

Windemere Court Home Owners Association
Balance Sheet
8/31/2021

Assets

Operating

10000 - Alliance Operating 7251	\$20,205.34
10100 - CB&T Operating 5901	(\$43.73)

<u>Operating Total</u>	<u>\$20,161.61</u>
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Reserve

11100 - CB&T Reserve	\$55,582.49
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<u>Reserve Total</u>	<u>\$55,582.49</u>
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Accounts Receivable

13000 - Accounts Receivable	\$4,002.40
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<u>Accounts Receivable Total</u>	<u>\$4,002.40</u>
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Assets Total

\$79,746.50

Liabilities and Equity

Accounts Payable

23000 - Pre-Paid Assessments	\$17,617.00
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<u>Accounts Payable Total</u>	<u>\$17,617.00</u>
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Retained Earnings

\$77,221.70

Net Income

(\$15,092.20)

Liabilities & Equity Total

\$79,746.50

Windemere Court Home Owners Association
Budget Comparison Report
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021				1/1/2021 - 8/31/2021				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
Income									
<u>Assessment</u>									
40000 - Assessments	\$7,975.00	\$7,975.00	\$0.00	0.00%	\$60,990.00	\$63,800.00	(\$2,810.00)	(4.40%)	\$95,700.00
<u>Total Assessment</u>	\$7,975.00	\$7,975.00	\$0.00	0.00%	\$60,990.00	\$63,800.00	(\$2,810.00)	(4.40%)	\$95,700.00
<u>Other Income</u>									
40100 - Late Fees	\$0.00	\$425.67	(\$425.67)	(100.00%)	\$1,351.50	\$3,405.36	(\$2,053.86)	(60.31%)	\$5,108.00
40151 - Laundry Income	\$404.87	\$0.00	\$404.87	100.00%	\$1,397.36	\$0.00	\$1,397.36	100.00%	\$0.00
40153 - Parking Permits	\$125.00	\$0.00	\$125.00	100.00%	\$875.00	\$0.00	\$875.00	100.00%	\$0.00
40190 - Misc Fees	(\$14.00)	\$0.00	(\$14.00)	100.00%	\$186.00	\$0.00	\$186.00	100.00%	\$0.00
40300 - Operating Interest	\$2.90	\$0.00	\$2.90	100.00%	\$23.74	\$0.00	\$23.74	100.00%	\$0.00
<u>Total Other Income</u>	\$518.77	\$425.67	\$93.10	21.87%	\$3,833.60	\$3,405.36	\$428.24	12.58%	\$5,108.00
Total Income	\$8,493.77	\$8,400.67	\$93.10	1.11%	\$64,823.60	\$67,205.36	(\$2,381.76)	(3.54%)	\$100,808.00
Expense									
<u>1 Structural, Common Area, Landscape, Utilities</u>									
50001 - Repair & Maintenance	\$4,373.35	\$1,250.00	(\$3,123.35)	(249.87%)	\$46,304.16	\$10,000.00	(\$36,304.16)	(363.04%)	\$15,000.00
50090 - R&M Supplies	\$0.00	\$0.00	\$0.00	0.00%	\$65.25	\$0.00	(\$65.25)	(100.00%)	\$0.00
50300 - Janitorial	\$300.00	\$300.00	\$0.00	0.00%	\$2,119.96	\$2,400.00	\$280.04	11.67%	\$3,600.00
50390 - Janitorial Extras	\$0.00	\$8.33	\$8.33	100.00%	\$0.00	\$66.64	\$66.64	100.00%	\$100.00
50400 - Pest Control	\$40.00	\$36.00	(\$4.00)	(11.11%)	\$228.00	\$288.00	\$60.00	20.83%	\$432.00
51000 - Landscape	\$350.00	\$350.00	\$0.00	0.00%	\$4,083.92	\$2,800.00	(\$1,283.92)	(45.85%)	\$4,200.00
51090 - Landscape Extras	\$0.00	\$8.33	\$8.33	100.00%	\$66.04	\$66.64	\$0.60	0.90%	\$100.00
59000 - Gas & Electric	\$0.00	\$708.33	\$708.33	100.00%	\$0.00	\$5,666.64	\$5,666.64	100.00%	\$8,500.00
59200 - Telephone	\$234.92	\$350.00	\$115.08	32.88%	\$3,718.43	\$2,800.00	(\$918.43)	(32.80%)	\$4,200.00
59300 - Trash	\$100.00	\$250.08	\$150.08	60.01%	\$2,673.12	\$2,000.64	(\$672.48)	(33.61%)	\$3,001.00
59400 - Water & Sewer	\$2,261.33	\$1,100.00	(\$1,161.33)	(105.58%)	\$7,934.25	\$8,800.00	\$865.75	9.84%	\$13,200.00
<u>Total 1 Structural, Common Area, Landscape, Utilities</u>	\$7,659.60	\$4,361.07	(\$3,298.53)	(75.64%)	\$67,193.13	\$34,888.56	(\$32,304.57)	(92.59%)	\$52,333.00
<u>2 Fire Systems & Protection</u>									
60000 - Fire Maintenance	\$562.32	\$0.00	(\$562.32)	(100.00%)	\$1,097.82	\$0.00	(\$1,097.82)	(100.00%)	\$0.00
60100 - Camera Monitoring	\$0.00	\$45.83	\$45.83	100.00%	\$535.50	\$366.64	(\$168.86)	(46.06%)	\$550.00
<u>Total 2 Fire Systems & Protection</u>	\$562.32	\$45.83	(\$516.49)	(1,126.97%)	\$1,633.32	\$366.64	(\$1,266.68)	(345.48%)	\$550.00
<u>3 Mechanical</u>									
70100 - Elevator	\$0.00	\$315.00	\$315.00	100.00%	\$1,951.92	\$2,520.00	\$568.08	22.54%	\$3,780.00
<u>Total 3 Mechanical</u>	\$0.00	\$315.00	\$315.00	(100.00%)	\$1,951.92	\$2,520.00	\$568.08	22.54%	\$3,780.00
<u>5 Professional & Admin Services</u>									
90100 - Legal & Professional	\$0.00	\$166.67	\$166.67	100.00%	\$137.50	\$1,333.36	\$1,195.86	89.69%	\$2,000.00
90200 - Management Fees	\$600.00	\$605.00	\$5.00	0.83%	\$4,800.00	\$4,840.00	\$40.00	0.83%	\$7,260.00
90400 - Insurance	\$0.00	\$933.33	\$933.33	100.00%	\$3,517.50	\$7,466.64	\$3,949.14	52.89%	\$11,200.00
90900 - Office Supplies	\$0.00	\$0.00	\$0.00	0.00%	\$260.10	\$0.00	(\$260.10)	(100.00%)	\$0.00
90901 - Printing & Copies	\$15.59	\$0.00	(\$15.59)	(100.00%)	\$56.85	\$0.00	(\$56.85)	(100.00%)	\$0.00
90903 - Postage	\$25.64	\$0.00	(\$25.64)	(100.00%)	\$84.43	\$0.00	(\$84.43)	(100.00%)	\$0.00

Windemere Court Home Owners Association
Budget Comparison Report
8/1/2021 - 8/31/2021

	8/1/2021 - 8/31/2021				1/1/2021 - 8/31/2021				Annual Budget
	Actual	Budget	Variance	Percent	Actual	Budget	Variance	Percent	
90909 - Misc Supplies	\$18.05	\$0.00	(\$18.05)	(100.00%)	\$23.05	\$0.00	(\$23.05)	(100.00%)	\$0.00
90920 - Local License, Permits & Fees	\$0.00	\$0.00	\$0.00	0.00%	\$258.00	\$0.00	(\$258.00)	(100.00%)	\$0.00
90940 - State & Federal Taxes	\$0.00	\$23.33	\$23.33	100.00%	\$0.00	\$186.64	\$186.64	100.00%	\$280.00
<u>Total 5 Professional & Admin Services</u>	\$659.28	\$1,728.33	\$1,069.05	61.85%	\$9,137.43	\$13,826.64	\$4,689.21	33.91%	\$20,740.00
<u>6 Contingency</u>									
99000 - Reserve Allocation	\$0.00	\$1,196.25	\$1,196.25	100.00%	\$0.00	\$9,570.00	\$9,570.00	100.00%	\$14,355.00
<u>Total 6 Contingency</u>	\$0.00	\$1,196.25	\$1,196.25	(100.00%)	\$0.00	\$9,570.00	\$9,570.00	(100.00%)	\$14,355.00
Total Expense	\$8,881.20	\$7,646.48	(\$1,234.72)	(16.15%)	\$79,915.80	\$61,171.84	(\$18,743.96)	(30.64%)	\$91,758.00
Operating Net Income	(\$387.43)	\$754.19	(\$1,141.62)	(151.37%)	(\$15,092.20)	\$6,033.52	(\$21,125.72)	(350.14%)	\$9,050.00
Net Income	(\$387.43)	\$754.19	(\$1,141.62)	(151.37%)	(\$15,092.20)	\$6,033.52	(\$21,125.72)	(350.14%)	\$9,050.00

**Windemere Court Home Owners Association
Accounts Receivable Aging Report
Period Through: 8/31/2021**

Unit	Account Number	Account	Total Due	Current	30 Days	60 Days	90 Days
105	109900050	Primary	\$2,431.50		\$275.00	\$275.00	\$1,881.50
207	109900210	Primary	\$366.00		\$275.00	\$91.00	
106	109900060	Primary	\$330.00		\$275.00	\$55.00	
112	109900110	Primary	\$300.00		\$300.00		
203	109900170	Primary	\$275.40		\$275.00	\$0.40	
201	109900150	Primary	\$150.00		\$150.00		
205	109900190	Primary	\$100.00	\$100.00			
213	109900270	Primary	\$49.50		\$49.50		
Totals:			\$4,002.40	\$100.00	\$1,599.50	\$421.40	\$1,881.50
Counts:			8	1	7	4	1
Assessment:			\$3,877.40	\$0.00	\$1,574.50	\$421.40	\$1,881.50
Parking:			\$25.00	\$0.00	\$25.00	\$0.00	\$0.00
Misc Fees:			\$100.00	\$100.00	\$0.00	\$0.00	\$0.00
			\$4,002.40	\$100.00	\$1,599.50	\$421.40	\$1,881.50

