

Windemere Court Homeowners Association  
BALANCE SHEET  
for the period ending December 31, 2019

ASSETS		
101	CB&T Operating Account	20,944.01
109	CB&T Reserve Account	114,127.57
114	Accounts Receivable	-3,385.52
	Total Assets	\$131,686.06
FUNDS		
310	Capital	129,635.43
---	Net since 12/01/19	2,050.63
	Total Funds	\$131,686.06

Prepared on March 3, 2020 by Management.  
Unaudited Statement; Assessments are Accrued; Expenses are Cash Basis.

Windemere Court Homeowners Association  
 INCOME STATEMENT  
 for the period December 1, 2019 to December 31, 2019

REVENUE		
402	Dues Assessed	7,105.00
425	Parking Space Rents	100.00
428	Laundry Commissions	650.64
815	Interest Income	0.18
825	Late Fees, Misc. Income	74.00
	Total Revenue	\$7,929.82
EXPENDITURES		
684	Exterminator	36.00
804	Gardening-Landscaping	350.00
693	Gas & Electric	781.61
692	Janitorial	300.00
716	Management Fees	600.00
725	Office Expense	538.94
754	Repairs & Maintenance	90.00
765	Supplies	13.05
782	Telephone	564.98
789	Trash	201.93
797	Water and Sewer	2,421.69
	Total Expenditures	\$5,898.20
	NET to RESERVES	\$2,031.62

Prepared on March 3, 2020 by Management.  
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Windemere Court Homeowners Association  
 BUDGET COMPARISON  
 for the period March 1, 2019 to December 31, 2019

	Actual	Budget	Variance
<b>REVENUE</b>			
402	Dues Assessed	71,050	71,050
425	Parking Space Rents	925	1,250
428	Laundry Commissions	2,006	2,167
815	Interest Income	231	230
825	Late Fees, Misc. Income	1,558	0
	Total Revenue	\$75,770	\$74,697
<b>EXPENDITURES</b>			
686	Camera Monitoring	877	0
696	Janitorial Extras	109	250 56% better
G&E	DO NOT USE	733	5,875 88% better
684	Exterminator	360	360
685	Fire Maintenance	1,743	625 179% worse
804	Gardening-Landscaping	3,500	3,500
805	Gardening Extras	0	83 100% better
693	Gas & Electric	5,857	0
702	Insurance	11,020	11,200 2% better
692	Janitorial	3,000	3,000
712	Legal and Professional	4,316	1,667 159% worse
716	Management Fees	6,000	6,917 13% better
717	Elevator	3,240	1,860 74% worse
725	Office Expense	1,051	0
754	Repairs & Maintenance	21,405	12,500 71% worse
765	Supplies	104	0
730	Taxes, Licenses, Fees	0	255 100% better
782	Telephone	5,188	2,750 89% worse
789	Trash	2,019	2,500 19% better
797	Water and Sewer	9,365	9,500 1% better
	Total Expenditures	\$79,889	\$62,842 27% worse
<b>RESERVE FUND EXPENSES</b>			
331	Reserve Expenses	41,485	0
	<b>NET TAKEN from RESERVES</b>	<b>\$45,603</b>	<b>\$11,855</b>

Prepared on March 3, 2020 by Management.  
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WINDEMERE COURT HOA  
Accounts Receivable Aging Report  
as of 12/31/19

Account	>90	>60	>30	<=30	Total	Name
<b>Accounts with Balances Owed:</b>						
40X	1,932.93				1,932.93	Golden
202	245.00		245.00	49.00	539.00	Torroella
211		245.00			245.00	Slater
104	344.50	-490.00	245.00		99.50	Ghassemi
213	294.50			-245.00	49.50	Jaconette
210	306.50			-270.00	36.50	Cavanaugh
201	515.00	25.00	25.00	-540.00	25.00	Whaley
102	265.00	100.00	-100.00	-245.00	20.00	Olson
					<u>2,947.43</u>	
<b>Accounts with Credit Balances:</b>						
207	377.00	-255.00	245.00	-500.00	-133.00	Zekri
204	224.91	-30.00	-30.00	-300.00	-135.09	Santoro
106				-245.00	-245.00	& Rossana
209			245.00	-490.00	-245.00	Newmeyer
203	-1,753.10	245.00	245.00		-1,263.10	Wolsey
113	-1,960.00	245.00	245.00		-1,470.00	Salinas
114	-2,331.76	-755.00	245.00		-2,841.76	Molesko
					<u>-6,332.95</u>	
<b>Totals:</b>	<u>-1,539.52</u>	<u>-670.00</u>	<u>1,610.00</u>	<u>-2,786.00</u>	<u><u>-3,385.52</u></u>	

