

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

	ASSETS	
102	Checking	16,809.66
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	3,273.61
	Total Assets	\$104,051.85
	RESERVES	
310	Capital	100,243.15
===		1,806.10
---	Net since 08/01/19	2,002.60
	Total Reserves	\$104,051.85

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 August 1, 2019 to August 31, 2019

	REVENUE	
402	Assessments	2,802.74
	EXPENDITURES	
716	Management Fees	345.00
725	Office Expenses & Misc.	16.48
765	Supplies	4.50
789	Trash	174.16
804	Gardening-Landscaping	260.00
	Total Expenditures	\$800.14
	NET to RESERVES	\$2,002.60

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 August 31, 2019

	Actual	Budget	Variance
REVENUE			
402	22,422	22,422	
815	63	0	
	Total Revenue	\$22,422	
EXPENDITURES			
684	350	0	
693	1,055	1,000	6% worse
702	0	1,863	100% better
716	3,255	0	
725	91	0	
782	485	333	45% worse
730	35	0	
732	210	0	
754	4,090	2,000	105% worse
765	35	0	
789	2,517	1,752	44% worse
797	4,719	2,648	78% worse
804	1,170	0	
	Total Expenditures	\$9,597	88% worse
RESERVE FUND INCOME			
RES	Reserve Allocation	-664	0
	NET to RESERVES	\$3,808	\$12,825

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 08/31/19

Account	>90	>60	>30	<=30	Total	Name
Accounts with Balances Owed:						
06	1,548.05	309.61	309.61		2,167.27	Sanchez
07	1,037.32	-777.99	259.33		518.66	Olcomendy
					<u>2,685.93</u>	
Accounts with Credit Balances:						
05	200.00	320.26	320.26	-1,000.00	-159.48	Bruce
09	-252.84				-252.84	Strandber
					<u>-412.32</u>	
Totals:	<u>2,532.53</u>	<u>-148.12</u>	<u>889.20</u>	<u>-1,000.00</u>	<u><u>2,273.61</u></u>	

GENERAL LEDGER for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.  
for the period 08/01/19 to 08/31/19; prepared 09/21/19; page 1

Date	Description	Folio	Check	Contra	Amount
<b>102 Checking</b>					
07/31/19	balance forward				16461.27
08/02/19	ceosd.net	2084	036	725	-365.98
08/06/19	Deposit	2085		114	889.20
08/12/19	Deposit	2086		114	579.59
08/13/19	Deposit	2087		114	259.33
08/14/19	Eagle Landscape	2088	037	804	-260.00
08/16/19	Berenice Weber	2092	038	114	-259.33
08/16/19	Zachary Rutman	2093	039	114	-320.26
08/28/19	Waste Manegment	2094	040	789	-174.16
	Total for Account 102	(348.39 since 08/01)			16809.66
<b>104 CB&amp;T Savings Account</b>					
07/31/19	balance forward				68553.33
	Total for Account 104				68553.33
<b>107 Oper SDHOA Alliance Bank</b>					
07/31/19	balance forward				13399.84
	Total for Account 107				13399.84
<b>108 Reserve SDHOA Allainc Bk</b>					
07/31/19	balance forward				2015.41
	Total for Account 108				2015.41
<b>114 Accounts Receivable</b>					
07/31/19	balance forward				1619.40
08/01/19	A/R Recurring Jrnl	2075		402	2802.74
08/06/19	A/R Payments Rcvd	2085		102	-889.20
08/12/19	A/R Payment Rcvd	2086		102	-579.59
08/13/19	A/R Payments Rcvd	2087		102	-259.33
08/16/19	Return Aug ACH	2092	038	102	259.33
08/16/19	Return Aug ACH	2093	039	102	320.26
	Total for Account 114	(1654.21 since 08/01)			3273.61
<b>310 Capital</b>					
07/31/19	balance forward				-100243.15
	Total for Account 310				-100243.15
<b>402 Assessments</b>					
08/01/19	A/R Recurring Jrnl	2075		114	-2802.74
	Total for Account 402				-2802.74
<b>716 Management Fees</b>					
08/02/19	08/19 Mgmt Fee	2084	036	102	345.00
	Total for Account 716				345.00
<b>725 Office Expenses &amp; Misc.</b>					
07/31/19	balance fwd since 01/01		Acc	744	33.34
07/31/19	balance fwd since 01/01		Acc	745	10.75
08/02/19	08/19 Website Hosting	2084	036	102	5.00
08/31/19	Postage		Acc	744	7.88
08/31/19	Printing and Copies		Acc	745	3.60

