

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

	ASSETS	
102	Checking	16,461.27
104	CB&T Savings Account	68,553.33
107	Oper SDHOA Alliance Bank	13,399.84
108	Reserve SDHOA Allainc Bk	2,015.41
114	Accounts Receivable	1,619.40
	Total Assets	\$102,049.25
	RESERVES	
310	Capital	100,243.15
===		3,475.81
---	Net since 07/01/19	-1,669.71
	Total Reserves	\$102,049.25

Prepared on September 21, 2019 by Management.
Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

4127 Florida Homeowners Association, Inc.
INCOME STATEMENT
for the period July 1, 2019 to July 31, 2019

	REVENUE	
402	Assessments	2,802.74
	EXPENDITURES	
716	Management Fees	345.00
725	Office Expenses & Misc.	16.90
754	Repairs & Maintenance	2,948.70
765	Supplies	4.50
789	Trash	329.43
797	Water and Sewer	697.92
804	Gardening-Landscaping	130.00
	Total Expenditures	\$4,472.45
	NET TAKEN from RESERVES	\$1,669.71

Prepared on September 21, 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 July 31, 2019

	Actual	Budget	Variance
REVENUE			
402	Assessments	19,619	19,619
815	Interest Income	63	0
	Total Revenue	\$19,682	\$19,619
EXPENDITURES			
684	Exterminator	350	0
693	Gas & Electric	1,055	875 21% worse
702	Insurance	0	1,630 100% better
716	Management Fees	2,910	0
725	Office Expenses & Misc.	74	0
782	Telephone	485	292 66% worse
730	Permits, Licenses, Fees	35	0
732	Fire Prevention	210	0
754	Repairs & Maintenance	4,090	1,750 134% worse
765	Supplies	30	0
789	Trash	2,342	1,533 53% worse
797	Water and Sewer	4,719	1,986 138% worse
804	Gardening-Landscaping	910	0
	Total Expenditures	\$17,212	\$8,066 113% worse
RESERVE FUND INCOME			
RES	Reserve Allocation	-664	0
	NET to RESERVES	\$1,806	\$11,553

Prepared on September 21, 2019 by Management.
 Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

4127 FLORIDA STREET
Accounts Receivable Aging Report
as of 07/31/19

Account	>90	>60	>30	<=30	Total	Name
Accounts with Balances Owed:						
06	1,238.44	309.61	309.61		1,857.66	Sanchez
05	960.78	-760.78	320.26		520.26	Bruce
07	777.99	259.33	-777.99		259.33	Olcomendy
					<u>2,637.25</u>	
Accounts with Credit Balances:						
04	758.52	-1,011.36	252.84	-252.84	-252.84	Quigg
08	777.99	-518.66	-259.33	-259.33	-259.33	Mixa
10	960.78	-640.52	-320.26	-320.26	-320.26	Rutman
09	-252.84			-252.84	-505.68	Strandber
					<u>-1,338.11</u>	
Totals:	<u>5,221.66</u>	<u>-2,362.38</u>	<u>-474.87</u>	<u>-1,085.27</u>	<u>1,299.14</u>	

GENERAL LEDGER for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 07/01/19 to 07/31/19; prepared 09/21/19; page 1