**Windemere Court Home Owners Association
Prepaid Report
Period Through: 8/31/2021**

Unit	Account Number	Homeowner	Address	Balance
107	109900071	Mario Arechiga, Jr.	3950 Cleveland Ave.	\$275.00
109	109900080	Benjamin Pacheco	3950 Cleveland Ave.	\$1,100.00
111	109900100	Madison Delrosario	3950 Cleveland Ave.	\$26.50
113	109900120	Juan Salinas	3950 Cleveland Ave.	\$1,420.00
114	109900130	Ira Molesko	3950 Cleveland Ave.	\$11,791.76
202	109900160	Jack and Tingting Rose	3950 Cleveland Ave.	\$1,255.00
204	109900180	Vincent Santoro	3950 Cleveland Ave.	\$648.74
215	109900290	Benjamin Pacheco and Daniel Crowe	3950 Cleveland Ave.	\$1,100.00
Totals:				\$17,617.00

**Windemere Court Home Owners Association
AP Distribution Report
8/1/2021 - 8/31/2021**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
10100 - CB&T Operating 5901							
	8/4/2021	8/4/2021	Windemere Court HOA	Transfer		2026	\$3,000.00
	8/31/2021	8/31/2021	Windemere Court HOA	Transfer		2038	\$100.00
Total 10100 - CB&T Operating 5901:							\$3,100.00
50001 - Repair & Maintenance							
	8/4/2021	8/4/2021	GUS CURIEL	J7348 Trimmed Branches		2027	\$350.00
	8/4/2021	8/4/2021	GUS CURIEL	Reimb Pruner		2027	\$53.85
	8/4/2021	8/4/2021	GUS CURIEL	J7349 Fixed Broken Emergency Exit		2027	\$20.00
	8/4/2021	8/4/2021	Martha Monika Slater	Reimb For Insecticide		2028	\$27.00
	8/18/2021	8/18/2021	GUS CURIEL	J612-7344 U103		2030	\$1,250.00
	8/23/2021	8/23/2021	M&L Professional Service, Inc.	J7344 Unit 102 Leak	100736	2034	\$697.50
	8/23/2021	8/23/2021	M&L Professional Service, Inc.	J7344 Unit 102 Leak Remediation	100710	2035	\$1,975.00
Total 50001 - Repair & Maintenance:							\$4,373.35
50300 - Janitorial							
	8/26/2021	8/26/2021	Vic N Ivan's Cleaning & Janitorial	SVC 08/21	1015	2037	\$300.00
Total 50300 - Janitorial:							\$300.00
50400 - Pest Control							
	8/20/2021	8/20/2021	Kennedy Pest Control	SVC 08/21	012009919	2033	\$40.00
Total 50400 - Pest Control:							\$40.00
51000 - Landscape							
	8/20/2021	8/20/2021	Christian Landscape	SVC 08/21	8787	2031	\$350.00
Total 51000 - Landscape:							\$350.00
59200 - Telephone							
	8/16/2021	8/16/2021	AT&T	08/21 SVC		0	\$234.92
Total 59200 - Telephone:							\$234.92
59300 - Trash							
	8/20/2021	8/20/2021	Jakes Junk Removal	J7350 Junk Removal	952	2032	\$100.00
Total 59300 - Trash:							\$100.00
59400 - Water & Sewer							
	8/3/2021	8/3/2021	City Of S.D. Public Util. Dept	07/21 - 08/21 SVC		0	\$2,261.33
Total 59400 - Water & Sewer:							\$2,261.33
60000 - Fire Maintenance							
	8/16/2021	8/16/2021	Bay Alarm	08/21 SVC		0	\$562.32
Total 60000 - Fire Maintenance:							\$562.32
90200 - Management Fees							
	8/6/2021	8/6/2021	CEOSD.NET	08/21 Mgmt Fee		2029	\$600.00
Total 90200 - Management Fees:							\$600.00
90901 - Printing & Copies							
	8/6/2021	8/6/2021	CEOSD.NET	07/21 Printing		2029	\$15.59
Total 90901 - Printing & Copies:							\$15.59
90903 - Postage							
	8/6/2021	8/6/2021	CEOSD.NET	07/21 Postage		2029	\$25.64
Total 90903 - Postage:							\$25.64
90909 - Misc Supplies							
	8/6/2021	8/6/2021	CEOSD.NET	08/21 Supplies		2029	\$13.05
	8/6/2021	8/6/2021	CEOSD.NET	08/21 Website Hosting		2029	\$5.00
Total 90909 - Misc Supplies:							\$18.05
Grand Total:							\$11,981.20

GUS CURIEL
511 E. San Ysidro Blvd #5558
San Ysidro, CA 92173-5558



Windemere Court HOA

ATTN: Tyson Kane

INVOICE

Date: 07/29/21

REFERENCE YOUR JOB NUMBER: Job 612-7348

DESCRIPTION of WORK:

A handwritten signature in blue ink, appearing to be "Gus Curiel".

1. Trimmed all Tree on South Side of Building
2. Ensured there are no branches touching building

Total: \$350.00



**How doers
get more done.**

3555 SPORTS ARENA BLVD
SAN DIEGO, CA. 92110 (619)224-9200

0674 00006 62023 07/28/21 02:16 PM
SALE CASHIER JEANNE

046561193980 14' PRUNER <A> 49.98
FISKARS POWER LEVER TREE PRUNER 7-14

SUBTOTAL 49.98
SALES TAX 3.87
TOTAL \$53.85

XXXXXXXXXXXX0814 DEBIT

USD\$ 53.85

AUTH CODE 002735

Chip Read

AID A0000000980840

Verified By PIN
US DEBIT

0674 07/28/21 02:16 PM



0674 06 62023 07/28/2021 4230

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	10/26/2021

DID WE NAIL IT?

Take a short survey for a chance TO WIN
A \$5,000 HOME DEPOT GIFT CARD

Opine en español

www.homedepot.com/survey

User ID: H88 125009 124341

PASSWORD: 21378 124335

Entries must be completed within 14 days
of purchase. Entrants must be 18 or
older to enter. See complete rules on
website. No purchase necessary.

GUS CURIEL
511 E. San Ysidro Blvd #5558
San Ysidro, CA 92173-5558



Windemere Court HOA

ATTN: Tyson Kane

INVOICE

Date: 07/28/21

REFERENCE YOUR JOB NUMBER: Job 612- (No Job Number) Reimbursement for items purchased for HOA for general maintenance.

DESCRIPTION of WORK:

1. Reimbursement for 14^{ft.} extendable Tree-trimmer (see receipt). Will be used to trim trees on south side of Windemere Court and stored in HOA Storage Closet when not being used.

Total: \$53.85

Home Repairs, Painting, Concrete Work, Fences, Doors, Drywall, Crown Molding, Dry Rot Repairs

Contact: Gus cell 619.781.0344

GUS CURIEL
511 E. San Ysidro Blvd #5558
San Ysidro, CA 92173-5558



Windemere Court HOA

ATTN: Tyson Kane

INVOICE

Date: 07/28/21

REFERENCE YOUR JOB NUMBER: Job 612-7349

DESCRIPTION of WORK:



1. Fixed broken Emergency Exit Sign

Total: \$20.00

Home Repairs, Painting, Concrete Work, Fences, Doors, Drywall, Crown Molding, Dry Rot Repairs

Contact: Gus cell 619.781.0344

THANK YOU FOR SHOPPING AT
Armstrong Morena
(619) 276-9970

www.armstronggarden.com
1-800-55PLANT

07/26/21 8:18AM 6092 463 SALE

BON997 1 EA \$12.99 EA
BONIDE ROSE RX 3IN1 Q1 RTU \$12.99
SUB-TOTAL: \$ 12.99 TAX: \$ 1.01
TOTAL: \$ 14.00
BC AMT: \$ 14.00

BK CARD#: XXXXXXXXXXXX1815
MID:*****3884 TID:***8524
AUTH: 01035D AMT: \$ 14.00
Host reference #:845545 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE: VISA EXPR: XXXX
AID : A0000000031010
IVR : 8080008000
IAD : 06011203602000
IST : 6800
ARC : 00
MODE : Issuer
CVN : No CVM
Name : VISA CREDIT
ATC : 0048
AC : A7FB912BC1C37009
TxnID/ValCode: 602212

Bank card USD\$ 14.00



--- ID# #145545/752

Address: 3950 Cleveland
Ave. SD CA
92103
Unit 211

X2 = \$27.00

Reimbursement
to Monika Hubel
for insecticide

\$27.00
Owner of Unit 211

GUS CURIEL
511 E. San Ysidro Blvd #5558
San Ysidro, CA 92173-5558



Windemere Court HOA

ATTN: Tyson Kane

INVOICE

Date: 07/28/21

REFERENCE YOUR JOB NUMBER: Job 612-7344

A red ink signature, likely of Gus Curiel, written over the reference number.

