

4127 Florida Homeowners Association, Inc.
BALANCE SHEET
for the period ending March 31, 2019

	ASSETS	
102	Checking	15,726.98
104	CB&T Savings Account	68,543.08
107	Oper SDHOA Alliance Bank	12,046.51
108	Reserve SDHOA Allainc Bk	2,013.39
114	Accounts Receivable	3,954.14
	Total Assets	\$102,284.10
	RESERVES	
310	Capital	100,243.15
===		-412.93
---	Net since 03/01/19	2,453.88
	Total Reserves	\$102,284.10

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 March 1, 2019 to March 31, 2019

	REVENUE	
402	Assessments	2,802.74
815	Interest Income	5.64
	Total Revenue	\$2,808.38
	EXPENDITURES	
716	Management Fees	345.00
725	Office Expenses & Misc.	5.00
765	Supplies	4.50
	Total Expenditures	\$354.50
	NET to RESERVES	\$2,453.88

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 March 31, 2019

	Actual	Budget	Variance
REVENUE			
402	8,408	8,408	
815	48	0	
	Total Revenue	\$8,408	
EXPENDITURES			
684	150	0	
693	561	375	50% worse
702	0	699	100% better
716	1,530	0	
725	20	0	
782	88	125	30% better
732	210	0	
754	0	750	100% better
765	12	0	
789	531	657	19% better
797	2,260	662	241% worse
804	390	0	
	Total Expenditures	\$3,268	76% worse
RESERVE FUND INCOME			
RES	-664	0	
	NET to RESERVES	\$5,140	

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 03/31/19

Account	>90	>60	>30	<=30	Total	Name
Accounts with Balances Owed:						
05			640.52		640.52	Bruce
06			619.22		619.22	Sanchez
03			518.66		518.66	Weber
07			518.66		518.66	Olcomendy
08			518.66		518.66	Mixa
04			505.68		505.68	Quigg
10			640.52	-320.26	320.26	Rutman
02			518.66	-259.33	259.33	Morlett
09			53.15		53.15	Strandber
					3,954.14	
Totals:	0.00	0.00	4,533.73	-579.59	3,954.14	

GENERAL LEDGER for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 01/01/19 to 03/31/19; 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
03/01/19	ceosd.net	2028	016	725	-354.50
03/18/19	Deposit	2004		114	889.20
Total for Account 102					15726.98
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
03/29/19	03/19 Int Cr CB&T	2051		815	3.49
Total for Account 104					68543.08
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
03/31/19	03/19 Int Cr Alliance Op	2061		815	1.13
Total for Account 107					12046.51
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
03/31/19	03/19 Int Cr Alliance Rs	2062		815	1.02
Total for Account 108					2013.39
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
03/01/19	A/R Recurring Jrnl	2003		402	2802.74
03/18/19	A/R Payments Rcvd	2004		102	-889.20
Total for Account 114					3954.14
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

GENERAL LEDGER for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 01/01/19 to 03/31/19; prepared 06/24/19; page 2

Date	Description	Folio	Check	Contra	Amount
399 Suspense Account					
02/01/19	start	2000		---	0.00
Total for Account 399					0.00
402 Assessments					
01/31/19	Beg Bal SDHOA	2044		310	-2802.74
02/01/19	A/R Recurring Jrnl	2002		114	-2802.74
03/01/19	A/R Recurring Jrnl	2003		114	-2802.74
Total for Account 402					-8408.22
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
03/01/19	03/19 Mgmt Fee	2028	016	102	345.00
Total for Account 716					1530.00
725 Office Expenses & Misc.					
02/01/19	02/19 Website Hosting	2027	015	102	5.00
03/01/19	03/19 Website Hosting	2028	016	102	5.00
03/31/19	Postage			Acc 744	10.24
Total for Account 725					20.24
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
03/01/19	03/19 Supplies	2028	016	102	4.50
Total for Account 765					12.40
782 Telephone					
01/31/19	Beg Bal SDHOA	2044		797	87.64
Total for Account 782					87.64

GENERAL LEDGER for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 01/01/19 to 03/31/19; prepared 06/24/19; page 3

Date	Description	Folio	Check	Contra	Amount
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
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
03/29/19	03/19 Int Cr CB&T	2051		104	-3.49
03/31/19	03/19 Int Cr Alliance Op	2061		107	-1.13
03/31/19	03/19 Int Cr Alliance Rs	2062		108	-1.02
	Total for Account 815				-48.27
RES Reserve Allocation					
01/31/19	Beg Bal SDHOA	2044		310	664.00
	Total for Account RES				664.00

Bank Reconciliation

March 31, 2019

4127 Florida Street HOA.
CA Bank & Trust - Operating

Bank Ending Balance 03/31/19 16,435.98

Outstanding Checks 709.00

Check #	Pay To	Date	Amt
1015	Ceosd.net	1-Feb	\$354.50
1016	Ceosd.net	1-Mar	\$354.50