LEDGER ACCOUNT for WINDEMERE COURT HOMEOWNERS ASSOCIATION  
for the period 12/01/19 to 12/31/19; prepared 03/03/20; page 1

Date	Description	Folio	Check	Contra	Amount
101	CB&T Operating Account				
11/30/19	balance forward				19882.13
12/01/19	ceosd.net	11806	111	725	-648.99
12/03/19	Deposit	11807		114	1385.64
12/03/19	Deposit	11808		399	980.00
12/03/19	691 Deposit Error	11893		399	-980.00
12/04/19	Vic N Ivan's Cleaning	11810	113	692	-300.00
12/05/19	ATT	11809	112	782	-68.10
12/09/19	Deposit	11811		114	2429.26
12/09/19	City Treasurer	11888		797	-2421.69
12/11/19	Centurion Pest Control	11819	114	684	-36.00
12/11/19	Republic Services	11820	115	789	-201.93
12/12/19	Armando Paz Hernanado	11821	116	718	-50.00
12/12/19	Gus Curiel	11822	117	718	-100.00
12/12/19	VOID	11823	118	718	0.00
12/12/19	Leonardo Rocha Ortega	11824	119	718	-50.00
12/12/19	Vic N Ivan	11825	120	718	-50.00
12/12/19	VOID	11826	121	718	0.00
12/13/19	Deposit	11827		114	540.00
12/16/19	Deposit	11828		114	1055.00
12/16/19	Deposit	11829		114	515.00
12/17/19	SDGE	11889		693	-781.61
12/18/19	ATT	11834	122	782	-285.10
12/18/19	ATT	11890		782	-211.78
12/19/19	Santina Sandoval	11833	124	718	-150.00
12/19/19	Christian Landscape	11835	123	804	-350.00
12/30/19	Deposit	11836		114	1035.00
12/30/19	ceosd.net	11837	125	754	-90.00
12/31/19	Vic N Ivans Cleaning	11839	126	718	-100.00
12/31/19	Paper Stmt Fee	11891		650	-3.00
12/31/19	12/19 Interest	11892		815	0.18
	Total for Account 101	(1061.88	since 12/01)		20944.01



**CALIFORNIA BANK**  
TRUST

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

**Statement of Accounts**

Page 1 of 6  
This Statement: December 31, 2019  
Last Statement: November 29, 2019

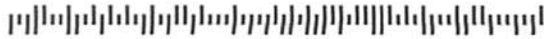
Account 0800815901

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

P34065 05-0000-CBT-PG0023-00020

0034031 01 SP 0.500 \*\*SNGLP H 4001 92163

WINDEMERE COURT HOA  
C/O CEOSDNET  
PO BOX 34398-612  
SAN DIEGO CA 92163



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

With limited-time fee waivers on Positive Pay\*, you can help protect your business and detect unauthorized payments and transactions. Get details at [calbt.com/pospay-offer](http://calbt.com/pospay-offer) and control which items post to your accounts.  
\*Terms and conditions apply.

**SUMMARY OF ACCOUNT BALANCE**

Account Type	Account Number	Checking/Savings Ending Balance	Outstanding Balances Owed
Business Interest Checking	0800815901	\$21,044.01	

**BUSINESS INTEREST CHECKING 0800815901**

208 20

Previous Balance	Deposits/Credits	Charges/Debits	Checks Processed	Ending Balance
18,997.13	7,940.08	3,418.08	2,475.12	21,044.01

**8 DEPOSITS/CREDITS**

Date	Amount	Description
12/03	980.00	DEPOSIT 5353045501
12/03	1,385.64	DEPOSIT 5353044717
12/09	2,429.26	DEPOSIT 5353125291
12/13	540.00	DEPOSIT 5353073644
12/16	515.00	DEPOSIT 5353122624
12/16	1,055.00	DEPOSIT 5353122631
12/31	1,035.00	DEPOSIT 5353085314
12/31	0.18	INTEREST PAYMENT 0002016951