DESCRIPTION of WORK:

1. Drywall, Insulation, Base Boards, Paint & Texture hole from Shower Leak
2. Paint rest of walls (2) to match

Total: \$1,250.00

Home Repairs, Painting, Concrete Work, Fences, Doors, Drywall, Crown Molding, Dry Rot Repairs

Contact: Gus cell 619.781.0344



M&L PROFESSIONAL SERVICE, INC.
 7667 NORTH AVE
 LEMON GROVE, CA 91945
 (619)469-1604
 contactus@mlproclean.com
 http://www.mlproclean.com

Invoice

BILL TO

Windemere Court C/O CEOSD- 612
 3950 Cleveland Avenue,
 San Diego, CA 92103

SHIP TO

Windemere Court C/O CEOSD- 612
 3950 Cleveland Avenue,
 Unit#:103

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
100736	07/27/2021	\$697.50	08/31/2021	

SHIP DATE	DATE	DESCRIPTION	QTY	RATE	AMOUNT
07/13/2021	07/13/2021	Unit#:103 CALL ON LEAK SHOWING IN CALL. INSPECTION FOUND LEAK DIRECTLY IN UNIT #103. ACCESS TO UNIT 102,202.203	1.50	65.00	97.50
	07/14/2021	INSPECTION FOUND LEAK COMING FROM PIN HOLE LEAK BEHIND WALL OF UNIT #102. TEMPORARY REPAIR.	1	125.00	125.00
	07/19/2021	REPLACED 1/2 SHUT OFF VALVE TO COLD SIDE OF SHOWER VALVE FOR UNIT #102 INCLUDING SECTION OF COPPER GOING TO DIVERTER VALVE. ALL LABOR AND MATERIAL INCLUDED.	1	475.00	475.00
	103			BALANCE DUE	\$697.50

*612-7344
 HOA will need
 reimbursement from
 owner*

Thank you, sincerest thanks for your valued business.



M&L PROFESSIONAL SERVICE, INC.
 7667 NORTH AVE
 LEMON GROVE, CA 91945
 (619)469-1604
 contactus@mlproclean.com
 http://www.mlproclean.com

Invoice

BILL TO

Windemere Court C/O CEOSD- 612
 3950 Cleveland Avenue,
 San Diego, CA 92103

SHIP TO

Windemere Court C/O CEOSD- 612
 3950 Cleveland Avenue,
 Unit#: 103 REMEDIATION

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
100710	07/27/2021	\$1,975.00	08/31/2021	

SHIP DATE
 07/14/2021

DATE	DESCRIPTION	QTY	RATE	AMOUNT
07/14/2021	Windemere Court C/O CEOSD- 612 3950 Cleveland Avenue, Unit#: 103 REMEDIATION Windemere Court C/O CEOSD- 612 3950 Cleveland Avenue, Unit#:103	1	1,500.00	1,500.00

STRUCTURAL DRY DOWN AND
 REMEDIATION, - LIVING ROOM AREA

REMEDICATION PROCESS PERFORMED:

Inspected unit using instruments that determine moisture levels in the air, on surface materials, and sub-surface materials. It was found that a high moisture content was present in the unit including:
 WALLS AND FLOORING IN LIVINGROOM AREA

PROCESS

**Proceeded to cover/protect all traffic areas
 , Build containment room.
 1.- Demolition of damaged areas in included:
 Removed ALL wet and damaged drywall,
 Damaged baseboards, pulled wet carpet, removed and disposed of wet pad, removed damaged tack-strips
 2.- Structural Dry- Down - Installed commercial dehumidifiers to extract

*612-7344
 HOA will need reimbursement from owner*

Thank you, sincerest thanks for your valued business.

- moisture and dry down the structure
- 3.- Treat- Remediate walls, and all damaged areas
 - 4.- Seal all previously treated areas
 - 4.- Removal and Cleanup: Contaminated materials bagged sealed and removed according to mold remediation standards. Damaged kitchen cabinets, etc. Hauled and properly disposed of.
 - 5.- Inspections throughout the process, re-arrange structural drying equipment for proper drying
 - 6.- Installed Commercial Air Scrubbers

Containment: Technicians isolated all the areas of contamination by building plastic walls to minimize the spread of mold spores to other areas of the home.

Filtration: HEPA air filters and negative air machines (approx. four units total) were installed and worked continuously throughout the project. Mold spores, dust, and other airborne debris were removed from the air. High Efficiency Particulate Air filtered vacuum cleaners were used in the final cleanup of remediation areas after materials had been thoroughly dried and all contaminated materials had been removed. HEPA vacuum cleaners were used for the cleanup of the outside areas surrounding the remediation area and inside the remediation area.

(HEPA AIR SCRUBBERS ACHIEVE 99.97 o/o TRUE HEPA EFFICIENCY, CLEANING AIR OF CONTAMINANTS FROM INDOOR AREA, RESULTING IN CLEANER AIR.)

07/29/2021	SECTIONAL SOFA STEAM CLEANED AND DEODORIZED. TREATED FOR STAINS FROM WATER DAMAGE.	1	250.00	250.00
07/29/2021	NEW PAD INSTALLED, NEW TACK STRIPS INSTALLED, CARPET RE-INSTALLED. CARPET STEAM CLEANED AND DEODORIZED ALL LABOR AND MATERIAL	1	225.00	225.00

Thank you, sincerest thanks for your valued business.

DATE	DESCRIPTION	QTY	RATE	AMOUNT
103	INCLUDING PAD, TACK STRIPS, INCLUDED			
		BALANCE DUE		\$1,975.00

Thank you, sincerest thanks for your valued business.

contactus@mlproclean.com



Account #	Invoice #	Status
000100146	012009919	Due
Invoice Bal.	Outstanding Bal.	
\$40.00	\$40.00	

THANK YOU FOR SUPPORTING A LOCAL BUSINESS! GO PAPERLESS! HELP US SERVE YOU BETTER BY HAVING AN EMAIL ON FILE. CALL US AT (760) 233-2055 OR EMAIL US AT: gp@kennedypest.com

Windemere Court Windemere Court
PO Box 34398-612
San Diego, CA 92163

Call - Pest

TIRED OF WRITING AND MAILING CHECKS? SIGN UP FOR OUR EXCLUSIVE AUTO-PAY FEATURE! IT'S EASY, AND BEST OF ALL, FREE! CALL FOR MORE DETAILS

Access your account at www.kennedypest.com. You must have a customer portal account created. Please contact our office if you need to create a customer portal account.

Service Address	Service Date	Technician	Time In	Time Out	Due On	Tech. License	Bus. License
3950 Cleveland Ave, San Diego, CA 92103-3445	08/12/21	(Gonzo Perez) Technician 702	01:40PM	01:55PM	08/12/21	58235	1932

Map Code
1269 B5

Targeted Pests
ALL GENERAL PESTS

Product used
Wisdom TC Flowable

Services/Fees
Regular General Pest Service Service

Technician Note
General pest service performed
Technician Signature

Ernie

Other Info

Amount	Price
1oz	
	40.00
Account Credit	0.00
Subtotal	40.00
Sales Tax - 0	0.00
Paid	0.00
TOTAL	40.00

Pay Through Customer Portal

Make checks payable to:
Kennedy Pest Control
1518 Sterling Ct
Escondido, California, 92029
Account Number: 000100146



Invoice

DATE	INVOICE NO.
8/13/2021	8787

BILL TO:
Windemere Court HOA C/O ceosd.net PO Box 34398 - 612 San Diego, CA 92163-4398

AUG 16 2021

DESCRIPTION	QTY	TERMS	DUE DATE
		Due at Month End	8/31/2021
		RATE	AMOUNT
LANDSCAPE MAINTENANCE FEES FOR THE MONTH OF AUGUST	1	350.00	350.00
CA Sales Tax		7.75%	0.00
		Total	\$350.00

Windemere Court Home Owners Association
CB&T Operating 5901
855-669-2103 x612
PO Box 34398 - 612
San Diego, California 92163-4398

California Bank & Trust
3737 Fifth Avenue
San Diego, CA 92161
90-3210/222

On-Line

August 16, 2021

PAY TO THE
ORDER OF

AT&T

\$234.92

TWO HUNDRED THIRTY FOUR AND 92/100 ***** DOLLARS

AT&T

MEMO: Invoice#

COPY

JAKES JUNK REMOVAL.com

2557 Melbourne Dr., San Diego, CA 92123
(619) 723-6701

612-7356
[Signature]

August 14th, 2021

Invoice

Invoice # 952

SCOPE OF WORK

TOTAL

Remove Junk from 3950 Cleveland Ave

Total

\$100

PAYMENT TERMS

To be made payable to Jake's Junk Removal

You can also pay online at Jakesjunkremoval.com

ADDRESS

2557 Melbourne Dr. • San Diego, CA • 92123

Venmo: [JakesJunkRemoval](#)

Windemere Court Home Owners Association
CB&T Operating 5901
855-669-2103 x612
PO Box 34398 - 612
San Diego, California 92163-4398

California Bank & Trust
3737 Fifth Avenue
San Diego, CA 92161
90-3210/222

On-Line

August 03, 2021

PAY TO THE
ORDER OF

CITY OF S.D. PUBLIC UTIL. DEPT.

\$2,261.33

TWO THOUSAND TWO HUNDRED SIXTY ONE AND 33/100 ***** DOLLARS

City Of S.D. Public Util. Dept
Customer Care Center
P O Box 129020
San Diego, CA 92112-9020

MEMO: Invoice#

COPY

Windemere Court Home Owners Association
CB&T Operating 5901
855-669-2103 x612
PO Box 34398 - 612
San Diego, California 92163-4398

California Bank & Trust
3737 Fifth Avenue
San Diego, CA 92161
90-3210/222

On-Line

August 16, 2021

PAY TO THE
ORDER OF

BAY ALARM

\$562.32

FIVE HUNDRED SIXTY TWO AND 32/100 ***** DOLLARS

Bay Alarm

MEMO: Invoice#

COPY

CEOSD INC
dba ceosd.net
PO Box 34398 - 111
San Diego, CA 92163-4398
855.669.2103

WINDEMERE COURT HOA
% CEOSDNET
PO BOX 34398 - 612
SAN DIEGO CA 92163-4398

= STATEMENT =

Account No. 111-612R

08/02/21

Date	Description	x-ref	Amount	Balance
03/31/21	Payment rec'd ck# 6319	8652	-600.00	-600.00
04/01/21	Apr 21 Management	8651	600.00	0.00
04/29/21	Payment rec'd ck# 6333	8687	-600.00	-600.00
05/01/21	May 21 Management	8686	600.00	0.00
06/01/21	Jun 21 Management	8701	600.00	600.00
06/01/21	Payment rec'd ck# 6347	8708	-600.00	0.00
07/01/21	Jul 21 Management	8737	600.00	600.00
07/03/21	Payment rec'd ck# 2004	8740	-600.00	0.00
08/01/21	Aug 21 Management	8777	600.00	600.00
Total Now Due:			\$	600.00

Terms: Management fees due 1st of each month.

