

4127 Florida Homeowners Association, Inc.
BALANCE SHEET
for the period ending February 28, 2019

ASSETS		
102	Checking	15,192.28
104	CB&T Savings Account	68,539.59
107	Oper SDHOA Alliance Bank	12,045.38
108	Reserve SDHOA Allainc Bk	2,012.37
114	Accounts Receivable	2,040.60
	Total Assets	\$99,830.22
RESERVES		
310	Capital	100,243.15
===		-1,486.11
---	Net since 02/01/19	1,073.18
	Total Reserves	\$99,830.22

Prepared on June 24, 2019 by Management.
Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

4127 Florida Homeowners Association, Inc.
INCOME STATEMENT
for the period February 1, 2019 to February 28, 2019

	REVENUE	
402	Assessments	2,802.74
815	Interest Income	5.14
	Total Revenue	\$2,807.88
	EXPENDITURES	
684	Exterminator	50.00
693	Gas & Electric	405.80
716	Management Fees	765.00
725	Office Expenses & Misc.	5.00
732	Fire Prevention	105.01
765	Supplies	7.90
789	Trash	265.99
804	Gardening-Landscaping	130.00
	Total Expenditures	\$1,734.70
	NET to RESERVES	\$1,073.18

Prepared on June 24, 2019 by Management.
Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

4127 Florida Homeowners Association, Inc.
 BUDGET COMPARISON
 for the period January 1, 2019 to February 28, 2019

	Actual	Budget	Variance
REVENUE			
402	5,605	5,605	
815	43	0	
	Total Revenue	\$5,605	
EXPENDITURES			
684	150	0	
693	561	250	124% worse
702	0	466	100% better
716	1,185	0	
725	15	0	
782	88	83	5% worse
732	210	0	
754	0	500	100% better
765	8	0	
789	531	438	21% worse
797	2,260	0	
804	390	0	
	Total Expenditures	\$1,737	211% worse
RESERVE FUND INCOME			
RES	Reserve Allocation	-664	0
	NET TAKEN from RESERVES	\$412	\$3,868

Prepared on June 24, 2019 by Management.
 Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

4127 FLORIDA STREET
 Accounts Receivable Aging Report
 as of 02/28/19

Account	>90	>60	>30	<=30	Total	Name
Accounts with Balances Owed:						
05				320.26	320.26	Bruce
10				320.26	320.26	Rutman
06				309.61	309.61	Sanchez
02				259.33	259.33	Morlett
03				259.33	259.33	Weber
07				259.33	259.33	Olcomendy
08				259.33	259.33	Mixa
04				252.84	252.84	Quigg
					2,240.29	
Accounts with Credit Balances:						
09				-199.69	-199.69	Strandber
					-199.69	
Totals:	0.00	0.00	0.00	2,040.60	2,040.60	

GENERAL LEDGER for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 01/01/19 to 02/28/19; prepared 06/24/19; page 1