Date	Description	Folio	Check	Contra	Amount
102 Checking					
06/30/19	balance forward				18507.69
07/01/19	ceosd.net	2067	026	725	-366.40
07/03/19	Gus Curiel Install 23 La	2068	027	754	-345.00
07/03/19	Reimb.Steven K. 23 Lante	2069	028	754	-2029.92
07/03/19	Reimb Steven K Bulbs	2070	029	754	-32.32
07/09/19	Deposit	2071		114	1401.69
07/10/19	Eagle Landscape Maintan	2072	030	804	-130.00
07/10/19	Waste Manangement	2073	031	789	-154.78
07/16/19	Deposit	2074		114	518.66
07/22/19	Deposit	2076		114	252.84
07/29/19	House of Automation	2079	032	754	-198.00
07/29/19	House of Automation	2080	033	754	-343.46
07/30/19	Deposit	2081		114	252.84
07/31/19	City Treasurer	2082	034	797	-697.92
07/31/19	Waste Management	2083	035	789	-174.65
	Total for Account 102	(-2046.42 since 07/01)			16461.27
104 CB&T Savings Account					
06/30/19	balance forward				68553.33
	Total for Account 104				68553.33
107 Oper SDHOA Alliance Bank					
06/30/19	balance forward				13399.84
	Total for Account 107				13399.84
108 Reserve SDHOA Allainc Bk					
06/30/19	balance forward				2015.41
	Total for Account 108				2015.41
114 Accounts Receivable					
06/30/19	balance forward				1242.69
07/01/19	A/R Recurring Jrnl	2043		402	2802.74
07/09/19	A/R Payments Rcvd	2071		102	-1401.69
07/16/19	A/R Payments Rcvd	2074		102	-518.66
07/22/19	A/R Payments Rcvd	2076		102	-252.84
07/30/19	A/R Payments Rcvd	2081		102	-252.84
	Total for Account 114	(376.71 since 07/01)			1619.40
310 Capital					
06/30/19	balance forward				-100243.15
	Total for Account 310				-100243.15
402 Assessments					
07/01/19	A/R Recurring Jrnl	2043		114	-2802.74
	Total for Account 402				-2802.74
716 Management Fees					
07/01/19	07/19 Mgmt Fee	2067	026	102	345.00
	Total for Account 716				345.00

GENERAL LEDGER for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 07/01/19 to 07/31/19; prepared 09/21/19; page 2

Date	Description	Folio	Check	Contra	Amount
725 Office Expenses & Misc.					
06/30/19	balance fwd since 01/01		Acc	744	27.04
06/30/19	balance fwd since 01/01		Acc	745	5.15
07/01/19	07/19 Website Hosting	2067	026	102	5.00
07/31/19	Postage		Acc	744	6.30
07/31/19	Printing and Copies		Acc	745	5.60
	Total for Account 725	(16.90	since	07/01)	49.09
744 Postage					
07/01/19	06/19 Postage	2067	026	102	6.30
	Total for Account 744				6.30
745 Printing and Copies					
07/01/19	06/19 Printing	2067	026	102	5.60
	Total for Account 745				5.60
754 Repairs & Maintenance					
07/03/19	Install 23 Wall Lanterns	2068	027	102	345.00
07/03/19	23 Lanterns Home Depot	2069	028	102	2029.92
07/03/19	Reimb. 18 LED Bulbs	2070	029	102	32.32
07/29/19	House of Automation	2079	032	102	198.00
07/29/19	House of Automation	2080	033	102	343.46
	Total for Account 754				2948.70
765 Supplies					
07/01/19	07/19 Supplies	2067	026	102	4.50
	Total for Account 765				4.50
789 Trash					
07/10/19	Waste Manangement	2073	031	102	154.78
07/31/19	Waste Management	2083	035	102	174.65
	Total for Account 789				329.43
797 Water and Sewer					
07/31/19	City Treasurer	2082	034	102	697.92
	Total for Account 797				697.92
804 Gardening-Landscaping					
07/10/19	Eagle Landscape Maintan	2072	030	102	130.00
	Total for Account 804				130.00

Bank Reconciliation

July 31, 2019

4127 Florida Street HOA.
CA Bank & Trust - Operating

Bank Ending Balance 07/31/19 **17,875.30**

Outstanding Checks **1,414.03**

<u>Check #</u>	<u>Pay To</u>	<u>Date</u>	<u>Amt</u>
1032	House of Automation	29-Jul	\$198.00
1033	House of Automation	29-Jul	\$343.46
1034	City Treasurer	31-Jul	\$697.92
1035	Waste Management	31-Jul	\$174.65