----- Return Bottom Coupon with Payment -----

Windemere Court HOA
% ceosd.net
PO Box 34398 - 612
San Diego, CA 92163-4398

Pay to: ceosd.net
Total Now Due: \$600.00
Write Acct 111-612R on check.

CEOSD INC
PO BOX 34398 - 111
SAN DIEGO CA 92163-4398

CEOSD INC
 dba ceosd.net
 PO Box 34398 - 111
 San Diego, CA 92163-4398
 855.669.2103

WINDEMERE COURT HOA
 % CEOSDNET
 PO BOX 34398 - 612
 SAN DIEGO CA 92163-4398

= STATEMENT =

Account No. 111-612C

07/31/21

Date	Description	x-ref	Amount	Balance
07/01/21	06/21 Printing	8735	22.32	22.32
07/01/21	Jul 21 Supplies	8737	13.05	35.37
07/01/21	Jul 21 Web Site Hosting	8737	5.00	40.37
07/02/21	06/21 Postage	8736	18.21	58.58
07/03/21	Payment rec'd ck# 2004	8740	-58.58	0.00
08/01/21	07/21 Postage	8775	25.64	25.64
08/01/21	07/21 Printing	8776	15.59	41.23
08/01/21	Aug 21 Supplies	8777	13.05	54.28
08/01/21	Aug 21 Web Site Hosting	8777	5.00	59.28

Total Now Due: \$ 59.28

Terms: Management fees due 1st of each month.

----- Return Bottom Coupon with Payment -----

Windemere Court HOA
 % ceosd.net
 PO Box 34398 - 612
 San Diego, CA 92163-4398

Pay to: ceosd.net
 Total Now Due: \$59.28
 Write Acct 111-612C on check.

CEOSD INC
 PO BOX 34398 - 111
 SAN DIEGO CA 92163-4398

**Windemere Court Home Owners Association
General Ledger Report
8/1/2021 - 8/31/2021**

**Client: Windemere Court Home Owners Association
Account: 10000 - Alliance Operating 7251**

**Account Category: Operating
Account Type: Bank**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$18,647.64
8/2/2021	AR	Payment Received		Operating	\$3,495.00		\$22,142.64
8/2/2021	AR	Payment Received		Operating	\$247.50		\$22,390.14
8/3/2021	AR	Payment Received		Operating	\$275.00		\$22,665.14
8/4/2021	AP	Payment: Windemere Court HOA, Check #: 2026, Invoice #:		Operating		\$3,000.00	\$19,665.14
8/4/2021	AP	Payment: GUS CUIEL, Check #: 2027, Invoice #:		Operating		\$423.85	\$19,241.29
8/4/2021	AP	Payment: Martha Monika Slater, Check #: 2028, Invoice #:		Operating		\$27.00	\$19,214.29
8/5/2021	AR	Payment Received		Operating	\$275.00		\$19,489.29
8/6/2021	AP	Payment: CEOSD.NET, Check #: 2029, Invoice #:		Operating		\$659.28	\$18,830.01
8/9/2021	AR	Payment Received		Operating	\$275.00		\$19,105.01
8/10/2021	AR	Payment Received		Operating	\$275.00		\$19,380.01
8/12/2021	AR	Payment Received		Operating	\$275.00		\$19,655.01
8/13/2021	AR	Payment Received		Operating	\$1,950.00		\$21,605.01
8/17/2021		Other Deposit from: Wash Multifamily Laundry		Operating	\$404.87		\$22,009.88
8/17/2021	AR	Payment Received		Operating	\$2,166.50		\$24,176.38
8/18/2021	AP	Payment: GUS CUIEL, Check #: 2030, Invoice #:		Operating		\$1,250.00	\$22,926.38
8/18/2021	AR	Payment Received		Operating	\$291.00		\$23,217.38
8/20/2021	AP	Payment: Christian Landscape, Check #: 2031, Invoice #: 8787		Operating		\$350.00	\$22,867.38
8/20/2021	AP	Payment: Jakes Junk Removal, Check #: 2032, Invoice #: 952		Operating		\$100.00	\$22,767.38
8/20/2021	AP	Payment: Kennedy Pest Control, Check #: 2033, Invoice #: 012009919		Operating		\$40.00	\$22,727.38
8/23/2021	AP	Payment: M&L Professional Service, Inc., Check #: 2034, Invoice #: 100736		Operating		\$697.50	\$22,029.88
8/23/2021	AP	Payment: M&L Professional Service, Inc., Check #: 2035, Invoice #: 100710		Operating		\$1,975.00	\$20,054.88
8/24/2021	AR	Payment Received		Operating	\$275.00		\$20,329.88
8/25/2021	AP	Payment: VOID, Check #: 2036, Invoice #:		Operating		\$1.00	\$20,328.88
8/25/2021	AP	[VOID] - Payment: VOID, Check #: 2036, Invoice #:		Operating	\$1.00		\$20,329.88
8/25/2021	AR	Payment Received		Operating	\$275.00		\$20,604.88
8/26/2021	AP	Payment: Vic N Ivan's Cleaning & Janitorial, Check #: 2037, Invoice #: 1015		Operating		\$300.00	\$20,304.88
8/31/2021	AP	Payment: Windemere Court HOA, Check #: 2038, Invoice #:		Operating		\$100.00	\$20,204.88
8/31/2021		Bank Statement Interest		Operating	\$0.46		\$20,205.34
Account Total					\$10,481.33	\$8,923.63	\$20,205.34
Beginning Balance					\$18,647.64		
Net Change					\$1,557.70		

**Client: Windemere Court Home Owners Association
Account: 10100 - CB&T Operating 5901**

**Account Category: Operating
Account Type: Bank**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$25.84
8/3/2021	AP	Payment: City Of S.D. Public Util. Dept, On-Line Payment, Invoice #:		Operating		\$2,261.33	(\$2,235.49)
8/4/2021	AP	Payment: Windemere Court HOA, Check #: 2026, Invoice #: , Transfer		Operating	\$3,000.00		\$764.51
8/16/2021	AP	Payment: AT&T, On-Line Payment, Invoice #:		Operating		\$234.92	\$529.59
8/16/2021	AP	Payment: Bay Alarm , On-Line Payment, Invoice #:		Operating		\$562.32	(\$32.73)
8/31/2021	AP	Payment: Windemere Court HOA, Check #: 2038, Invoice #: , Transfer		Operating	\$100.00		\$67.27
8/31/2021		Bank Statement Fees		Operating		\$111.00	(\$43.73)
Account Total					\$3,100.00	\$3,169.57	(\$43.73)
Beginning Balance					\$25.84		
Net Change					(\$69.57)		

**Client: Windemere Court Home Owners Association
Account: 11100 - CB&T Reserve**

**Account Category: Reserve
Account Type: Bank**

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$55,583.05
8/31/2021		Bank Statement Interest		Reserve	\$2.44		\$55,585.49
8/31/2021		Bank Statement Fees		Reserve		\$3.00	\$55,582.49
Account Total					\$2.44	\$3.00	\$55,582.49
Beginning Balance					\$55,583.05		
Net Change					(\$0.56)		

**Windemere Court Home Owners Association
General Ledger Report
8/1/2021 - 8/31/2021**

Client: Windemere Court Home Owners Association

Account Category: Accounts Receivable

Account: 13000 - Accounts Receivable

Account Type: Accounts Receivable

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$4,163.90
8/1/2021	AR	August 2021 - Parking Rental		Operating	\$125.00		\$4,288.90
8/1/2021	AR	August 2021 - Assessment		Operating	\$7,975.00		\$12,263.90
8/1/2021	AR	Payment Application		Operating		\$2,263.00	\$10,000.90
8/1/2021	AR	[REVERSAL] - Payment Application		Operating	\$1.00		\$10,001.90
8/1/2021	AR	Payment Application		Operating		\$1.00	\$10,000.90
8/2/2021	AR	Payment Application		Operating		\$495.00	\$9,505.90
8/2/2021	AR	Payment Application		Operating		\$247.50	\$9,258.40
8/3/2021	AR	Payment Application		Operating		\$275.00	\$8,983.40
8/5/2021	AR	Payment Application		Operating		\$275.00	\$8,708.40
8/9/2021	AR	Payment Application		Operating		\$275.00	\$8,433.40
8/10/2021	AR	Payment Application		Operating		\$275.00	\$8,158.40
8/12/2021	AR	Misc Fees - Couch Removal		Operating	\$100.00		\$8,258.40
8/12/2021	AR	Payment Application		Operating		\$275.00	\$7,983.40
8/13/2021	AR	Payment Application		Operating		\$1,950.00	\$6,033.40
8/17/2021	AR	Payment Application		Operating		\$1,766.50	\$4,266.90
8/18/2021	AR	Payment Application		Operating		\$264.50	\$4,002.40
Account Total					\$8,201.00	\$8,362.50	\$4,002.40
Beginning Balance							\$4,163.90
Net Change							(\$161.50)