Date	Description	Folio	Check	Contra	Amount
102 Checking					
02/01/19	ceosd.net	2027	015	725	-354.50
02/01/19	Bal on Acct from Old Ceo	2046		310	15546.78
	Total for Account 102				15192.28
104 CB&T Savings Account					
01/31/19	Beg Bal SDHOA per B/S	2045		108	68500.23
01/31/19	CB&T Int Cr	2047		815	22.36
01/31/19	CB&T Int Cr Oct-Dec 2018	2048		815	10.36
01/31/19	01/19 Int Cr CB&T	2049		815	3.49
02/28/19	02/19 Int Cr CB&T	2050		815	3.15
	Total for Account 104				68539.59
107 Oper SDHOA Alliance Bank					
01/31/19	Beg Bal SDHOA per B/S	2045		310	13424.52
02/01/19	South Data SDHOA	2052		765	-3.40
02/01/19	Eagle Landscape	2053		804	-130.00
02/01/19	SDHOA Base Fee	2055		716	-420.00
02/04/19	Lloyds Pest	2056		684	-50.00
02/04/19	Metro Fire and Safety	2057		732	-105.01
02/05/19	Waste Management Trash	2054		789	-265.99
02/11/19	SDGE	2058		693	-405.80
02/28/19	02/19 Int Cr Alliance Op	2059		815	1.06
	Total for Account 107				12045.38
108 Reserve SDHOA Allainc Bk					
01/31/19	Beg Bal SDHOA per B/S	2045		107	2011.44
02/28/19	02/19 Int Cr Alliance Rs	2060		815	0.93
	Total for Account 108				2012.37
114 Accounts Receivable					
01/31/19	bal fwd per prior mgt	2001		310	-199.69
01/31/19	Beg Bal SDHOA per B/S	2045		104	-562.45
02/01/19	A/R Recurring Jrnl	2002		402	2802.74
	Total for Account 114				2040.60
310 Capital					
01/31/19	bal fwd per prior mgt	2001		114	199.69
01/31/19	Beg Bal SDHOA per I/S	2044		RES	-1522.32
01/31/19	Beg Bal SDHOA Current	2045		107	369.20
01/31/19	Beg Bal SDHOA Reserve Fu	2045		114	-80941.51
01/31/19	Beg Bal SDHOA Operating	2045		107	-2801.43
02/01/19	Bal on Acct from Old Ceo	2046		102	-15546.78
	Total for Account 310				-100243.15
399 Suspense Account					
02/01/19	start	2000		---	0.00
	Total for Account 399				0.00

GENERAL LEDGER for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 01/01/19 to 02/28/19; prepared 06/24/19; page 2

Date	Description	Folio	Check	Contra	Amount
402 Assessments					
01/31/19	Beg Bal SDHOA	2044		310	-2802.74
02/01/19	A/R Recurring Jrnl	2002		114	-2802.74
	Total for Account 402				-5605.48
684 Exterminator					
01/31/19	Beg Bal SDHOA	2044		804	100.00
02/04/19	Lloyds Pest	2056		107	50.00
	Total for Account 684				150.00
693 Gas & Electric					
01/31/19	Beg Bal SDHOA	2044		RES	154.96
02/11/19	SDGE	2058		107	405.80
	Total for Account 693				560.76
716 Management Fees					
01/31/19	Beg Bal SDHOA	2044		815	420.00
02/01/19	02/19 Mgmt Fee	2027	015	102	345.00
02/01/19	SDHOA Base Fee	2055		107	420.00
	Total for Account 716				1185.00
725 Office Expenses & Misc.					
02/01/19	02/19 Website Hosting	2027	015	102	5.00
02/28/19	Postage			Acc 744	10.24
	Total for Account 725				15.24
732 Fire Prevention					
01/31/19	Beg Bal SDHOA	2044		684	105.01
02/04/19	Metro Fire and Safety	2057		107	105.01
	Total for Account 732				210.02
744 Postage					
01/31/19	Beg Bal SDHOA	2044		716	10.24
	Total for Account 744				10.24
765 Supplies					
02/01/19	02/19 Supplies	2027	015	102	4.50
02/01/19	South Data SDHOA	2052		107	3.40
	Total for Account 765				7.90
782 Telephone					
01/31/19	Beg Bal SDHOA	2044		797	87.64
	Total for Account 782				87.64
789 Trash					
01/31/19	Beg Bal SDHOA	2044		782	264.54
02/05/19	Waste Management Trash	2054		107	265.99
	Total for Account 789				530.53

GENERAL LEDGER for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 01/01/19 to 02/28/19; prepared 06/24/19; page 3