Outstanding Deposits/Corrections **0.00**

<u>Folio #</u>	<u>Date</u>	<u>Amt</u>
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Adjusted Bank Balance 7/31/19 **16,461.27**

Ledger Balance 7/31/19 **16,461.27**

Difference Between Ledger & Bank 7/31/19 **0.00**



DIRECT INQUIRIES TO:
Customer Service 1 (800) 400-6080

0045106

4213-06-0000-CBT-PG0030-00010

4127 FLORIDA HOMEOWNERS ASSOCIATION
C/O CEOSD INC
PO BOX 34398-510
SAN DIEGO CA 92163

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

E-Invoicing and Payments give you everything you'll need to automate invoicing and processing of payments. For a limited time, save up to \$275 with this special E-Invoicing and Payments offer. For more information, visit calbanktrust.com/einvoiceoffer.

With online banking and our mobile app, you can transfer funds, pay bills, stop payments and more all on the go. Learn more at calbanktrust.com/business-online-banking. For our mobile app, see calbanktrust.com/business-mobile-banking.

SUMMARY OF ACCOUNT BALANCE

<i>Account Type</i>	<i>Account Number</i>	<i>Checking/Savings Ending Balance</i>	<i>Outstanding Balances Owed</i>
Business Inspire Checking	2080374981	\$17,875.30	

BUSINESS INSPIRE CHECKING 2080374981

151 10

<i>Previous Balance</i>	<i>Deposits/Credits</i>	<i>Charges/Debits</i>	<i>Checks Processed</i>	<i>Ending Balance</i>
18,507.69	2,426.03	0.00	3,058.42	17,875.30

4 DEPOSITS/CREDITS

<i>Date</i>	<i>Amount</i>	<i>Description</i>
07/10	1,401.69	DEPOSIT 5353020360
07/16	518.66	DEPOSIT 5353083798
07/23	252.84	DEPOSIT 5353069255
07/30	252.84	DEPOSIT 5353039634

0 CHARGES/DEBITS

There were no transactions this period.

6 CHECKS PROCESSED

<i>Number</i>	<i>Date</i>	<i>Amount</i>	<i>Number</i>	<i>Date</i>	<i>Amount</i>	<i>Number</i>	<i>Date</i>	<i>Amount</i>
1026	07/02	366.40	1028	07/03	2,029.92	1030	07/15	130.00
1027	07/15	345.00	1029	07/03	32.32	1031	07/16	154.78



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:	
<p style="text-align: center; margin-top: 10px;"><i>Transfer to Line 9.</i></p>		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."	
TOTAL:		10. ADJUSTED STATEMENT BALANCE:	

This balance should agree with line 10, below.

This balance should agree with line 5, above.

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.

- Tell us your name and account number.
- 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.
- 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 credit 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.

- Your name and account number.
- The dollar amount of the suspected error.
- 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.



.....
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.

.....
DAILY BALANCES

<i>Date.....</i>	<i>Balance</i>	<i>Date.....</i>	<i>Balance</i>	<i>Date.....</i>	<i>Balance</i>
07/02	18,141.29	07/15	17,005.74	07/23	17,622.46
07/03	16,079.05	07/16	17,369.62	07/30	17,875.30
07/10	17,480.74				

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DEPOSIT TICKET
7/29/19
500.00
4127 FLORIDA STREET HOA
PO BOX 34398
SAN DIEGO, CA 92163-4398
CALIFORNIA BANK & TRUST
\$ 1401.69
F 2071
#122232109# 2080374981# 352

Ref# 53020360 \$1401.69

DEPOSIT TICKET
7/19/19
500.00
4127 FLORIDA STREET HOA
PO BOX 34398
SAN DIEGO, CA 92163-4398
CALIFORNIA BANK & TRUST
\$ 518.66
F 2074
#122232109# 2080374981# 352