Client: Windemere Court Home Owners Association

Account Category: Accounts Payable

Account: 23000 - Pre-Paid Assessments

Account Type: Accounts Payable

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$15,903.50)
8/1/2021	AR	Payment Application		Operating	\$2,263.00		(\$13,640.50)
8/1/2021	AR	[REVERSAL] - Payment Application		Operating		\$1.00	(\$13,641.50)
8/1/2021	AR	Payment Application		Operating	\$1.00		(\$13,640.50)
8/2/2021	AR	Payment Received		Operating		\$3,495.00	(\$17,135.50)
8/2/2021	AR	Payment Application		Operating	\$495.00		(\$16,640.50)
8/2/2021	AR	Payment Received		Operating		\$247.50	(\$16,888.00)
8/2/2021	AR	Payment Application		Operating	\$247.50		(\$16,640.50)
8/3/2021	AR	Payment Received		Operating		\$275.00	(\$16,915.50)
8/3/2021	AR	Payment Application		Operating	\$275.00		(\$16,640.50)
8/5/2021	AR	Payment Received		Operating		\$275.00	(\$16,915.50)
8/5/2021	AR	Payment Application		Operating	\$275.00		(\$16,640.50)
8/9/2021	AR	Payment Received		Operating		\$275.00	(\$16,915.50)
8/9/2021	AR	Payment Application		Operating	\$275.00		(\$16,640.50)
8/10/2021	AR	Payment Received		Operating		\$275.00	(\$16,915.50)
8/10/2021	AR	Payment Application		Operating	\$275.00		(\$16,640.50)
8/12/2021	AR	Payment Received		Operating		\$275.00	(\$16,915.50)
8/12/2021	AR	Payment Application		Operating	\$275.00		(\$16,640.50)
8/13/2021	AR	Payment Received		Operating		\$1,950.00	(\$18,590.50)
8/13/2021	AR	Payment Application		Operating	\$1,950.00		(\$16,640.50)
8/17/2021	AR	Payment Received		Operating		\$2,166.50	(\$18,807.00)
8/17/2021	AR	Payment Application		Operating	\$1,766.50		(\$17,040.50)
8/18/2021	AR	Payment Received		Operating		\$291.00	(\$17,331.50)
8/18/2021	AR	Payment Application		Operating	\$264.50		(\$17,067.00)
8/24/2021	AR	Payment Received		Operating		\$275.00	(\$17,342.00)
8/25/2021	AR	Payment Received		Operating		\$275.00	(\$17,617.00)
Account Total					\$8,362.50	\$10,076.00	(\$17,617.00)
Beginning Balance							(\$15,903.50)
Net Change							(\$1,713.50)

Client: Windemere Court Home Owners Association

Account Category: Surplus/(Deficit)

Account: 30000 - Operating Fund

Account Type: Equity

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$77,221.70)
Account Total					\$0.00	\$0.00	(\$77,221.70)
Beginning Balance							(\$77,221.70)

**Windemere Court Home Owners Association
General Ledger Report
8/1/2021 - 8/31/2021**

Net Change \$0.00

Client: Windemere Court Home Owners Association
Account: 40000 - Assessments

Account Category: Assessment
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$53,015.00)
8/1/2021	AR	August 2021 - Assessment		Operating		\$7,975.00	(\$60,990.00)
Account Total					\$0.00	\$7,975.00	(\$60,990.00)
Beginning Balance					(\$53,015.00)		
Net Change					(\$7,975.00)		

Client: Windemere Court Home Owners Association
Account: 40100 - Late Fees

Account Category: Other Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$1,351.50)
Account Total					\$0.00	\$0.00	(\$1,351.50)
Beginning Balance					(\$1,351.50)		
Net Change					\$0.00		

Client: Windemere Court Home Owners Association
Account: 40151 - Laundry Income

Account Category: Other Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$992.49)
8/17/2021		Other Deposit from: Wash Multifamily Laundry		Operating		\$404.87	(\$1,397.36)
Account Total					\$0.00	\$404.87	(\$1,397.36)
Beginning Balance					(\$992.49)		
Net Change					(\$404.87)		

Client: Windemere Court Home Owners Association
Account: 40153 - Parking Permits

Account Category: Other Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$750.00)
8/1/2021	AR	August 2021 - Parking Rental		Operating		\$125.00	(\$875.00)
Account Total					\$0.00	\$125.00	(\$875.00)
Beginning Balance					(\$750.00)		
Net Change					(\$125.00)		

Client: Windemere Court Home Owners Association
Account: 40190 - Misc Fees

Account Category: Other Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$200.00)
8/12/2021	AR	Misc Fees - Couch Removal		Operating		\$100.00	(\$300.00)
8/31/2021		Bank Statement Fees		Operating	\$111.00		(\$189.00)
8/31/2021		Bank Statement Fees		Reserve	\$3.00		(\$186.00)
Account Total					\$114.00	\$100.00	(\$186.00)
Beginning Balance					(\$200.00)		
Net Change					\$14.00		

Client: Windemere Court Home Owners Association
Account: 40300 - Operating Interest

Account Category: Other Income
Account Type: Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$20.84)
8/31/2021		Bank Statement Interest		Reserve		\$2.44	(\$23.28)
8/31/2021		Bank Statement Interest		Operating		\$0.46	(\$23.74)

**Windemere Court Home Owners Association
General Ledger Report
8/1/2021 - 8/31/2021**

Account Total		\$0.00	\$2.90	(\$23.74)
Beginning Balance				(\$20.84)
Net Change				(\$2.90)

Client: Windemere Court Home Owners Association Account Category: 1 Structural, Common Area, Landscape, Utilities
Account: 50001 - Repair & Maintenance Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$41,930.81
8/4/2021	AP	Payment: GUS CURIEL, Check #: 2027, Invoice #: , J7348 Trimmed Branches , Reimb Pruner, J7349 Fixed Broken Emergency Exit		Operating	\$423.85		\$42,354.66
8/4/2021	AP	Payment: Martha Monika Slater, Check #: 2028, Invoice #: , Reimb For Insecticide		Operating	\$27.00		\$42,381.66
8/18/2021	AP	Payment: GUS CURIEL, Check #: 2030, Invoice #: , J612-7344 U103		Operating	\$1,250.00		\$43,631.66
8/23/2021	AP	Payment: M&L Professional Service, Inc., Check #: 2034, Invoice #: 100736, J7344 Unit 102 Leak		Operating	\$697.50		\$44,329.16
8/23/2021	AP	Payment: M&L Professional Service, Inc., Check #: 2035, Invoice #: 100710, J7344 Unit 102 Leak Remediation		Operating	\$1,975.00		\$46,304.16
Account Total					\$4,373.35	\$0.00	\$46,304.16
Beginning Balance					\$41,930.81		
Net Change					\$4,373.35		

Client: Windemere Court Home Owners Association Account Category: 1 Structural, Common Area, Landscape, Utilities
Account: 50090 - R&M Supplies Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$65.25
Account Total					\$0.00	\$0.00	\$65.25
Beginning Balance					\$65.25		
Net Change					\$0.00		

Client: Windemere Court Home Owners Association Account Category: 1 Structural, Common Area, Landscape, Utilities
Account: 50300 - Janitorial Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,819.96
8/26/2021	AP	Payment: Vic N Ivan's Cleaning & Janitorial, Check #: 2037, Invoice #: 1015, SVC 08/21		Operating	\$300.00		\$2,119.96
Account Total					\$300.00	\$0.00	\$2,119.96
Beginning Balance					\$1,819.96		
Net Change					\$300.00		

Client: Windemere Court Home Owners Association Account Category: 1 Structural, Common Area, Landscape, Utilities
Account: 50400 - Pest Control Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$188.00
8/20/2021	AP	Payment: Kennedy Pest Control, Check #: 2033, Invoice #: 012009919, SVC 08/21		Operating	\$40.00		\$228.00
Account Total					\$40.00	\$0.00	\$228.00
Beginning Balance					\$188.00		
Net Change					\$40.00		

Client: Windemere Court Home Owners Association Account Category: 1 Structural, Common Area, Landscape, Utilities
Account: 51000 - Landscape Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$3,733.92
8/20/2021	AP	Payment: Christian Landscape, Check #: 2031, Invoice #: 8787, SVC 08/21		Operating	\$350.00		\$4,083.92
Account Total					\$350.00	\$0.00	\$4,083.92
Beginning Balance					\$3,733.92		

**Windemere Court Home Owners Association
General Ledger Report
8/1/2021 - 8/31/2021**

Net Change \$350.00

Client: Windemere Court Home Owners Association
Account: 51090 - Landscape Extras

Account Category: 1 Structural, Common Area, Landscape, Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$66.04
Account Total					\$0.00	\$0.00	\$66.04
Beginning Balance					\$66.04		
Net Change					\$0.00		

Client: Windemere Court Home Owners Association
Account: 59200 - Telephone

Account Category: 1 Structural, Common Area, Landscape, Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$3,483.51
8/16/2021	AP	Payment: AT&T, Check #: On-Line, Invoice #: , 08/21 SVC		Operating	\$234.92		\$3,718.43
Account Total					\$234.92	\$0.00	\$3,718.43
Beginning Balance					\$3,483.51		
Net Change					\$234.92		

Client: Windemere Court Home Owners Association
Account: 59300 - Trash

Account Category: 1 Structural, Common Area, Landscape, Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,573.12
8/20/2021	AP	Payment: Jakes Junk Removal, Check #: 2032, Invoice #: 952, J7350 Junk Removal		Operating	\$100.00		\$2,673.12
Account Total					\$100.00	\$0.00	\$2,673.12
Beginning Balance					\$2,573.12		
Net Change					\$100.00		

Client: Windemere Court Home Owners Association
Account: 59400 - Water & Sewer

Account Category: 1 Structural, Common Area, Landscape, Utilities
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$5,672.92
8/3/2021	AP	Payment: City Of S.D. Public Util. Dept, Check #: On-Line, Invoice #: , 07/21 - 08/21 SVC		Operating	\$2,261.33		\$7,934.25
Account Total					\$2,261.33	\$0.00	\$7,934.25
Beginning Balance					\$5,672.92		
Net Change					\$2,261.33		

Client: Windemere Court Home Owners Association
Account: 60000 - Fire Maintenance

