Copies

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$968.50
2/1/2021	AP	Payment: CEOSD.NET, Check #: 5297, Invoice #: , 01/21 Printing	Operating	\$51.20		\$1,019.70
Account Total				\$51.20	\$0.00	\$1,019.70
Beginning Balance		\$968.50				
Net Change		\$51.20				



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Client: Terrace Village Maintenance Corporation
Account: 90903 - Postage

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$624.40
2/1/2021	AP	Payment: CEOSD.NET, Check #: 5297, Invoice #: , 01/21 Postage	Operating	\$21.57		\$645.97
Account Total				\$21.57	\$0.00	\$645.97
Beginning Balance		\$624.40				
Net Change		\$21.57				

Client: Terrace Village Maintenance Corporation
Account: 90909 - Misc Supplies

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$311.66
Account Total				\$0.00	\$0.00	\$311.66
Beginning Balance		\$311.66				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 90910 - Bank Fees

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$370.15
2/28/2021		Bank Statement Fees	Operating	\$3.46		\$373.61
Account Total				\$3.46	\$0.00	\$373.61
Beginning Balance		\$370.15				
Net Change		\$3.46				

Client: Terrace Village Maintenance Corporation
Account: 90920 - License, Permits & Fees

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$1,573.00
2/18/2021	AP	Payment: Secretary Of State, Check #: 5311, Invoice #: , SI-CID	Operating	\$15.00		\$1,588.00
2/18/2021	AP	Payment: Secretary Of State, Check #: 5312, Invoice #: , SI-100	Operating	\$20.00		\$1,608.00
Account Total				\$35.00	\$0.00	\$1,608.00
Beginning Balance		\$1,573.00				
Net Change		\$35.00				

Client: Terrace Village Maintenance Corporation
Account: 90930 - Website

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$115.00
Account Total				\$0.00	\$0.00	\$115.00
Beginning Balance		\$115.00				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 90940 - Income Tax - Federal & State

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
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Beginning Balance					\$55.22
Account Total			\$0.00	\$0.00	\$55.22
Beginning Balance	\$55.22				
Net Change	\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 99000 - Reserve Allocation

Account Category: 6 Contingency
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$13,291.11
Account Total				\$0.00	\$0.00	\$13,291.11
Beginning Balance	\$13,291.11					
Net Change	\$0.00					

Client: Terrace Village Maintenance Corporation
Account: 99900 - Miscellaneous Expense

Account Category: 6 Contingency
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$450.00
Account Total				\$0.00	\$0.00	\$450.00
Beginning Balance	\$450.00					
Net Change	\$0.00					

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Client: Terrace Village Maintenance Corporation
Account: 10000 - CB&T Operating

Account Category: Operating
Account Type: Bank

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$13,807.81)
Account Total				\$0.00	\$0.00	(\$13,807.81)
Beginning Balance		(\$13,807.81)				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 11000 - US Bank Reserve

Account Category: Reserve
Account Type: Bank

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$115,534.31
Account Total				\$0.00	\$0.00	\$115,534.31
Beginning Balance		\$115,534.31				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 30000 - Surplus/Deficit

Account Category: Surplus/(Deficit)
Account Type: Equity

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$99,189.82)
Account Total				\$0.00	\$0.00	(\$99,189.82)
Beginning Balance		(\$99,189.82)				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 41000 - Reserve Allocation Income

Account Category: Reserve
Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$12,640.00)
Account Total				\$0.00	\$0.00	(\$12,640.00)
Beginning Balance		(\$12,640.00)				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 41300 - Reserve Interest

Account Category: Reserve
Account Type: Income

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						(\$340.37)
Account Total				\$0.00	\$0.00	(\$340.37)
Beginning Balance		(\$340.37)				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 50000 - Repair & Maintenance

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

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$3,506.28
Account Total				\$0.00	\$0.00	\$3,506.28
Beginning Balance		\$3,506.28				
Net Change		\$0.00				

Terrace Village Maintenance Corporation
General Ledger Report -
2/1/2021 - 2/28/2021

Client: Terrace Village Maintenance Corporation
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						\$72.53
Account Total				\$0.00	\$0.00	\$72.53
Beginning Balance		\$72.53				
Net Change		\$0.00				