Date	Description	Folio	Check	Contra	Amount
797 Water and Sewer					
01/31/19	Beg Bal SDHOA	2044		693	2259.95
		Total for Account 797			2259.95
804 Gardening-Landscaping					
01/31/19	Beg Bal SDHOA	2044		744	260.00
02/01/19	Eagle Landscape	2053		107	130.00
		Total for Account 804			390.00
815 Interest Income					
01/31/19	Beg Bal SDHOA	2044		402	-1.28
01/31/19	CB&T Int Cr Savings 2018	2047		104	-22.36
01/31/19	CB&T Int Cr Oct-Dec 2018	2048		104	-10.36
01/31/19	01/19 Int Cr CB&T	2049		104	-3.49
02/28/19	02/19 Int Cr CB&T	2050		104	-3.15
02/28/19	02/19 Int Cr Alliance Op	2059		107	-1.06
02/28/19	02/19 Int Cr Alliance Rs	2060		108	-0.93
		Total for Account 815			-42.63
RES Reserve Allocation					
01/31/19	Beg Bal SDHOA	2044		310	664.00
		Total for Account RES			664.00

Bank Reconciliation

February 28, 2019

4127 Florida Street HOA.
CA Bank & Trust - Operating

Bank Ending Balance 02/28/19 15,546.78

Outstanding Checks 354.50

Check #	Pay To	Date	Amt
1015	Ceosd.net	1-Feb	\$354.50

Outstanding Deposits/Corrections 0.00

Folio #	Date	Amt
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Adjusted Bank Balance 2/28/19 15,192.28

Ledger Balance 2/28/19 15,192.28

Difference Between Ledger & Bank 2/28/19 0.00

LEDGER ACCOUNT for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 02/01/19 to 02/28/19; prepared 06/24/19; page 1

Date	Description	Folio	Check	Contra	Amount
102	Checking				
02/01/19	ceosd.net	2027	015	725	-354.50
02/01/19	Bal on Acct from Old Ceo	2046		310	15546.78
	Total for Account 102				15192.28



CALIFORNIA BANK
TRUST

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

Statement of Accounts

Page 1 of 4

This Statement: February 28, 2019

Last Statement: January 31, 2019

Account 2080374981

DIRECT INQUIRIES TO:

Customer Service 1 (800) 400-6080

0048168

4060-06-0000-CBT-PC0030-00000

4127 FLORIDA HOMEOWNERS ASSOCIATION
4127 FLORIDA ST UNIT 10
SAN DIEGO CA 92104-7018

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

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*Discounts provided as credits on future statements.

SUMMARY OF ACCOUNT BALANCE

<i>Account Type</i>	<i>Account Number</i>	<i>Checking/Savings Ending Balance</i>	<i>Outstanding Balances Owed</i>
Business Essentials Checking	2080374981	\$15,546.78	

BUSINESS ESSENTIALS CHECKING 2080374981

104 0

<i>Previous Balance</i>	<i>Deposits/Credits</i>	<i>Charges/Debits</i>	<i>Checks Processed</i>	<i>Ending Balance</i>
15,546.78	0.00	0.00	0.00	15,546.78

0 DEPOSITS/CREDITS

There were no transactions this period.

0 CHARGES/DEBITS

There were no transactions this period.

0 CHECKS PROCESSED

There were no transactions this period.

AGGREGATE OVERDRAFT AND RETURNED ITEM FEES

	<i>Total for This Period</i>	<i>Total Year-to-Date</i>
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.



LEDGER ACCOUNT for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 02/01/19 to 02/28/19; prepared 06/24/19; page 1

Date	Description	Folio	Check	Contra	Amount
104	CB&T Savings Account				
01/31/19	balance forward				68536.44
02/28/19	02/19 Int Cr CB&T	2050		815	3.15
	Total for Account 104	(3.15 since 02/01)			68539.59



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

Statement of Accounts

Page 1 of 2

This Statement: March 29, 2019

Last Statement: December 31, 2018

Account 2080586062

DIRECT INQUIRIES TO:

Customer Service 1 (800) 400-6080

0056103

4089-06-0000-CBT-PG0030-00000

4127 FLORIDA HOMEOWNERS ASSOCIATION
 C/O CEOSD INC
 4127 FLORIDA ST UNIT 10
 SAN DIEGO CA 92104-7018

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

SUMMARY OF ACCOUNT BALANCE

Account Type	Account Number	Checking/Savings Ending Balance	Outstanding Balances Owed
Business Savings Builder	2080586062	\$68,543.08	