Account Category: 2 Fire Systems & Protection
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$535.50
8/16/2021	AP	Payment: Bay Alarm , Check #: On-Line, Invoice #: , 08/21 SVC		Operating	\$562.32		\$1,097.82
Account Total					\$562.32	\$0.00	\$1,097.82
Beginning Balance					\$535.50		
Net Change					\$562.32		

Client: Windemere Court Home Owners Association
Account: 60100 - Camera Monitoring

Account Category: 2 Fire Systems & Protection
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$535.50
8/25/2021	AP	Payment: VOID, Check #: 2036, Invoice #: , VIODED Check for ACH Set-Up		Operating	\$1.00		\$536.50

**Windemere Court Home Owners Association
General Ledger Report
8/1/2021 - 8/31/2021**

8/25/2021	AP	[VOID] - Payment: VOID, Check #: 2036, Invoice #: , VIODED Check for ACH Set-Up	Operating		\$1.00	\$535.50
Account Total				\$1.00	\$1.00	\$535.50
Beginning Balance						\$535.50
Net Change						\$0.00

Client: Windemere Court Home Owners Association			Account Category: 3 Mechanical				
Account: 70100 - Elevator			Account Type: Expense				
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,951.92
Account Total					\$0.00	\$0.00	\$1,951.92
Beginning Balance							\$1,951.92
Net Change							\$0.00

Client: Windemere Court Home Owners Association			Account Category: 5 Professional & Admin Services				
Account: 90100 - Legal & Professional			Account Type: Expense				
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$137.50
Account Total					\$0.00	\$0.00	\$137.50
Beginning Balance							\$137.50
Net Change							\$0.00

Client: Windemere Court Home Owners Association			Account Category: 5 Professional & Admin Services				
Account: 90200 - Management Fees			Account Type: Expense				
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$4,200.00
8/6/2021	AP	Payment: CEOSD.NET, Check #: 2029, Invoice #: , 08/21 Mgmt Fee		Operating	\$600.00		\$4,800.00
Account Total					\$600.00	\$0.00	\$4,800.00
Beginning Balance							\$4,200.00
Net Change							\$600.00

Client: Windemere Court Home Owners Association			Account Category: 5 Professional & Admin Services				
Account: 90400 - Insurance			Account Type: Expense				
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$3,517.50
Account Total					\$0.00	\$0.00	\$3,517.50
Beginning Balance							\$3,517.50
Net Change							\$0.00

Client: Windemere Court Home Owners Association			Account Category: 5 Professional & Admin Services				
Account: 90900 - Office Supplies			Account Type: Expense				
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$260.10
Account Total					\$0.00	\$0.00	\$260.10
Beginning Balance							\$260.10
Net Change							\$0.00

Client: Windemere Court Home Owners Association			Account Category: 5 Professional & Admin Services				
Account: 90901 - Printing & Copies			Account Type: Expense				
Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$41.26
8/6/2021	AP	Payment: CEOSD.NET, Check #: 2029, Invoice #: , 07/21 Printing		Operating	\$15.59		\$56.85
Account Total					\$15.59	\$0.00	\$56.85
Beginning Balance							\$41.26
Net Change							\$15.59

**Windemere Court Home Owners Association
General Ledger Report
8/1/2021 - 8/31/2021**

Net Change **\$15.59**

Client: Windemere Court Home Owners Association
Account: 90903 - Postage

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$58.79
8/6/2021	AP	Payment: CEOSD.NET, Check #: 2029, Invoice #: , 07/21 Postage		Operating	\$25.64		\$84.43
Account Total					\$25.64	\$0.00	\$84.43
Beginning Balance					\$58.79		
Net Change					\$25.64		

Client: Windemere Court Home Owners Association
Account: 90909 - Misc Supplies

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$5.00
8/6/2021	AP	Payment: CEOSD.NET, Check #: 2029, Invoice #: , 08/21 Supplies, 08/21 Website Hosting		Operating	\$18.05		\$23.05
Account Total					\$18.05	\$0.00	\$23.05
Beginning Balance					\$5.00		
Net Change					\$18.05		

Client: Windemere Court Home Owners Association
Account: 90920 - Local License, Permits & Fees

Account Category: 5 Professional & Admin Services
Account Type: Expense

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$258.00
Account Total					\$0.00	\$0.00	\$258.00
Beginning Balance					\$258.00		
Net Change					\$0.00		

**Windemere Court HOA
Reconciliation Report**

Alliance Bank - Alliance Operating 7251-10000
Statement Date: 8/31/2021

Statement Balance: \$20,655.34
GL Balance: \$20,205.34
Last Statement Balance: \$19,307.52
Outstanding Checks: \$450.00
Outstanding Deposits: \$0.00
Calculated Balance: \$20,655.34
GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
	Payment: CEOSD.NET, Manual Payment, Invoice #: F12299	6/1/2021	6347	-\$677.57
	Payment: Vincent Santoro, Check #: 2000, Invoice #:	6/19/2021	2000	-\$54.88
	Payment: HILLCREST TAX SERVICE, Check #: 2011, Invoice #:	7/10/2021	2011	-\$255.00
	Payment: Windemere Court HOA, Check #: 2026, Invoice #:	8/4/2021	2026	-\$3,000.00
	Payment: GUS CUIEL, Check #: 2027, Invoice #:	8/4/2021	2027	-\$423.85
	Payment: Martha Monika Slater, Check #: 2028, Invoice #:	8/4/2021	2028	-\$27.00
	Payment: CEOSD.NET, Check #: 2029, Invoice #:	8/6/2021	2029	-\$659.28
	Payment: GUS CUIEL, Check #: 2030, Invoice #:	8/18/2021	2030	-\$1,250.00
	Payment: Christian Landscape, Check #: 2031, Invoice #: 8787	8/20/2021	2031	-\$350.00
	Payment: Jakes Junk Removal, Check #: 2032, Invoice #: 952	8/20/2021	2032	-\$100.00
	Payment: Kennedy Pest Control, Check #: 2033, Invoice #: 012009919	8/20/2021	2033	-\$40.00
	Payment: M&L Professional Service, Inc., Check #: 2034, Invoice #: 100736	8/23/2021	2034	-\$697.50
	Payment: M&L Professional Service, Inc., Check #: 2035, Invoice #: 100710	8/23/2021	2035	-\$1,975.00
	Payment: VOID, Check #: 2036, Invoice #:	8/25/2021	2036	-\$1.00
	Payment: Vic N Ivan's Cleaning & Janitorial, Check #: 2037, Invoice #: 1015	8/26/2021	2037	-\$300.00
Total Cleared Checks:				\$9,811.08

Deposits	Description	Date	Amount
	Reclass Payment: CEO.NET, Inv# F12299	6/1/2021	\$677.57
	Payment Received	8/2/2021	\$3,495.00
	Payment Received	8/2/2021	\$247.50
	Payment Received	8/3/2021	\$275.00
	Payment Received	8/5/2021	\$275.00
	Payment Received	8/9/2021	\$275.00
	Payment Received	8/10/2021	\$275.00
	Payment Received	8/12/2021	\$275.00
	Payment Received	8/13/2021	\$1,950.00
	Other Deposit from: Wash Multifamily Laundry	8/17/2021	\$404.87
	Payment Received	8/17/2021	\$2,166.50
	Payment Received	8/18/2021	\$291.00
	Payment Received	8/24/2021	\$275.00
	[VOID] - Payment: VOID, Check #: 2036, Invoice #:	8/25/2021	\$1.00
	Payment Received	8/25/2021	\$275.00
	40300 - Operating Interest	8/31/2021	\$0.46
Total Cleared Deposits:			\$11,158.90

Outstanding

Checks	Description	Date	Check #	Amount
	Payment: Christian Landscape, Check #: 2024,			

**Windemere Court HOA
Reconciliation Report**

Alliance Bank - Alliance Operating 7251-10000
Statement Date: 8/31/2021

Statement Balance: \$20,655.34
 GL Balance: \$20,205.34
 Last Statement Balance: \$19,307.52
 Outstanding Checks: \$450.00
 Outstanding Deposits: \$0.00
 Calculated Balance: \$20,655.34
 GL vs. Balance Difference: \$0.00

Invoice #: 8761	7/25/2021	2024	-\$350.00
Payment: Windemere Court HOA, Check #: 2038, Invoice #:	8/31/2021	2038	-\$100.00
	Total Outstanding Checks:		\$450.00

<u>Deposits</u>	<u>Description</u>	<u>Date</u>	<u>Amount</u>
		Total Outstanding Deposits:	\$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

Last statement: July 31, 2021
This statement: August 31, 2021
Total days in statement period: 31

WINDEMERE COURT HOMEOWNERS ASSOCIATION
C/O CEOSD.NET
OPERATING
PO BOX 34398
SAN DIEGO CA 92163-4398

Page 1
XXXXXX7251
(13)

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	XXXXXX7251	Beginning balance	\$19,307.52
Enclosures	13	Total additions	10,480.33
Low balance	\$19,300.02	Total subtractions	9,132.51
Average balance	\$22,148.28	Ending balance	\$20,655.34
Avg collected balance	\$21,711		

CHECKS

Number	Date	Amount	Number	Date	Amount
2000	08-03	54.88	2031	08-30	350.00
2011 *	08-02	255.00	2032	08-26	100.00
2026 *	08-05	3,000.00	2033	08-31	40.00
2027	08-09	423.85	2034	08-30	697.50
2028	08-10	27.00	2035	08-30	1,975.00
2029	08-19	659.28	2037 *	08-27	300.00
2030	08-19	1,250.00			

* Skip in check sequence

CREDITS

Date	Description	Additions
08-02	' Lockbox Deposit	247.50
08-03	' Remote Deposit	275.00
08-03	' Remote Deposit	3,495.00
08-05	' Lockbox Deposit	275.00
08-09	' Lockbox Deposit	275.00
08-10	' Lockbox Deposit	275.00
08-12	' Lockbox Deposit	275.00