Client: Terrace Village Maintenance Corporation
Account: 99000 - Reserve Allocation

Account Category: 6 Contingency
Account Type: Expense

Posting Date	Source	Description	Cost Center	Debit	Credit	Balance
Beginning Balance						\$12,640.00
Account Total				\$0.00	\$0.00	\$12,640.00
Beginning Balance		\$12,640.00				
Net Change		\$0.00				



CALIFORNIA BANK

TRUST

P.O. Box 489, Lawndale, CA 90260-0489

Statement of Accounts

Page 1 of 7

This Statement: February 26, 2021

Last Statement: January 29, 2021

Account 2080290611

DIRECT INQUIRIES TO:

Customer Service 1 (800) 400-6080

0030723 01 SP 0.510 **SINGLP 10 3 4042 92163

TERRACE VILLAGE MAINTENANCE CORP
HILLTOP COMMUNITY EXECUTIVES AGENT
PO BOX 34398-730
SAN DIEGO CA 92163



Hillcrest
3737 Fifth Avenue
San Diego, CA 92103-4217
(619) 299-9700

Change Notice: Effective March 19, 2021, availability of future dated ACH credit transactions will be modified. If the effective date of an ACH credit falls on a weekend or holiday, funds will be available on the following business day. For questions, please visit your local branch, or contact us at (800) 400-6080.

California Bank & Trust has revised several provisions of the Deposit Account Agreement, which agreement sets forth the terms governing your accounts and any safe deposit box leases. The revised Agreement may be found under "Deposit Account Agreement" or "Deposit Agreement" in the Bank's online Agreement Center. The Agreement Center link is found at the bottom section of the Bank's web site (www.calbanktrust.com). The Agreement Center also includes a disclosure entitled "Summary of Deposit Account Agreement Changes," which highlights the revisions made to the Agreement. We recommend that you review these revisions. The revised Deposit Account Agreement will become effective in 30 days on any of your existing accounts or safe deposit box leases (unless you have previously been supplied notice of or a copy of the revised Agreement). If you are not able to access the link online or would otherwise like a paper copy of these documents, you may contact the Bank to request these documents at California Bank & Trust, P.O. Box 489, Lawndale, CA, 90260 or by calling (800) 400-6080.

SUMMARY OF ACCOUNT BALANCE

Account Type	Account Number	Checking/Savings Ending Balance	Outstanding Balances Owed
Business Inspire Checking	2080290611	\$8,864.76	

BUSINESS INSPIRE CHECKING 2080290611

Previous Balance	Deposits/Credits	Charges/Debits	Checks Processed	Ending Balance
8,631.60	7,378.82	2,390.77	4,754.89	8,864.76

7 DEPOSITS/CREDITS

Date	Amount	Description
02/03	291.79	DEPOSIT 5353008600
02/03	1,208.38	DEPOSIT 5353032897
02/03	1,701.99	DEPOSIT 5353009995
02/09	291.79	DEPOSIT 5353063150
02/09	1,672.10	DEPOSIT 5353062725
02/12	276.80	DEPOSIT 5353015038
02/16	1,935.97	DEPOSIT 5353081291





3 CHARGES/DEBITS

Date	Amount	Description
02/04	2,387.32	CITY OF SANDIEGO WATER *****20467 REF # 021034000296420 1109607497
02/26	3.00	PAPER STATEMENT FEE 0000104171
02/26	.45	TOTAL TRANS-ACTIVITY FEE

15 CHECKS PROCESSED

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
5294	02/08	175.00	5299	02/09	134.98	5305	02/17	212.58
5295	02/01	649.00	5301*	02/23	90.00	5306	02/19	102.00
5296	02/04	290.00	5302	02/11	470.31	5307	02/16	43.95
5297	02/01	941.27	5303	02/17	507.94	5309*	02/19	250.00
5298	02/08	137.86	5304	02/22	250.00	5310	02/22	500.00

* Not in check sequence

AGGREGATE OVERDRAFT AND RETURNED 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

To learn more about our other products and services that may lower the cost of managing account overdrafts or to discuss removing overdraft coverage from your account, please contact Customer Service or visit your local branch.