Outstanding Deposits/Corrections 0.00

Folio #	Date	Amt
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Adjusted Bank Balance 3/31/19 15,726.98

Ledger Balance 3/31/19 15,726.98

Difference Between Ledger & Bank 3/31/19 0.00



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

Statement of Accounts

Page 1 of 3

This Statement: March 29, 2019

Last Statement: February 28, 2019

Account 2080374981

DIRECT INQUIRIES TO:

Customer Service 1 (800) 400-6080

0055993

4089-06-0000-CBT-PC0030-00001

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

Yes (handwritten in a circle)

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

SUMMARY OF ACCOUNT BALANCE

Table with 4 columns: Account Type, Account Number, Checking/Savings Ending Balance, Outstanding Balances Owed. Row 1: Business Essentials Checking, 2080374981, \$16,435.98

BUSINESS ESSENTIALS CHECKING 2080374981

104 1

Summary table with 5 columns: Previous Balance, Deposits/Credits, Charges/Debits, Checks Processed, Ending Balance. Values: 15,546.78, 889.20, 0.00, 0.00, 16,435.98

1 DEPOSIT/CREDIT

Table with 3 columns: Date, Amount, Description. Row 1: 03/18, 889.20, DEPOSIT 5353072919

0 CHARGES/DEBITS

There were no transactions this period.

0 CHECKS PROCESSED

There were no transactions this period.

AGGREGATE OVERDRAFT AND RETURNED ITEM FEES

Table with 3 columns: Fee Type, Total for This Period, Total Year-to-Date. Rows: Total Overdraft Fees (\$0.00), Total Returned Item Fees (\$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

Table with 2 columns: Date, Balance. Row 1: 03/18, 16,435.98



An Easy Approach To Balancing Your Account

To reconcile your checkbook balance to your statement balance: Mark off each entry in your check register that has been charged to your account during the statement period. List the checks you have written, but are not yet charged to your account in the "Checks Outstanding" column below. Then, follow the instructions in lines 1 through 10.

CHECKS OUTSTANDING		CHECKBOOK BALANCE	
Check Number	Check Amount		
		1. LIST your checkbook balance.	
		2. ADD any deposits or other credits listed on the front of this statement which you have not recorded in your checkbook (such as payroll credits or other direct electronic deposits).	
		3. SUBTOTAL:	
		4. SUBTRACT any charges listed on the front of this statement which you have not recorded (such as service charges, automatic transfers, electronic transactions, etc).	
		5. ADJUSTED CHECKBOOK BALANCE:	
		<i>This balance should agree with line 10, below.</i>	
		STATEMENT BALANCE	
		6. LIST your current statement balance as shown on the front of this statement.	
		7. ADD deposits made, but not shown on this statement.	
		8. SUBTOTAL:	
		9. SUBTRACT total from "Checks Outstanding."	
		10. ADJUSTED STATEMENT BALANCE:	
		<i>This balance should agree with line 5, above.</i>	
TOTAL:			

Transfer to Line 9.

PROMPTLY EXAMINE YOUR STATEMENT AND REPORT ANY PROBLEM

You must promptly examine your account statements and report any discoverable errors, unauthorized signatures, alterations, missing endorsements, or unauthorized transfers. Failure to do so may result in your loss of certain rights or remedies. For example, you must identify the discoverable alteration or forgery of a check within 30 days of us sending you, or making available to you, the statement reflecting that check, and you must also immediately report to us what you find. Businesses should check their account transactions daily, for which various online services are available. For additional information, please see your deposit account agreement and application service agreement(s) for details. See also the consumer disclosures below.

CONSUMER ACCOUNTS: IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS OR MONEY RESERVE TRANSACTIONS

If you think your statement is wrong, or if you need more information about a transfer on this statement or on a receipt, please telephone or write us. Please use the telephone number or address listed on the front of this statement to contact us as you can. We must hear from you no later than 60 days after we sent or made available the FIRST statement on which the problem or error appeared. The provisions in this paragraph do not apply to business or other non-personal accounts. The owners of those accounts must settle all unauthorized transactions or errors within 24 hours of receipt of the item posting in order to be returned.

1. Tell us your name and account number.
2. Describe the error or transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and correct any error promptly. If we take more than 10 business days to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

FOR MONEY RESERVE ACCOUNTS:

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR PERSONAL CREDIT LINE (This is a Summary of Your Billing Rights).

If you think your statement is wrong, or you need more information about a transaction on your statement, write us at the address on the front of this statement as soon as possible. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared.

You can telephone us but doing so will not preserve your rights. In your letter, give us the following information.

1. Your name and account number.
2. The dollar amount of the suspected error.
3. Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question. You must notify us in writing. You can telephone us, but doing so will not preserve your rights. Contact us at California Bank & Trust, PO Box 25787, Salt Lake City, UT 84125-0787.

Balance Subject to Interest Rate: We use the method called "average daily balance", (including current transactions) to calculate the daily balance. If you have any further questions about the method and how resulting interest charges are determined, please feel free to contact us at 1-800-400-6080.