BUSINESS SAVINGS BUILDER 2080586062

830

Previous Balance	Deposits/Credits	Withdrawals/Charges	Ending Balance
68,532.95	10.13	0.00	68,543.08

3 DEPOSITS/CREDITS

Date	Amount	Description
01/31	3.49	INTEREST PAYMENT 0006853295
02/28	3.15	INTEREST PAYMENT 0006853644
03/29	3.49	INTEREST PAYMENT 0006853959

0 WITHDRAWALS/CHARGES

There were no transactions this period.

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

DAILY BALANCES

Date.....	Balance	Date.....	Balance	Date.....	Balance
01/31	68,536.44	02/28	68,539.59	03/29	68,543.08

INTEREST

Interest Earned This Interest Period	\$0.00	Number Of Days This Interest Period	0
Interest Paid Year-To-Date 2019	\$10.13	Annual Percentage Yield Earned	0.00%



Bank Reconciliation

February 28, 2019

4127 Florida Street HOA.

Alliance - Operating

Bank Ending Balance	02/28/19	13,137.14
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Outstanding Checks		0.00
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Check #	Pay To	Date	Amt
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Outstanding Deposits/Corrections		(1,091.76)
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Folio #	Date	Amt
SDHOA ACH Credit	13-Feb	(1,091.76)

Adjusted Bank Balance	2/28/19	12,045.38
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Ledger Balance	2/28/19	12,045.38
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Difference Between Ledger & Bank	2/28/19	0.00
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Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

Last statement: January 31, 2019
This statement: February 28, 2019
Total days in statement period: 28

4127 FLORIDA HOMEOWNERS ASSOCIATION 107
C/O SDHOA INC
OPERATING
4025 CAMINO DEL RIO S SUITE 300
SAN DIEGO CA 92108-4108

Page 1
XXXXXX9409
(6)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Community Checking

Account number	XXXXXX9409	Beginning balance	\$15,772.11
Enclosures	6	Total additions	1,092.82
Low balance	\$12,310.31	Total subtractions	3,727.79
Average balance	\$13,800.33	Ending balance	\$13,137.14
Avg collected balance	\$13,800		

CHECKS

Number	Date	Amount	Number	Date	Amount
100152	02-06	87.64	100156	02-08	130.00
100153	02-11	2,259.95	100158 *	02-13	265.99
100155 *	02-12	3.40			

* Skip in check sequence

DEBITS

Date	Description	Subtractions
02-01	Miscellaneous Debit SDHOA BASEMGMT FEE	420.00
02-04	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100154*LLOY D PEST CONTROL\26185419	50.00
02-04	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100157*METR O FIRE AND SAFETY\26185423	105.01
02-11	' ACH Debit AVIDPAY SERVICE AVIDPAY REF*CK*100159*SDGE \26411953	405.80

CREDITS

Date	Description	Additions
02-13	' ACH Credit 4127 FLORIDA HOM Assoc Pmt 190213	1,091.76
02-28	' Interest Credit	1.06

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	15,772.11	02-06	15,109.46	02-12	12,310.31
02-01	15,352.11	02-08	14,979.46	02-13	13,136.08
02-04	15,197.10	02-11	12,313.71	02-28	13,137.14

INTEREST INFORMATION

Annual percentage yield earned	0.10%
Interest-bearing days	28
Average balance for APY	\$13,800.33
Interest earned	\$1.06