GENERAL LEDGER for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.  
for the period 08/01/19 to 08/31/19; prepared 09/21/19; page 2

Date	Description	Folio	Check	Contra	Amount
	Total for Account 725			(16.48 since 08/01)	60.57
744	Postage				
08/02/19	07/19 Postage	2084	036	102	7.88
	Total for Account 744				7.88
745	Printing and Copies				
08/02/19	07/19 Printing	2084	036	102	3.60
	Total for Account 745				3.60
765	Supplies				
08/02/19	08/19 Supplies	2084	036	102	4.50
	Total for Account 765				4.50
789	Trash				
08/28/19	Waste Manegment	2094	040	102	174.16
	Total for Account 789				174.16
804	Gardening-Landscaping				
08/14/19	04/19 SVC	2088	037	102	130.00
08/14/19	07/19 SVC	2088	037	102	130.00
	Total for Account 804				260.00

Bank Reconciliation

August 31, 2019

**4127 Florida Street HOA.**  
CA Bank & Trust - Operating

**Bank Ending Balance** **08/31/19** **16,404.23**

**Outstanding Checks** **174.16**

<u>Check #</u>	<u>Pay To</u>	<u>Date</u>	<u>Amt</u>
1040	Waste Management	28-Aug	\$174.16

**Outstanding Deposits/Corrections** **579.59**

<u>Folio #</u>	<u>Date</u>	<u>Amt</u>
2086 Deposit	12-Aug	579.59

**Adjusted Bank Balance** **8/31/19** **16,809.66**

**Ledger Balance** **8/31/19** **16,809.66**

**Difference Between Ledger & Bank** **8/31/19** **0.00**



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

0044727 4243-06-0000-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

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**SUMMARY OF ACCOUNT BALANCE**

Account Type	Account Number	Checking/Savings Ending Balance	Outstanding Balances Owed
Business Inspire Checking	2080374981	\$16,404.23	

**BUSINESS INSPIRE CHECKING 2080374981**

Previous Balance	Deposits/Credits	Charges/Debits	Checks Processed	Ending Balance
17,875.30	1,148.53	0.00	2,619.60	16,404.23

**2 DEPOSITS/CREDITS**

Date	Amount	Description
08/06	889.20	DEPOSIT 5353081486
08/13	259.33	DEPOSIT 5353070884

**0 CHARGES/DEBITS**

There were no transactions this period.

**8 CHECKS PROCESSED**

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
1032	08/02	198.00	1035	08/08	174.65	1038	08/22	259.33
1033	08/02	343.46	1036	08/05	365.98	1039	08/29	320.26
1034	08/06	697.92	1037	08/22	260.00			





**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	
Check Number	Check Amount
<b>TOTAL:</b>	

Transfer to Line 9.

CHECKBOOK BALANCE	
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:	

This balance should agree with line 10, below.

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:	

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.

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.

**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.

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.

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.

**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 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.

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.

**FOR MONEY RESERVE ACCOUNTS:**

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.

**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.

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

AGGREGATE OVERDRAFT AND RETURNED ITEM FEES

Table with 3 columns: Fee Type, Total for This Period, Total Year-to-Date. Rows include Total Overdraft Fees and Total Returned Item Fees, all showing \$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 4 columns: Date, Balance, Date, Balance. Shows account balances for dates 08/02, 08/05, 08/06, 08/08, 08/13, 08/22, and 08/29.

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DEPOSIT TRUST	8/1/19	889.20
4127 FLORIDA HOMEOWNERS ASSOCIATION, INC PO BOX 34388 - #18 SAN DIEGO, CA 92163-4388		CALIFORNIA BANK & TRUST \$ 889.20
F2085	⑆122232109⑆ 2080374981⑆	352

Ref# 53081486 \$889.20

DEPOSIT TRUST	8/15/19	259.33
4127 FLORIDA HOMEOWNERS ASSOCIATION, INC PO BOX 34388 - #18 SAN DIEGO, CA 92163-4388		CALIFORNIA BANK & TRUST \$ 259.33
F2087	⑆122232109⑆ 2080374981⑆	352