DAILY BALANCES

Date	Balance	Date	Balance	Date	Balance
02/01	7,041.33	02/11	8,611.91	02/19	9,708.21
02/03	10,243.49	02/12	8,888.71	02/22	8,958.21
02/04	7,566.17	02/16	10,780.73	02/23	8,868.21
02/08	7,253.31	02/17	10,060.21	02/26	8,864.76
02/09	9,082.22				



DEPOSIT TICKET
FOR CASH COIN, MONEY ORDER, CHECK, POSTAL NOTE, ETC.

CALIFORNIA BANK & TRUST
10000
DATE 02-02-21

CURRENCY	COIN	AMOUNT
		1123
		291.79
		291.79

TERRACE VILLAGE MAINTENANCE CORP
C/O CREDIT
PO BOX 34398-730
SAN DIEGO, CA 92163

45454-0140C 2080290611 352

291.79

Ref# 53008600 \$291.79

DEPOSIT TICKET
FOR CASH COIN, MONEY ORDER, CHECK, POSTAL NOTE, ETC.

CALIFORNIA BANK & TRUST
10000
DATE 2-2-21

CURRENCY	COIN	AMOUNT
		1208.38
		1208.38

TERRACE VILLAGE MAINTENANCE CORP
C/O CREDIT
PO BOX 34398-730
SAN DIEGO, CA 92163

45454-0140C 2080290611 352

Dep 3. 1208.38

Ref# 53032897 \$1208.38

DEPOSIT TICKET
FOR CASH COIN, MONEY ORDER, CHECK, POSTAL NOTE, ETC.

CALIFORNIA BANK & TRUST
10000
DATE 02-02-21

CURRENCY	COIN	AMOUNT
		1701.99
		1701.99

TERRACE VILLAGE MAINTENANCE CORP
C/O CREDIT
PO BOX 34398-730
SAN DIEGO, CA 92163

45454-0140C 2080290611 352

1701.99

Ref# 53009995 \$1701.99

DEPOSIT TICKET
FOR CASH COIN, MONEY ORDER, CHECK, POSTAL NOTE, ETC.

CALIFORNIA BANK & TRUST
10000
DATE 2/19/21

CURRENCY	COIN	AMOUNT
		291.79
		291.79

TERRACE VILLAGE MAINTENANCE CORP
C/O CREDIT
PO BOX 34398-730
SAN DIEGO, CA 92163

45454-0140C 2080290611 352

291.79

Ref# 53063150 \$291.79

DEPOSIT TICKET
FOR CASH COIN, MONEY ORDER, CHECK, POSTAL NOTE, ETC.

CALIFORNIA BANK & TRUST
10000
DATE 12/06/20

CURRENCY	COIN	AMOUNT
		1672.10
		1672.10

TERRACE VILLAGE MAINTENANCE CORP
C/O CREDIT
PO BOX 34398-730
SAN DIEGO, CA 92163

45454-0140C 2080290611 352

1672.10

Ref# 53062725 \$1672.10

DEPOSIT TICKET
FOR CASH COIN, MONEY ORDER, CHECK, POSTAL NOTE, ETC.

CALIFORNIA BANK & TRUST
10000
DATE 2/22/21

CURRENCY	COIN	AMOUNT
		276.80
		276.80

TERRACE VILLAGE MAINTENANCE CORP
C/O CREDIT
PO BOX 34398-730
SAN DIEGO, CA 92163

45454-0140C 2080290611 352

276.80

Ref# 53015038 \$276.80

DEPOSIT TICKET
FOR CASH COIN, MONEY ORDER, CHECK, POSTAL NOTE, ETC.

CALIFORNIA BANK & TRUST
10000
DATE 02/16/21

CURRENCY	COIN	AMOUNT
		1935.97
		1935.97

TERRACE VILLAGE MAINTENANCE CORP
C/O CREDIT
PO BOX 34398-730
SAN DIEGO, CA 92163

45454-0140C 2080290611 352

1935.97

Ref# 53081291 \$1935.97

Terrace Village Maintenance Corporation
655-603-7103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

005294
January 25, 2021

PAY TO THE ORDER OF HAVE WASH WILL TRAVEL, INC. \$175.00

ONE HUNDRED SEVENTY FIVE AND 00/100 DOLLARS

Have Wash Will Travel, Inc.
4750 Elm Tree Drive
Oceanside, CA 92058

MEMO: Invoice#

45454-0140C 2080290611 352

0000017500

Ref# 53101892 \$175.00 Ch# 5294

Terrace Village Maintenance Corporation
655-603-7103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