**4 CHARGES/DEBITS**

Date	Amount	Description
12/09	2,421.69	CITY OF SANDIEGO WATER *****17812 REF # 019340004521792 1109308300
12/17	781.61	SD GAS ELEC PAID SDGE REF # 019351000962781 1108140506
12/18	211.78	ATT Payment *****11EPAYREF # 019351001629451 1108623122
12/31	3.00	PAPER STATEMENT FEE 0000101545

**13 CHECKS PROCESSED**

Number	Date	Amount	Number	Date	Amount	Number	Date	Amount
6110	12/11	95.00	6115	12/17	201.93	6123	12/27	350.00
6111	12/02	648.99	6117*	12/13	100.00	6124	12/19	150.00
6112	12/10	68.10	6120*	12/13	50.00	6125	12/30	90.00
6113	12/13	300.00	6122*	12/27	285.10	6126	12/31	100.00
6114	12/23	36.00						

\* Not in check sequence





**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>
12/02	18,348.14	12/13	20,648.25	12/23	20,836.93
12/03	20,713.78	12/16	22,218.25	12/27	20,201.83
12/09	20,721.35	12/17	21,234.71	12/30	20,111.83
12/10	20,653.25	12/18	21,022.93	12/31	21,044.01
12/11	20,558.25	12/19	20,872.93		

**INTEREST**

Interest Earned This Interest Period	\$0.18	Number Of Days This Interest Period	32
Interest Paid Year-To-Date 2019	\$9.64	Annual Percentage Yield Earned	0.01%



Bank Reconciliation

December 31, 2019

**612 Windemere Court Association**

CA Bank & Trust - Operating

**Bank Ending Balance** 12/31/19 21,044.01

**Outstanding Checks** 100.00

<u>Check #</u>	<u>Pay To</u>	<u>Date</u>	<u>Amt</u>
6116	Armando Paz Hernando	12-Dec	\$50.00
6119	Leonard Racho Ortega	12-Dec	\$50.00

**Outstanding Deposits/Corrections** 0.00

<u>Folio #</u>	<u>Date</u>	<u>Amt</u>
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**Adjusted Bank Balance** 12/31/19 20,944.01

**Ledger Balance** 12/31/19 20,944.01

**Difference Between Ledger & Bank** 12/31/19 0.00



LEDGER ACCOUNT for WINDEMERE COURT HOMEOWNERS ASSOCIATION  
for the period 12/01/19 to 12/31/19; prepared 03/03/20; page 1

Date	Description	Folio	Check	Contra	Amount
109	CB&T Reserve Account				
11/30/19	balance forward				114108.56
12/31/19	12/19 Interest	11894		815	22.01
12/31/19	Paper Stmt Fee	11895		650	-3.00
	Total for Account 109	(19.01 since 12/01)			114127.57



**CALIFORNIA BANK**  
TRUST

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

**Statement of Accounts**

Page 1 of 4  
This Statement: December 31, 2019  
Last Statement: November 29, 2019

Account 0860643909

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

0033898 01 SP 0.500 \*\*SNGLP H 4001 92163  
P33931 05-0000-CBT-PC0021-00000

WINDEMERE COURT HOA  
C/O CEOSDNET  
PO BOX 34398-612  
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**SUMMARY OF ACCOUNT BALANCE**

Account Type	Account Number	Checking/Savings Ending Balance	Outstanding Balances Owed
Business Money Market	0860643909	\$114,127.57	

**BUSINESS MONEY MARKET 0860643909**

927 0

Previous Balance	Deposits/Credits	Charges/Debits	Checks Processed	Ending Balance
114,108.56	22.01	3.00	0.00	114,127.57

**1 DEPOSIT/CREDIT**

Date	Amount	Description
12/31	22.01	INTEREST PAYMENT 0011410846

**1 CHARGE/DEBIT**

Date	Amount	Description
12/31	3.00	PAPER STATEMENT FEE 0000101633

**0 CHECKS PROCESSED**

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

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.