We may report information about your Money Reserve account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

Please notify us if we report any inaccurate information about your account(s) to a credit bureau. Your written notice describing the specific inaccuracy should be sent to us at the following address: California Bank & Trust, PO Box 25787, Salt Lake City, UT 84125-0787.

Thank you for banking with California Bank & Trust.

Become an Online Banking Customer for 24-hour account access.

*Review account balances *Review posted transactions * Pay bills * Transfer funds
Sign up today at www.calbanktrust.com or call 888-217-1265.

California Bank & Trust

ACCOUNT # 2080374981

This Statement:
March 29, 2019
Page 3 of 3

DEPOSIT TICKET		DATE 3/18/19	
CURRENCY		CASH	
CHECKS		S 889.20	
TOTAL		889.20	
4122331094		2080374981	
F 2004		352	
4122331094		2080374981	

4127 FLORIDA STREET HQA
PO BOX 94988-88
SAN DIEGO CA 92164-9888

CB CALIFORNIA BANK & TRUST

5 \$889.20

Ref# 53072919

\$889.20

LEDGER ACCOUNT for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 03/01/19 to 03/31/19; prepared 06/24/19; page 1

Date	Description	Folio	Check	Contra	Amount
102	Checking				
02/28/19	balance forward				15192.28
03/01/19	ceosd.net	2028	016	725	-354.50
03/18/19	Deposit	2004		114	889.20
	Total for Account 102	(534.70	since	03/01)	15726.98

LEDGER ACCOUNT for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 03/01/19 to 03/31/19; prepared 06/24/19; page 1

Date	Description	Folio	Check	Contra	Amount
104	CB&T Savings Account				
02/28/19	balance forward				68539.59
03/29/19	03/19 Int Cr CB&T	2051		815	3.49
	Total for Account 104	(3.49 since		03/01)	68543.08



CALIFORNIA BANK
TRUST

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-PC0030-00000

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

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

BUSINESS SAVINGS BUILDER 2080586062

830

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

3 DEPOSITS/CREDITS

<i>Date</i>	<i>Amount</i>	<i>Description</i>
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

	<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

DAILY BALANCES

<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>	<i>Date</i>	<i>Balance</i>
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

March 31, 2019

4127 Florida Street HOA.

Alliance - Operating

Bank Ending Balance 03/31/19 13,397.60

Outstanding Checks 0.00

Check #	Pay To	Date	Amt
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Outstanding Deposits/Corrections (1,351.09)

Folio #	Date	Amt
SDHOA	ACH Credit	13-Feb (1,091.76)
SDHOA	Lockbox Deposit	1-Mar (259.33)

Adjusted Bank Balance 3/31/19 12,046.51

Ledger Balance 3/31/19 12,046.51

Difference Between Ledger & Bank 3/31/19 0.00



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
OPERATING
4025 CAMINO DEL RIO S SUITE 300
SAN DIEGO CA 92108-4108

Op

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

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XXXXXX9409
(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 Community Checking

Account number	XXXXXX9409	Beginning balance	\$13,137.14
Low balance	\$13,396.47	Total additions	260.46
Average balance	\$13,396.47	Total subtractions	.00
Avg collected balance	\$13,371	Ending balance	\$13,397.60

CREDITS

Date	Description	Additions
03-01	' Lockbox Deposit	259.33
03-31	' Interest Credit	1.13

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	13,137.14	03-01	13,396.47	03-31	13,397.60

INTEREST INFORMATION

Annual percentage yield earned	0.10%
Interest-bearing days	31
Average balance for APY	\$13,371.41
Interest earned	\$1.13

LEDGER ACCOUNT for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 03/01/19 to 03/31/19; prepared 06/24/19; page 1

Date	Description	Folio	Check	Contra	Amount
107	Oper SDHOA Alliance Bank				
02/28/19	balance forward				12045.38
03/31/19	03/19 Int Cr Alliance Op	2061		815	1.13
	Total for Account 107	(1.13 since 03/01)			12046.51



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

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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	\$2,012.37
Low balance	\$2,012.37	Total additions	1.02
Average balance	\$2,012.37	Total subtractions	0.00
Avg collected balance	\$2,012	Ending balance	\$2,013.39
Interest paid year to date	\$2.97		

CREDITS

Date	Description	Additions
03-31	Interest Credit	1.02

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
02-28	2,012.37	03-31	2,013.39		

INTEREST INFORMATION

Annual percentage yield earned	0.60%
Interest-bearing days	31
Average balance for APY	\$2,012.37
Interest earned	\$1.02

LEDGER ACCOUNT for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 03/01/19 to 03/31/19; prepared 06/24/19; page 1

Date	Description	Folio	Check	Contra	Amount
108	Reserve SDHOA Allainc Bk				
02/28/19	balance forward				2012.37
03/31/19	03/19 Int Cr Alliance Rs	2062		815	1.02
	Total for Account 108	(1.02 since 03/01)			2013.39