005295
January 25, 2021

PAY TO THE ORDER OF STATE FARM INSURANCE COMP. \$649.00

SIX HUNDRED FORTY NINE AND 00/100 DOLLARS

State Farm Insurance Comp.
PO BOX 680001
DALLAS, TX 75368-0001

MEMO: Invoice#

45454-0140C 2080290611 352

0000064900

Ref# 53100538 \$649.00 Ch# 5295

Terrace Village Maintenance Corporation
655-603-7103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

005296
January 25, 2021

PAY TO THE ORDER OF MATT GIARRATANO \$290.00

TWO HUNDRED NINETY AND 00/100 DOLLARS

Matt Giarratano
3538 Trollee Terrace
Spring Valley, CA 91977

MEMO: Invoice#

45454-0140C 2080290611 352

0000029000

Ref# 53058132 \$290.00 Ch# 5296

Terrace Village Maintenance Corporation
555-669-2103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

California Bank & Trust 005297
February 01, 2021

PAY TO THE ORDER OF **CEOSD.NET** \$941.27
NINE HUNDRED FORTY ONE AND 27/100 ***** DOLLARS
CEOSD.NET
PO Box 34398
San Diego, CA 92163-4398

MEMO: Invoice# 005297

005297# 0122232109# 2080290611# 0000094127#

Ref# 53045645 \$941.27 Ch# 5297

Terrace Village Maintenance Corporation
555-669-2103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

California Bank & Trust 005298
February 04, 2021

PAY TO THE ORDER OF **ALTRAIT CONSTRUCTION CO.** \$137.86
ONE HUNDRED THIRTY SEVEN AND 88/100 ***** DOLLARS
Altrait Construction Co.
27744 Rosecrest Drive
Escondido, CA 92028

MEMO: Invoice# 005298

005298# 0122232109# 2080290611# 0000013786#

Ref# 53127706 \$137.86 Ch# 5298

Terrace Village Maintenance Corporation
555-669-2103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

California Bank & Trust 005299
February 04, 2021

PAY TO THE ORDER OF **24 HOUR ELEVATOR, INC.** \$134.98
ONE HUNDRED THIRTY FOUR AND 98/100 ***** DOLLARS
24 Hour Elevator, Inc.
4837 Mercury Street
San Diego, CA 92111

MEMO: Invoice# 005299

005299# 0122232109# 2080290611# 0000013498#

Ref# 53076457 \$134.98 Ch# 5299

Terrace Village Maintenance Corporation
555-669-2103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

California Bank & Trust 005301
February 04, 2021

PAY TO THE ORDER OF **PETE PANIAGUA TERMITE & PEST CONTROL** \$90.00
NINETY AND 00/100 ***** DOLLARS
Pete Paniagua Termite & Pest Control
3736 Grove Street
Lemon Grove, CA 91945

MEMO: Invoice# 005301

005301# 0122232109# 2080290611# 0000009000#

Ref# 53060688 \$90.00 Ch# 5301

Terrace Village Maintenance Corporation
555-669-2103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

California Bank & Trust 005302
February 04, 2021

PAY TO THE ORDER OF **REPUBLIC SERVICES** \$470.31
FOUR HUNDRED SEVENTY AND 31/100 ***** DOLLARS
Republic Services
P O Box 78829
Phoenix, AZ 85062-8829

MEMO: Invoice# 005302

005302# 0122232109# 2080290611# 0000047031#

Ref# 53054031 \$470.31 Ch# 5302

Terrace Village Maintenance Corporation
555-669-2103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

California Bank & Trust 005303
February 10, 2021

PAY TO THE ORDER OF **SAN DIEGO GAS & ELECTRIC** \$507.94
FIVE HUNDRED SEVEN AND 94/100 ***** DOLLARS
San Diego Gas & Electric
PO Box 25110
San Antonio, CA 92799-5110

MEMO: Invoice# 005303

005303# 0122232109# 2080290611# 0000050794#

Ref# 53069600 \$507.94 Ch# 5303

Terrace Village Maintenance Corporation
555-669-2103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