Ref# 53070884 \$259.33

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC	⑆122232109⑆	2080374981⑆	1032
HOUSE OF AUTOMATION	⑆198⑆	07/29/2019	⑆198.00
One Hundred Ninety-Eight and 00/100	Dollars		
HOUSE OF AUTOMATION 1457 N. CUYAMACA STREET EL CAJON, CA 92025	<i>Estimote Hubbs</i>		
⑆1032⑆	⑆122232109⑆	2080374981⑆	

Ref# 53077951 \$198.00 Ch# 1032

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC	⑆122232109⑆	2080374981⑆	1033
HOUSE OF AUTOMATION	⑆343.46⑆	07/29/2019	⑆343.46
Three Hundred Forty-Three and 46/100	Dollars		
HOUSE OF AUTOMATION 1457 N. CUYAMACA STREET EL CAJON, CA 92025	<i>Estimote Hubbs</i>		
⑆1033⑆	⑆122232109⑆	2080374981⑆	

Ref# 53077952 \$343.46 Ch# 1033

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC	⑆122232109⑆	2080374981⑆	1034
CITY TREASURER	⑆697.92⑆	07/31/2019	⑆697.92
521 Hundred Ninety-Seven and 92/100	Dollars		
CITY TREASURER PO BOX 60000 SAN DIEGO, CA 92162-0000	<i>Gregory Jacobs</i>		
⑆1034⑆	⑆122232109⑆	2080374981⑆	

Ref# 53068475 \$697.92 Ch# 1034

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC	⑆122232109⑆	2080374981⑆	1035
WASTE MANAGEMENT	⑆174.65⑆	07/31/2019	⑆174.65
One Hundred Seventy-Four and 65/100	Dollars		
WASTE MANAGEMENT ACCT# 7-40500-85003	<i>Gregory Jacobs</i>		
⑆1035⑆	⑆122232109⑆	2080374981⑆	

Ref# 53041584 \$174.65 Ch# 1035

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC	⑆122232109⑆	2080374981⑆	1038
CEOSD INC	⑆365.98⑆	05/02/2019	⑆365.98
Three Hundred Sixty-Five and 98/100	Dollars		
CEOSD INC PO BOX 34388 SAN DIEGO, CA 92163-4388	<i>Gregory Jacobs</i>		
⑆1038⑆	⑆122232109⑆	2080374981⑆	

Ref# 53116297 \$365.98 Ch# 1038

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC	⑆122232109⑆	2080374981⑆	1037
EAGLE LANDSCAPE MAINTENANCE	⑆260.00⑆	08/14/2019	⑆260.00
Two Hundred Sixty and 00/100	Dollars		
EAGLE LANDSCAPE MAINTENANCE PO BOX 22235 LA MESA, CA 91943	<i>Gregory Jacobs</i>		
⑆1037⑆	⑆122232109⑆	2080374981⑆	

Ref# 53045325 \$260.00 Ch# 1037

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC	⑆122232109⑆	2080374981⑆	1038
BERENICE WEBER	⑆259.33⑆	08/16/2019	⑆259.33
Two Hundred Fifty-Nine and 33/100	Dollars		
BERENICE WEBER 4127 FLORIDA ST UNIT 3 SAN DIEGO, CA 92104	<i>Estimote Hubbs</i>		
⑆1038⑆	⑆122232109⑆	2080374981⑆	

Ref# 53040745 \$259.33 Ch# 1038

4127 FLORIDA HOMEOWNERS ASSOCIATION, INC	⑆122232109⑆	2080374981⑆	1039
ZACHARY RUTMAN	⑆320.26⑆	08/16/2019	⑆320.26
Three Hundred Twenty and 26/100	Dollars		
ZACHARY RUTMAN 3421 CUNCE STREET SAN DIEGO, CA 92104	<i>Estimote Hubbs</i>		
⑆1039⑆	⑆122232109⑆	2080374981⑆	

Ref# 53044649 \$320.26 Ch# 1039

LEDGER ACCOUNT for 4127 FLORIDA HOMEOWNERS ASSOCIATION, INC.  
for the period 08/01/19 to 08/31/19; prepared 09/21/19; page 1

Date	Description	Folio	Check	Contra	Amount
102	Checking				
07/31/19	balance forward				16461.27
08/02/19	ceosd.net	2084	036	725	-365.98
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