Date	Description	Additions
08-13	' Lockbox Deposit	1,950.00
08-18	' Remote Deposit	404.87
08-18	' Remote Deposit	2,166.50
08-18	' Lockbox Deposit	291.00
08-25	' Lockbox Deposit	275.00
08-30	' Remote Deposit	275.00
08-31	' Interest Credit	0.46

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	19,307.52	08-10	20,389.29	08-25	23,842.38
08-02	19,300.02	08-12	20,664.29	08-26	23,742.38
08-03	23,015.14	08-13	22,614.29	08-27	23,442.38
08-05	20,290.14	08-18	25,476.66	08-30	20,694.88
08-09	20,141.29	08-19	23,567.38	08-31	20,655.34

INTEREST INFORMATION

Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$21,711.54
Interest earned	\$0.46

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

Windemere Court Home Owners Association
555-669-2103 #812
PO Box 34358 - 812
San Diego, California 92163-4358

Alamo Bank
323 West Park Road #228
Chandler, AZ 85226
91-8891221

002000
June 19, 2021

PAY TO THE ORDER OF VINCENT SANTORO \$34.88
FIFTY FOUR AND 88/100 ***** DOLLARS

Vincent Santoro
3250 Cleveland, 204
San Diego, CA 92103

MEMO: Invoice#

002000 6122105980: 8469627251* /000005488/

08/03/2021 2000 \$54.88

Windemere Court Home Owners Association
555-669-2103 #812
PO Box 34358 - 812
San Diego, California 92163-4358

Alamo Bank
323 West Park Road #228
Chandler, AZ 85226
91-8891221

002030
August 18, 2021

PAY TO THE ORDER OF GUS CUIEL \$1,250.00
ONE THOUSAND TWO HUNDRED FIFTY AND 00/100 ***** DOLLARS

GUS CUIEL
511 E. San Ysidro Blvd #5558
San Ysidro, CA 92173-5558

MEMO: Invoice#

002030 6122105980: 8469627251* /0000125000/

08/19/2021 2030 \$1,250.00

Windemere Court Home Owners Association
555-669-2103 #812
PO Box 34358 - 812
San Diego, California 92163-4358

Alamo Bank
323 West Park Road #228
Chandler, AZ 85226
91-8891221

002011
July 10, 2021

PAY TO THE ORDER OF HILLCREST TAX SERVICE \$255.00
TWO HUNDRED FIFTY FIVE AND 00/100 ***** DOLLARS

HILLCREST TAX SERVICE
PO BOX 34358
San Diego, CA 92163-4358

MEMO: Invoice#

002011 6122105980: 8469627251* /000025500/

08/02/2021 2011 \$255.00

Windemere Court Home Owners Association
555-669-2103 #812
PO Box 34358 - 812
San Diego, California 92163-4358

Alamo Bank
323 West Park Road #228
Chandler, AZ 85226
91-8891221

002031
August 20, 2021

RECEIVED
PAY TO THE ORDER OF CHRISTIAN LANDSCAPE \$350.00
THREE HUNDRED FIFTY AND 00/100 ***** DOLLARS

Christian Landscape

MEMO: Invoice# 8782

002031 6122105980: 8469627251* /000035000/

08/30/2021 2031 \$350.00

Windemere Court Home Owners Association
555-669-2103 #812
PO Box 34358 - 812
San Diego, California 92163-4358

Alamo Bank
323 West Park Road #228
Chandler, AZ 85226
91-8891221

002026
August 04, 2021

PAY TO THE ORDER OF WIDEMERE COURT HOA \$3,000.00
THREE THOUSAND AND 00/100 ***** DOLLARS

Windemere Court HOA

MEMO: Invoice#

002026 6122105980: 8469627251* /000030000/

08/05/2021 2026 \$3,000.00

Windemere Court Home Owners Association
555-669-2103 #812
PO Box 34358 - 812
San Diego, California 92163-4358

Alamo Bank
323 West Park Road #228
Chandler, AZ 85226
91-8891221

002032
August 20, 2021

PAY TO THE ORDER OF JAKES JUNK REMOVAL \$100.00
ONE HUNDRED AND 00/100 ***** DOLLARS

Jakes Junk Removal
2557 Melbourne Dr.
San Diego, CA 92123

MEMO: Invoice# 953

002032 6122105980: 8469627251* /000010000/

08/26/2021 2032 \$100.00

Windemere Court Home Owners Association
555-669-2103 #812
PO Box 34358 - 812
San Diego, California 92163-4358

Alamo Bank
323 West Park Road #228
Chandler, AZ 85226
91-8891221

002027
August 04, 2021

PAY TO THE ORDER OF GUS CUIEL \$423.85
FOUR HUNDRED TWENTY THREE AND 85/100 ***** DOLLARS

GUS CUIEL
511 E. San Ysidro Blvd #5558
San Ysidro, CA 92173-5558

MEMO: Invoice#

002027 6122105980: 8469627251* /000042385/

08/09/2021 2027 \$423.85

Windemere Court Home Owners Association
555-669-2103 #812
PO Box 34358 - 812
San Diego, California 92163-4358

Alamo Bank
323 West Park Road #228
Chandler, AZ 85226
91-8891221

002033
August 20, 2021

PAY TO THE ORDER OF KENNEDY PEST CONTROL \$40.00
FORTY AND 00/100 ***** DOLLARS

Kennedy Pest Control
1518 Scoring Court
Escondido, CA 92029

MEMO: Invoice# 01200219

002033 6122105980: 8469627251* /000004000/

08/31/2021 2033 \$40.00

Windemere Court Home Owners Association
555-669-2103 #812
PO Box 34358 - 812
San Diego, California 92163-4358

Alamo Bank
323 West Park Road #228
Chandler, AZ 85226
91-8891221

002028
August 04, 2021

PAY TO THE ORDER OF MARTHA MONIKA SLATER \$27.00
TWENTY SEVEN AND 00/100 ***** DOLLARS

Martha Monika Slater
3860 Cleveland, 211
San Diego, CA 92103

MEMO: Invoice#

002028 6122105980: 8469627251* /000002700/

08/10/2021 2028 \$27.00

Windemere Court Home Owners Association
555-669-2103 #812
PO Box 34358 - 812
San Diego, California 92163-4358

Alamo Bank
323 West Park Road #228
Chandler, AZ 85226
91-8891221

002034
August 23, 2021

PAY TO THE ORDER OF M&L PROFESSIONAL SERVICE, INC. \$697.50
SIX HUNDRED NINETY SEVEN AND 50/100 ***** DOLLARS

M&L Professional Service, Inc.
7687 North Avenida
Lemon Grove, CA 91046

MEMO: Invoice# 100738

002034 6122105980: 8469627251* /0000697500/

08/30/2021 2034 \$697.50

Windemere Court Home Owners Association
555-669-2103 #812
PO Box 34358 - 812
San Diego, California 92163-4358

Alamo Bank
323 West Park Road #228
Chandler, AZ 85226
91-8891221

002029
August 06, 2021

PAY TO THE ORDER OF CEOSD.NET \$659.28
SIX HUNDRED FIFTY NINE AND 28/100 ***** DOLLARS

CEOSD.NET
PO Box 34358
San Diego, CA 92163-4358

MEMO: Invoice#

002029 6122105980: 8469627251* /000065928/

08/19/2021 2029 \$659.28

Windemere Court Home Owners Association
555-669-2103 #812
PO Box 34358 - 812
San Diego, California 92163-4358

Alamo Bank
323 West Park Road #228
Chandler, AZ 85226
91-8891221

002035
August 23, 2021

PAY TO THE ORDER OF M&L PROFESSIONAL SERVICE, INC. \$1,975.00
ONE THOUSAND NINE HUNDRED SEVENTY FIVE AND 00/100 ***** DOLLARS

M&L Professional Service, Inc.
7687 North Avenida
Lemon Grove, CA 91046

MEMO: Invoice# 100770

002035 6122105980: 8469627251* /0000197500/

08/30/2021 2035 \$1,975.00

Windemere Court Home Owners Association 855 850 2100 #512 PO Box 34334 - 512 San Diego, California 92163-4308	Windsor Bank 16310010000000000000 CANTON, AZ 85225 916001221	002037
		August 26, 2021
PAY TO THE ORDER OF	VIC N IVAN'S CLEANING & JANITORIAL	\$300.00
THREE HUNDRED AND 00/100 ***** DOLLARS		
Vic N Ivan's Cleaning & Janitorial 555 SATURN BLVD SUITE 09725 SAN DIEGO, CA 92154		<i>[Signature]</i>
MEMO INVOICE 1015.		<i>[Signature]</i>
⑆002037⑆ ⑆122305000 8469677251⑆		/0030030000/

08/27/2021 2037 \$300.00

To Reconcile Your Checking Account:

1. Subtract from your checkbook balance any service charge, fees, preauthorized automatic payments or transfers, withdrawals (including ATM) which have been deducted on this statement.
2. Compare and check off paid checks against your checkbook record. Note: An * on your statement indicates a break in check sequence.
3. List checks not accounted for in the section marked "Checks Outstanding" and complete the statement of reconciliation.

CHECKS OUTSTANDING						STATEMENT OF RECONCILIATION	
Number	Amount	Number	Amount	Number	Amount	Ending balance from this statement	\$
						ADD deposits made but not shown on this statement	
						SUB TOTAL	
						SUBTRACT TOTAL CHECKS OUTSTANDING	
TOTAL CHECKS OUTSTANDING						\$	TOTAL Should agree with your checkbook balance
						\$	

If the total does not agree with your checkbook balance, the difference may be located by (1) checking the addition and subtraction in your checkbook record, (2) making sure each check and deposit was entered correctly in your record, (3) reviewing each step in the balancing procedure.