California Bank & Trust 005304
February 10, 2021

PAY TO THE ORDER OF **VICTOR ROZENFELD** \$250.00
TWO HUNDRED FIFTY AND 00/100 ***** DOLLARS
Victor Rozenfeld
P O Box 261927
San Diego, CA 92126

MEMO: Invoice# 005304

005304# 0122232109# 2080290611# 0000025000#

Ref# 53084464 \$250.00 Ch# 5304

Terrace Village Maintenance Corporation
555-669-2103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

California Bank & Trust 005305
February 10, 2021

PAY TO THE ORDER OF **AT&T** \$212.58
TWO HUNDRED TWELVE AND 58/100 ***** DOLLARS
AT&T

MEMO: Invoice# 005305

005305# 0122232109# 2080290611# 0000021258#

Ref# 53004936 \$212.58 Ch# 5305

Terrace Village Maintenance Corporation
555-669-2103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

California Bank & Trust 005306
February 10, 2021

PAY TO THE ORDER OF **LABANN CORPORATION** \$102.00
ONE HUNDRED TWO AND 00/100 ***** DOLLARS
Labann Corporation
3077 B Claremont Dr #360
San Diego, CA 92117-8802

MEMO: Invoice# 005306

005306# 0122232109# 2080290611# 0000010200#

Ref# 53056381 \$102.00 Ch# 5306

Terrace Village Maintenance Corporation
555-669-2103 x 730
PO Box 34398 - 730
San Diego, CA 92163-4398

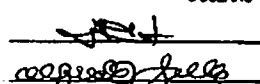
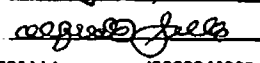
California Bank & Trust 005307
February 10, 2021

PAY TO THE ORDER OF **DOORKING INC.** \$43.95
FORTY THREE AND 95/100 ***** DOLLARS
Doorking Inc.
In Server Payments
120 S. Glasgow Avenue
Inglewood, CA 90301

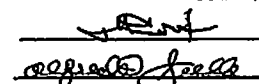
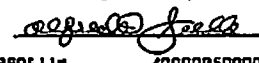
MEMO: Invoice# 005307

005307# 0122232109# 2080290611# 0000004395#

Ref# 53098165 \$43.95 Ch# 5307

Terrace Village Maintenance Corporation 655-669-2103 x 730 PO Box 34398 San Diego, CA 92163-4398		California Bank & Trust	005309
		February 17, 2021	
PAY TO THE ORDER OF	CEOSD.NET		\$250.00
TWO HUNDRED FIFTY AND 00/100			DOLLARS
CEOSD.NET PO Box 34398 San Diego, CA 92163-4398			
MEMO: Invoice#			
⑈005309⑈ ⑆122232109⑆ 2080290611⑈		⑈000025000⑈	

Ref# 53053700 \$250.00 Ch# 5309

Terrace Village Maintenance Corporation 655-669-2103 x 730 PO Box 34398 San Diego, CA 92163-4398		California Bank & Trust	005310
		February 17, 2021	
PAY TO THE ORDER OF	THE FINAL CLEAN		\$500.00
FIVE HUNDRED AND 00/100			DOLLARS
The Final Clean			
MEMO: Invoice#			
⑈005310⑈ ⑆122232109⑆ 2080290611⑈		⑈0000050000⑈	