**CALIFORNIA BANK**  
**TRUST**

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

Page 3 of 4  
December 31, 2019  
WINDEMERE COURT HOA  
0860643909

**DAILY BALANCES**

<i>Date</i>	<i>Balance</i>
12/31	114,127.57

**INTEREST**

Interest Earned This Interest Period	\$22.01	Number Of Days This Interest Period	32
Interest Paid Year-To-Date 2019	\$372.36	Annual Percentage Yield Earned	0.22%



GENERAL LEDGER for WINDEMERE COURT HOMEOWNERS ASSOCIATION  
for the period 12/01/19 to 12/31/19; prepared 03/03/20; page 1

Date	Description	Folio	Check	Contra	Amount
<b>101 CB&amp;T Operating Account</b>					
11/30/19	balance forward				19882.13
12/01/19	ceosd.net	11806	111	725	-648.99
12/03/19	Deposit	11807		114	1385.64
12/03/19	Deposit	11808		399	980.00
12/03/19	691 Deposit Error	11893		399	-980.00
12/04/19	Vic N Ivan's Cleaning	11810	113	692	-300.00
12/05/19	ATT	11809	112	782	-68.10
12/09/19	Deposit	11811		114	2429.26
12/09/19	City Treasurer	11888		797	-2421.69
12/11/19	Centurion Pest Control	11819	114	684	-36.00
12/11/19	Republic Services	11820	115	789	-201.93
12/12/19	Armando Paz Hernanado	11821	116	718	-50.00
12/12/19	Gus Curiel	11822	117	718	-100.00
12/12/19	VOID	11823	118	718	0.00
12/12/19	Leonardo Rocha Ortega	11824	119	718	-50.00
12/12/19	Vic N Ivan	11825	120	718	-50.00
12/12/19	VOID	11826	121	718	0.00
12/13/19	Deposit	11827		114	540.00
12/16/19	Deposit	11828		114	1055.00
12/16/19	Deposit	11829		114	515.00
12/17/19	SDGE	11889		693	-781.61
12/18/19	ATT	11834	122	782	-285.10
12/18/19	ATT	11890		782	-211.78
12/19/19	Santina Sandoval	11833	124	718	-150.00
12/19/19	Christian Landscape	11835	123	804	-350.00
12/30/19	Deposit	11836		114	1035.00
12/30/19	ceosd.net	11837	125	754	-90.00
12/31/19	Vic N Ivans Cleaning	11839	126	718	-100.00
12/31/19	Paper Stmt Fee	11891		650	-3.00
12/31/19	12/19 Interest	11892		815	0.18
	Total for Account 101	(1061.88	since 12/01)		20944.01
<b>109 CB&amp;T Reserve Account</b>					
11/30/19	balance forward				114108.56
	Total for Account 109				114108.56
<b>114 Accounts Receivable</b>					
11/30/19	balance forward				-4355.26
12/01/19	A/R Recurring Jrnl	11800		402	7105.00
12/01/19	A/R Recurring Jrnl	11800		425	100.00
12/01/19	A/R Recurring Jrnl	11800		825	25.00
12/03/19	A/R Payments Rcvd	11807		101	-735.00
12/09/19	A/R Payments Rcvd	11811		101	-2429.26
12/13/19	A/R Payments Rcvd	11827		101	-540.00
12/16/19	A/R Payments Rcvd	11828		101	-1055.00
12/16/19	A/R Payments Rcvd	11829		101	-515.00
12/17/19	12/19 Late Fee	11831		825	24.50
12/17/19	12/19 Late Fee	11832		825	24.50
12/30/19	A/R Payments Rcvd	11836		101	-1035.00
	Total for Account 114	(969.74	since 12/01)		-3385.52

GENERAL LEDGER for WINDEMERE COURT HOMEOWNERS ASSOCIATION  
for the period 12/01/19 to 12/31/19; prepared 03/03/20; page 2