IMPORTANT INFORMATION ABOUT REVIEWING YOUR STATEMENT

You are responsible for promptly examining your statement each statement period and reporting any irregularities to us. The periodic statement will be considered correct for all purposes and we will not be liable for any payment made and charged to your Account unless you notify us in writing within certain time limits after the statement and checks are made available to you. We will not be liable for any check that is altered or any signature that is forged unless you notify us within thirty (30) calendar days after the statement is made available. Also, we will not be liable for any subsequent items paid, in good faith, containing an unauthorized signature or alteration by the same wrongdoer unless you notify us within thirty (30) calendar days after the statement is made available. If you have requested us to hold your Account statements, we have the right to mail your statements if you have not claimed them within thirty (30) calendar days. If we truncate your checks or provide you with an image of your checks, you understand that your original checks will not be returned to you with your statement. You agree that our retention of checks does not alter or waive your responsibility to examine your statements or change the time limits for notifying us of any errors.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

Write us at One E Washington Street, Suite 1400, Phoenix, AZ 85004, telephone us at (888) 734-4567 or E-mail us at info@allianceassociationbank.com as soon as you think your statement or receipt is wrong or if you need more information about a transfer on this statement. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. In your letter:

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

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this (or 20 business days for a new account), we will credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

METHOD USED TO DETERMINE THE BALANCE ON WHICH THE INTEREST CHARGE WILL BE COMPUTED

Revolving Lines of Credit- We figure the interest charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances and fees and subtract any unpaid interest charges and any payments or credits. This gives us the daily balance.

The Annual Percentage Rate and Daily Periodic Rate may vary.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR STATEMENT

If you think there is an error on your statement, write to us at: Western Alliance Bank, Credit Support Dept., One E Washington St., Suite 1400 Phoenix, AZ 85004.

In your letter, give us the following information:

- **Account Information:** Your name and account number.
 - **Dollar amount:** The dollar amount of the suspected error.
 - **Description of Problem:** If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.
- You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors *in writing*. You may call us, but if you do we are not required to investigate any potential errors and you may have to pay the amount in question. While we investigate whether or not there has been an error, the following are true:
- We cannot try to collect the amount in question, or report you as delinquent on that amount.
 - 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 you do not have to pay the amount in question, you are responsible for the remainder of your balance.
 - We can apply any unpaid amount against your credit limit.

NOTICE OF FURNISHING NEGATIVE INFORMATION-We may report information about your account to credit bureaus. Late payments, missed payments, or other defaults on your account may be reflected in your credit report.

DIRECT DEPOSITS-If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at (888) 734-4567 to find out if the deposit has been made.



**Windemere Court HOA
Reconciliation Report**

California Bank & Trust - CB&T Operating 5901-10100
Statement Date: 8/31/2021

Statement Balance: \$11.15
GL Balance: -\$43.73
Last Statement Balance: \$80.72
Outstanding Checks: \$54.88
Outstanding Deposits: \$0.00
Calculated Balance: \$11.15
GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
	Payment: City Of S.D. Public Util. Dept, On-Line Payment, Invoice #:	8/3/2021	On-Line	-\$2,261.33
	Payment: AT&T, On-Line Payment, Invoice #:	8/16/2021	On-Line	-\$234.92
	Payment: Bay Alarm , On-Line Payment, Invoice #:	8/16/2021	On-Line	-\$562.32
	40190 - Misc Fees	8/31/2021		-\$111.00
Total Cleared Checks:				\$3,169.57

Deposits	Description	Date	Check #	Amount
	Payment: Windemere Court HOA, Check #: 2026, Invoice #: , Transfer	8/4/2021	2026	\$3,000.00
	Payment: Windemere Court HOA, Check #: 2038, Invoice #: , Transfer	8/31/2021	2038	\$100.00
Total Cleared Deposits:				\$3,100.00

Outstanding

Checks	Description	Date	Check #	Amount
	Payment: Vincent Santoro, Check #: 1501, Invoice #:	6/15/2021	1501	-\$54.88
Total Outstanding Checks:				\$54.88

Deposits	Description	Date	Check #	Amount
Total Outstanding Deposits:				\$0.00



DIRECT INQUIRIES TO:

Customer Service 1 (800) 400-6080

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0029430 01 SP 0.580 **SINGLP T8 3 4174 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

Enhance the performance of your business with Clover all-in-one point-of-sale (POS) systems and apps. From managing inventory to tracking sales, accepting the latest payments and paying sales taxes automatically, it's designed to meet your unique business requirements. Ask about our limited time offer on Clover POS systems.

California Bank & Trust is amending the Deposit Account Agreement as follows: (1) Revising Section 7(b) on Overdraft Fees and Insufficient Funds Fees to clarify terms and reference the Insufficient Funds Fee in the Schedule of Fees, and to clarify that re-presentments of any previously returned debit items are treated as a new item and may trigger an Insufficient Funds Fee for each return for insufficient funds; (2) Adding Section 7(z) on Foreign Transaction Fees to clarify that a 3% Foreign Transaction Fee is charged on (a) debit card purchases where the merchant who processes the transaction (in U.S. Dollars or a foreign currency) is outside the United States, even if you are in the United States when making the transaction and (b) ATM withdrawals made outside the United States; and (3) Adding Section 14(b)(iv) to clarify that business account customers must notify us of unauthorized/erroneous ACH debit transactions before 5 p.m. Mountain Time on the business day after the posting of the transaction. These revisions will formally become part of the Deposit Account Agreement in 30 days. A detailed Disclosure of these revisions is at "Summary of Deposit Account Agreement Changes" in the Bank's online Agreement Center link at the bottom section of the Bank's web site (www.calbanktrust.com). To request a paper copy of these documents, contact the Bank at California Bank & Trust, P.O. Box 489, Lawndale, CA, 90260 or call (800) 400-6080.

SUMMARY OF ACCOUNT BALANCE

Account Type	Account Number	Checking/Savings Ending Balance	Outstanding Balances Owed
Business Interest Checking	0800815901	\$11.15	

BUSINESS INTEREST CHECKING 0800815901

208 2

Previous Balance	Deposits/Credits	Charges/Debits	Checks Processed	Ending Balance
80.72	3,136.00	3,205.57	0.00	11.15

3 DEPOSITS/CREDITS

Date	Amount	Description
08/04	3,000.00	DEPOSIT 5353018815
08/31	100.00	DEPOSIT 5353020622
08/31	36.00	fee refund ID: 00000001 2310002246





8 CHARGES/DEBITS

<i>Date</i>	<i>Amount</i>	<i>Description</i>
08/03	2,261.33	CITY OF SANDIEGO WATER *****17812 REF # 021214005680760 1110018368
08/04	36.00	INSUFFICIENT FUNDS FEE-ITEM PD 1705400655
08/16	234.92	ATT Payment *****14EPAYREF # 021228007003975 1111159959
08/16	562.32	BAY ALARM CO. CYBL08132 ***** REF # 021228006613409 1111136591
08/17	36.00	INSUFFICIENT FUNDS FEE-ITEM PD 1705100944
08/23	30.00	CONTINUING OVERDRAFT FEE
08/30	30.00	CONTINUING OVERDRAFT FEE
08/31	15.00	MONTHLY MAINTENANCE FEE

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	\$132.00	\$276.00
Total Returned Item Fees	\$0.00	\$72.00

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>
08/03	-2,180.61	08/17	-49.85	08/30	-109.85
08/04	783.39	08/23	-79.85	08/31	11.15
08/16	-13.85				

INTEREST

Interest Earned This Interest Period	\$0.00	Number Of Days This Interest Period	32
Interest Paid Year-To-Date 2021	\$0.87	Annual Percentage Yield Earned	0.00%



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**Windemere Court HOA
Reconciliation Report**

- CB&T Reserve-11100
Statement Date: 8/31/2021

Statement Balance: \$55,582.49
 GL Balance: \$55,582.49
 Last Statement Balance: \$55,583.05
 Outstanding Checks: \$0.00
 Outstanding Deposits: \$0.00
 Calculated Balance: \$55,582.49
 GL vs. Balance Difference: \$0.00

Cleared

Checks	Description	Date	Check #	Amount
	40190 - Misc Fees	8/31/2021		-\$3.00
Total Cleared Checks:				\$3.00

Deposits	Description	Date	Amount
	40300 - Operating Interest	8/31/2021	\$2.44
Total Cleared Deposits:			\$2.44

Outstanding

Checks	Description	Date	Check #	Amount
Total Outstanding Checks:				\$0.00

Deposits	Description	Date	Amount
Total Outstanding Deposits:			\$0.00



CALIFORNIA BANK
TRUST

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

Statement of Accounts

Page 1 of 4

This Statement: August 31, 2021

Last Statement: July 30, 2021

Account 0860643909

DIRECT INQUIRIES TO:

Customer Service 1 (800) 400-6080

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0029303 01 SP 0.580 **SINGLP T8 1 4174 92163

WINDEMERE COURT HOA
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SUMMARY OF ACCOUNT BALANCE

Account Type	Account Number	Checking/Savings Ending Balance	Outstanding Balances Owed
Business Money Market	0860643909	\$55,582.49	

BUSINESS MONEY MARKET 0860643909

927 0

Previous Balance	Deposits/Credits	Charges/Debits	Checks Processed	Ending Balance
55,583.05	2.44	3.00	0.00	55,582.49

1 DEPOSIT/CREDIT

Date	Amount	Description
08/31	2.44	INTEREST PAYMENT 0005558295

1 CHARGE/DEBIT

Date	Amount	Description
08/31	3.00	PAPER STATEMENT FEE 0000101285





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.

DAILY BALANCES

<i>Date</i>	<i>Balance</i>
08/31	55,582.49

INTEREST

Interest Earned This Interest Period	\$2.44	Number Of Days This Interest Period	32
Interest Paid Year-To-Date 2021	\$22.16	Annual Percentage Yield Earned	0.05%



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