Ref# 53085867 \$500.00 Ch# 5310



Terrace Village
Reconciliation Report

California Bank & Trust - CB&T Operating-10000
Statement Date: 2/28/2021

Statement Balance: \$8,864.76
GL Balance: \$8,978.00
Last Statement Balance: \$8,631.60
Outstanding Checks: \$200.16
Outstanding Deposits: \$313.40
Calculated Balance: \$8,864.76
GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
	Correct Deposit Error	10/6/2020		-\$303.73
	REVERSAL - [Payment Received]	10/6/2020		-\$1,399.60
	REVERSAL - [Payment Received]	11/4/2020		-\$303.74
	Payment: Have Wash Will Travel, Inc., Check #: 5294, Invoice #: 5406	1/25/2021	5294	-\$175.00
	Payment: State Farm Insurance Comp., Check #: 5295, Invoice #:	1/25/2021	5295	-\$649.00
	Payment: Matt Giarratano, Check #: 5296, Invoice #:	1/25/2021	5296	-\$290.00
	Payment: CEOSD.NET, Check #: 5297, Invoice #:	2/1/2021	5297	-\$941.27
	Payment: Altrait Construction Co., Check #: 5298, Invoice #: 00698	2/4/2021	5298	-\$137.86
	Payment: 24 Hour Elevator, Inc., Check #: 5299, Invoice #: 95657	2/4/2021	5299	-\$134.98
	Payment: Pete Paniagua Termite & Pest Control, Check #: 5301, Invoice #: 36350	2/4/2021	5301	-\$90.00
	Payment: Republic Services, Check #: 5302, Invoice #: 0529-003263319	2/4/2021	5302	-\$470.31
	Payment: City Of S.D. Public Util. Dept, On-Line Payment, Invoice #:	2/4/2021	On-Line	-\$2,387.32
	Payment: San Diego Gas & Electric, Check #: 5303, Invoice #:	2/10/2021	5303	-\$507.94
	Payment: Victor Rozenfeld, Check #: 5304, Invoice #: 21790	2/10/2021	5304	-\$250.00
	Payment: AT&T, Check #: 5305, Invoice #:	2/10/2021	5305	-\$212.58
	Payment: Labann Corporation, Check #: 5306, Invoice #: 66114	2/10/2021	5306	-\$102.00
	Payment: Doorking Inc., Check #: 5307, Invoice #:	2/10/2021	5307	-\$43.95
	[VOID] - Payment: CEOSD.NET, Check #: 5308, Invoice #: , J166 Escrow Transfer Fee	2/17/2021		-\$250.00
	Payment: CEOSD.NET, Check #: 5308, Invoice #:	2/17/2021	5308	-\$250.00
	Payment: CEOSD.NET, Check #: 5309, Invoice #:	2/17/2021	5309	-\$250.00
	Payment: The Final Clean, Check #: 5310, Invoice #: 1930	2/17/2021	5310	-\$500.00
	90910 - Bank Fees	2/28/2021		-\$3.46
Total Cleared Checks:				\$9,652.74

Deposits	Description	Date	Amount
	Payment Received	10/6/2020	\$1,703.34
	Transfers Deposit	11/4/2020	\$303.74
	Payment Received	2/2/2021	\$1,701.99
	Payment Received	2/2/2021	\$291.79
	Payment Received	2/2/2021	\$1,208.38
	Payment Received	2/9/2021	\$1,672.10
	Payment Received	2/9/2021	\$291.79
	Payment Received	2/12/2021	\$276.80
	Payment Received	2/15/2021	\$1,935.97
	Payment: CEOSD.NET, Check #: 5308, Invoice #: , J166 Escrow Transfer Fee	2/17/2021	\$250.00
	Payment: CEOSD.NET, Check #: 5309, Invoice #: , J166 Escrow Transfer Fee	2/17/2021	\$250.00
Total Cleared Deposits:			\$9,885.90

Terrace Village
Reconciliation Report

California Bank & Trust - CB&T Operating-10000
Statement Date: 2/28/2021

Statement Balance:	\$8,864.76
GL Balance:	\$8,978.00
Last Statement Balance:	\$8,631.60
Outstanding Checks:	\$200.16
Outstanding Deposits:	\$313.40
Calculated Balance:	\$8,864.76
GL vs. Balance Difference:	\$0.00

Outstanding

Checks	Description	Date	Check #	Amount
	Payment: Labann Corporation, Check #: 5300, Invoice #: 65948	2/4/2021	5300	-\$165.16
	Payment: Secretary Of State, Check #: 5311, Invoice #:	2/18/2021	5311	-\$15.00
	Payment: Secretary Of State, Check #: 5312, Invoice #:	2/18/2021	5312	-\$20.00
Total Outstanding Checks:				\$200.16
Deposits	Description	Date		Amount
	REVERSAL - [Bank Statement Fees]	11/30/2019		\$3.40
	Credit for returning a gate remote	9/2/2020		\$30.00
	Payment Received	9/25/2020		\$30.00
	[VOID] - Payment: CEOSD.NET, Check #: 5308, Invoice #:	2/17/2021		\$250.00
Total Outstanding Deposits:				\$313.40