OVERDRAFT/RETURN 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

Thank you for banking with Alliance Association Bank

4127 Florida Homeowners Association
c/o SCHCA
4025 Camino Del Rio S Ste 300
San Diego, CA 92108

Alliance Association Bank
2025 West Bay Road
Chandler, AZ 85226

100152
DATE: 01/29/2019

PAY TO THE ORDER OF: AT&T \$ 87.64
Eighty Seven Dollars and Sixty Four Cents

MEMO: A/C 618 P2 347 HCB & W/ 01122019-400

VOID VOID VOID

#100152# 1222105980# 8063549409#

02/06/2019 100152 \$87.64

4127 Florida Homeowners Association
c/o SCHCA
4025 Camino Del Rio S Ste 300
San Diego, CA 92108

Alliance Association Bank
2025 West Bay Road
Chandler, AZ 85226

100153
DATE: 01/30/2019

PAY TO THE ORDER OF: CITY TREASURER - WATER \$ 2,259.95
Two Thousand Two Hundred Fifty Nine Dollars and Ninety Five Cents

MEMO: A/C 1000011003 Inv 01/26/2019-400

VOID VOID VOID

#100153# 1222105980# 8063549409#

02/11/2019 100153 \$2,259.95

4127 Florida Homeowners Association
c/o SCHCA
4025 Camino Del Rio S Ste 300
San Diego, CA 92108

Alliance Association Bank
2025 West Bay Road
Chandler, AZ 85226

100155
DATE: 02/01/2019

PAY TO THE ORDER OF: SOUTHDATA \$ 3.40
Three Dollars and Forty Cents

MEMO: A/C 009188 Inv 02/07/2019

VOID VOID VOID

#100155# 1222105980# 8063549409#

02/12/2019 100155 \$3.40

4127 Florida Homeowners Association
c/o SCHCA
4025 Camino Del Rio S Ste 300
San Diego, CA 92108

Alliance Association Bank
2025 West Bay Road
Chandler, AZ 85226

100156
DATE: 02/01/2019

PAY TO THE ORDER OF: EAGLE LANDSCAPE MAINTENANCE \$ 130.00
One Hundred Thirty Dollars and Zero Cents

MEMO: Inv 2216

VOID VOID VOID

#100156# 1222105980# 8063549409#

02/08/2019 100156 \$130.00

4127 Florida Homeowners Association
c/o SCHCA
4025 Camino Del Rio S Ste 300
San Diego, CA 92108

Alliance Association Bank
2025 West Bay Road
Chandler, AZ 85226

100158
DATE: 02/03/2019

PAY TO THE ORDER OF: WASTE MANAGEMENT \$ 265.99
Two Hundred Sixty Five Dollars and Ninety Nine Cents

MEMO: See Check With the Remittance Note

VOID VOID VOID

#100158# 1222105980# 8063549409#

02/13/2019 100158 \$265.99

LEDGER ACCOUNT for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 02/01/19 to 02/28/19; prepared 06/24/19; page 1

Date	Description	Folio	Check	Contra	Amount
108	Reserve SDHOA Allainc Bk				
01/31/19	balance forward				2011.44
02/28/19	02/19 Int Cr Alliance Rs	2060		815	0.93
	Total for Account 108	(0.93 since 02/01)			2012.37



Alliance Association Bank

Alliance Association Bank, a division of Western Alliance Bank.
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

4127 FLORIDA HOMEOWNERS ASSOCIATION
C/O SDHOA INC
RESERVE
4025 CAMINO DEL RIO S SUITE 300
SAN DIEGO CA 92108-4108

Last statement: January 31, 2019
This statement: February 28, 2019
Total days in statement period: 28

Page 1
XXXXXX3104
(0)

Direct inquiries to:
888-734-4567

Alliance Association Bank
3033 W Ray Road, Ste 200
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX3104	Beginning balance	\$2,011.44
Low balance	\$2,011.44	Total additions	.93
Average balance	\$2,011.44	Total subtractions	0.00
Avg collected balance	\$2,011	Ending balance	\$2,012.37
Interest paid year to date	\$1.95		

CREDITS

Date	Description	Additions
02-28	Interest Credit	.93

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
01-31	2,011.44	02-28	2,012.37		

INTEREST INFORMATION

Annual percentage yield earned	0.60%
Interest-bearing days	28
Average balance for APY	\$2,011.44
Interest earned	\$0.93