Date	Description	Folio	Check	Contra	Amount
<b>310 Capital</b>					
11/30/19	balance forward				-5800.00
				Total for Account 310	-5800.00
<b>399 Suspense Account</b>					
12/03/19	Deposit Error 691	11808		101	-980.00
12/03/19	691 Deposit Error	11893		101	980.00
				Total for Account 399	0.00
<b>402 Dues Assessed</b>					
12/01/19	A/R Recurring Jrnl	11800		114	-7105.00
				Total for Account 402	-7105.00
<b>425 Parking Space Rents</b>					
12/01/19	A/R Recurring Jrnl	11800		114	-100.00
				Total for Account 425	-100.00
<b>428 Laundry Commissions</b>					
12/03/19	Wash Multifamily Laundry	11807		101	-650.64
				Total for Account 428	-650.64
<b>650 Bank Charges</b>					
12/31/19	Paper Stmt Fee	11891		101	3.00
				Total for Account 650	3.00
<b>684 Exterminator</b>					
12/11/19	Centurion Pest Control	11819	114	101	36.00
				Total for Account 684	36.00
<b>692 Janitorial</b>					
12/04/19	Vic N Ivan's Cleaning	11810	113	101	300.00
				Total for Account 692	300.00
<b>693 Gas &amp; Electric</b>					
12/17/19	SDGE	11889		101	781.61
				Total for Account 693	781.61
<b>716 Management Fees</b>					
12/01/19	12/19 Mgmt Fee	11806	111	101	600.00
				Total for Account 716	600.00
<b>718 Miscellaneous Expense</b>					
12/12/19	Holiday Bonus	11821	116	101	50.00
12/12/19	Holiday Bonus	11822	117	101	100.00
12/12/19	VOID	11823	118	101	0.00
12/12/19	Holiday Bonus	11824	119	101	50.00
12/12/19	Holiday Bonus	11825	120	101	50.00
12/12/19	VOID	11826	121	101	0.00
12/19/19	Holiday Bonus	11833	124	101	150.00
12/31/19	Holiday Bonus	11839	126	101	100.00
				Total for Account 718	500.00

GENERAL LEDGER for WINDEMERE COURT HOMEOWNERS ASSOCIATION  
for the period 12/01/19 to 12/31/19; prepared 03/03/20; page 3

Date	Description	Folio	Check	Contra	Amount
<b>725 Office Expense</b>					
11/30/19	balance fwd since /		Acc	650	1376.15
11/30/19	balance fwd since /		Acc	718	6264.45
11/30/19	balance fwd since /		Acc	744	7510.55
11/30/19	balance fwd since /		Acc	745	9888.41
11/30/19	balance fwd since /		Acc	746	57.20
12/01/19	12/19 Website Hosting	11806	111	101	5.00
12/31/19	Bank Charges		Acc	650	3.00
12/31/19	Miscellaneous Expense		Acc	718	500.00
12/31/19	Postage		Acc	744	21.00
12/31/19	Printing and Copies		Acc	745	9.94
	Total for Account 725	(538.94	since	12/01)	25635.70
<b>744 Postage</b>					
12/01/19	11/19 Postage	11806	111	101	21.00
	Total for Account 744				21.00
<b>745 Printing and Copies</b>					
12/01/19	11/19 Printing	11806	111	101	9.94
	Total for Account 745				9.94
<b>754 Repairs &amp; Maintenance</b>					
12/30/19	J7276 Review Camera Foot	11837	125	101	90.00
	Total for Account 754				90.00
<b>765 Supplies</b>					
12/01/19	12/19 Supplies	11806	111	101	13.05
	Total for Account 765				13.05
<b>782 Telephone</b>					
12/05/19	ATT	11809	112	101	68.10
12/18/19	ATT	11834	122	101	285.10
12/18/19	ATT	11890		101	211.78
	Total for Account 782				564.98
<b>789 Trash</b>					
12/11/19	Republic Services	11820	115	101	201.93
	Total for Account 789				201.93
<b>797 Water and Sewer</b>					
12/09/19	City Treasurer	11888		101	2421.69
	Total for Account 797				2421.69
<b>804 Gardening-Landscaping</b>					
12/19/19	Christian Landscape	11835	123	101	350.00
	Total for Account 804				350.00
<b>815 Interest Income</b>					
12/31/19	12/19 Interest	11892		101	-0.18
	Total for Account 815				-0.18

GENERAL LEDGER for WINDEMERE COURT HOMEOWNERS ASSOCIATION  
for the period 12/01/19 to 12/31/19; prepared 03/03/20; page 4

Date	Description	Folio	Check	Contra	Amount
825 Late Fees, Misc. Income					
12/01/19	A/R Recurring Jrnl	11800		114	-25.00
12/17/19	12/19 Late Fee	11831		114	-24.50
12/17/19	12/19 Late Fee	11832		114	-24.50
Total for Account 825					-74.00
G&E DO NOT USE					
11/30/19	balance fwd since /		Acc	694	54489.90
11/30/19	balance fwd since /		Acc	695	940.23
Total for Account G&E					55430.13