Ref# 53083798 \$518.66

DEPOSIT TICKET
7/22/19
252.84
4127 FLORIDA STREET HOA
PO BOX 34398
SAN DIEGO, CA 92163-4398
CALIFORNIA BANK & TRUST
\$ 252.84
F 2076
#122232109# 2080374981# 352

Ref# 53069255 \$252.84

DEPOSIT TICKET
7/20/19
252.84
4127 FLORIDA STREET HOA
PO BOX 34398
SAN DIEGO, CA 92163-4398
CALIFORNIA BANK & TRUST
\$ 252.84
F 2081
#122232109# 2080374981# 352

Ref# 53039634 \$252.84

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC
Society Hill 1251 15th St. #10
PO BOX 34398 - #10
SAN DIEGO, CA 92163-4398
California Bank & Trust
277 5th Avenue
San Diego, CA 92101
06/29/2019
DATE: 07/01/2019
AMOUNT: \$**366.40
Three Hundred Sixty-Six and 40/100
CEOSD INC
PO BOX 34398
SAN DIEGO, CA 92163-4398
07/10 Light Postage, Printing Supplies
#1025# #122232109# 2080374981#

Ref# 53099989 \$366.40 Ch# 1026

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC
Society Hill 1251 15th St. #10
PO BOX 34398 - #10
SAN DIEGO, CA 92163-4398
California Bank & Trust
277 5th Avenue
San Diego, CA 92101
06/29/2019
DATE: 07/02/2019
AMOUNT: \$**345.00
Three Hundred Forty-Five and 0/100
GUS CURIEL
511 E. SAN YSIDRO BLVD #5555
SAN YSIDRO, CA 92173
Insta: 23 Wall Lardene
#1027# #122232109# 2080374981#

Ref# 53008004 \$345.00 Ch# 1027

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC
Society Hill 1251 15th St. #10
PO BOX 34398 - #10
SAN DIEGO, CA 92163-4398
California Bank & Trust
277 5th Avenue
San Diego, CA 92101
06/29/2019
DATE: 07/02/2019
AMOUNT: \$**2,029.92
Two Thousand Twenty-Nine and 92/100
Steven Kande
3737 F St. Ave STE 207
San Diego, CA 92103
Remit: 23 Wall Lardene
#1028# #122232109# 2080374981#

Ref# 53104969 \$2029.92 Ch# 1028

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC
Society Hill 1251 15th St. #10
PO BOX 34398 - #10
SAN DIEGO, CA 92163-4398
California Bank & Trust
277 5th Avenue
San Diego, CA 92101
06/29/2019
DATE: 07/02/2019
AMOUNT: \$**32.32
Thirty-Two and 02/100
Steven Kande
3737 F St. Ave STE 207
San Diego, CA 92103
Remit: 18 Light Dubs
#1029# #122232109# 2080374981#

Ref# 53104970 \$32.32 Ch# 1029

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC
Society Hill 1251 15th St. #10
PO BOX 34398 - #10
SAN DIEGO, CA 92163-4398
California Bank & Trust
277 5th Avenue
San Diego, CA 92101
06/29/2019
DATE: 07/10/2019
AMOUNT: \$**130.00
One Hundred Thirty and 0/100
EAGLE LANDSCAPE MAINTENANCE
PO BOX 2223
LA MESA, CA 91943
SVC 00719 INF3423
#1030# #122232109# 2080374981#

Ref# 53100760 \$130.00 Ch# 1030

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC
Society Hill 1251 15th St. #10
PO BOX 34398 - #10
SAN DIEGO, CA 92163-4398
California Bank & Trust
277 5th Avenue
San Diego, CA 92101
06/29/2019
DATE: 07/10/2019
AMOUNT: \$**154.78
One Hundred Fifty-Four and 78/100
WASTE MANAGEMENT
INVEST22770-1504-3
#1031# #122232109# 2080374981#

Ref# 53088792 \$154.78 Ch# 1031

LEDGER ACCOUNT for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.
for the period 07/01/19 to 07/31/19; prepared 09/21/19; page 1

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