

Windemere Court Home Owners Association
Balance Sheet
12/31/2021

Assets

Operating

10000 - Alliance Operating 7251

\$27,192.59

Operating Total

\$27,192.59

Reserve

11100 - CB&T Reserve

\$55,576.39

Reserve Total

\$55,576.39

Accounts Receivable

13000 - Accounts Receivable

\$4,517.40

Accounts Receivable Total

\$4,517.40

Assets Total

\$87,286.38

Liabilities and Equity

Accounts Payable

23000 - Pre-Paid Assessments

\$16,872.00

Accounts Payable Total

\$16,872.00

Retained Earnings

\$77,221.70

Net Income

(\$6,807.32)

Liabilities & Equity Total

\$87,286.38

Windemere Court Home Owners Association
Budget Comparison Report
12/1/2021 - 12/31/2021

12/1/2021 - 12/31/2021

1/1/2021 - 12/31/2021

	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Assessment</u>							
40000 - Assessments	\$7,975.00	\$7,975.00	\$0.00	\$92,890.00	\$95,700.00	(\$2,810.00)	\$95,700.00
<u>Total Assessment</u>	\$7,975.00	\$7,975.00	\$0.00	\$92,890.00	\$95,700.00	(\$2,810.00)	\$95,700.00
<u>Other Income</u>							
40100 - Late Fees	\$0.00	\$425.63	(\$425.63)	\$1,351.50	\$5,108.00	(\$3,756.50)	\$5,108.00
40151 - Laundry Income	\$0.00	\$0.00	\$0.00	\$1,834.58	\$0.00	\$1,834.58	\$0.00
40153 - Parking Permits	\$125.00	\$0.00	\$125.00	\$1,375.00	\$0.00	\$1,375.00	\$0.00
40190 - Misc Fees	(\$3.00)	\$0.00	(\$3.00)	\$105.04	\$0.00	\$105.04	\$0.00
40300 - Operating Interest	\$1.49	\$0.00	\$1.49	\$31.74	\$0.00	\$31.74	\$0.00
<u>Total Other Income</u>	\$123.49	\$425.63	(\$302.14)	\$4,697.86	\$5,108.00	(\$410.14)	\$5,108.00
Total Income	\$8,098.49	\$8,400.63	(\$302.14)	\$97,587.86	\$100,808.00	(\$3,220.14)	\$100,808.00
Expense							
<u>1 Structural, Common Area, Landscape, Utilities</u>							
50001 - Repair & Maintenance	\$296.03	\$1,250.00	\$953.97	\$48,769.35	\$15,000.00	(\$33,769.35)	\$15,000.00
50090 - R&M Supplies	\$0.00	\$0.00	\$0.00	\$65.25	\$0.00	(\$65.25)	\$0.00
50300 - Janitorial	\$300.00	\$300.00	\$0.00	\$3,365.43	\$3,600.00	\$234.57	\$3,600.00
50390 - Janitorial Extras	\$0.00	\$8.37	\$8.37	\$0.00	\$100.00	\$100.00	\$100.00
50400 - Pest Control	\$340.00	\$36.00	(\$304.00)	\$608.00	\$432.00	(\$176.00)	\$432.00
51000 - Landscape	\$0.00	\$350.00	\$350.00	\$5,215.78	\$4,200.00	(\$1,015.78)	\$4,200.00
51090 - Landscape Extras	\$55.99	\$8.37	(\$47.62)	\$122.03	\$100.00	(\$22.03)	\$100.00
59000 - Gas & Electric	\$1,246.55	\$708.37	(\$538.18)	\$3,882.54	\$8,500.00	\$4,617.46	\$8,500.00
59200 - Telephone	\$438.24	\$350.00	(\$88.24)	\$5,913.08	\$4,200.00	(\$1,713.08)	\$4,200.00
59300 - Trash	\$677.22	\$250.12	(\$427.10)	\$4,482.00	\$3,001.00	(\$1,481.00)	\$3,001.00
59400 - Water & Sewer	\$1,940.61	\$1,100.00	(\$840.61)	\$11,609.29	\$13,200.00	\$1,590.71	\$13,200.00
<u>Total 1 Structural, Common Area, Landscape, Utilities</u>	\$5,294.64	\$4,361.23	(\$933.41)	\$84,032.75	\$52,333.00	(\$31,699.75)	\$52,333.00
<u>2 Fire Systems & Protection</u>							
60000 - Fire Maintenance	\$0.00	\$0.00	\$0.00	\$1,584.35	\$0.00	(\$1,584.35)	\$0.00
60100 - Camera Monitoring	\$80.25	\$45.87	(\$34.38)	\$1,178.07	\$550.00	(\$628.07)	\$550.00
<u>Total 2 Fire Systems & Protection</u>	\$80.25	\$45.87	(\$34.38)	\$2,762.42	\$550.00	(\$2,212.42)	\$550.00
<u>3 Mechanical</u>							
70100 - Elevator	\$0.00	\$315.00	\$315.00	\$2,169.42	\$3,780.00	\$1,610.58	\$3,780.00
<u>Total 3 Mechanical</u>	\$0.00	\$315.00	\$315.00	\$2,169.42	\$3,780.00	\$1,610.58	\$3,780.00
<u>5 Professional & Admin Services</u>							
90000 - Tax Preparation	\$0.00	\$0.00	\$0.00	\$250.00	\$0.00	(\$250.00)	\$0.00
90100 - Legal & Professional	\$0.00	\$166.63	\$166.63	\$137.50	\$2,000.00	\$1,862.50	\$2,000.00
90200 - Management Fees	\$600.00	\$605.00	\$5.00	\$7,200.00	\$7,260.00	\$60.00	\$7,260.00
90400 - Insurance	\$0.00	\$933.37	\$933.37	\$6,951.52	\$11,200.00	\$4,248.48	\$11,200.00
90900 - Office Supplies	\$18.05	\$0.00	(\$18.05)	\$314.25	\$0.00	(\$314.25)	\$0.00
90901 - Printing & Copies	\$14.64	\$0.00	(\$14.64)	\$116.02	\$0.00	(\$116.02)	\$0.00
90903 - Postage	\$26.37	\$0.00	(\$26.37)	\$210.13	\$0.00	(\$210.13)	\$0.00
90909 - Misc Supplies	\$0.00	\$0.00	\$0.00	(\$31.83)	\$0.00	\$31.83	\$0.00

Windemere Court Home Owners Association
Budget Comparison Report
12/1/2021 - 12/31/2021

	12/1/2021 - 12/31/2021			1/1/2021 - 12/31/2021			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
90920 - Local License, Permits & Fees	\$0.00	\$0.00	\$0.00	\$258.00	\$0.00	(\$258.00)	\$0.00
90940 - State & Federal Taxes	\$0.00	\$23.37	\$23.37	\$25.00	\$280.00	\$255.00	\$280.00
<u>Total 5 Professional & Admin Services</u>	<u>\$659.06</u>	<u>\$1,728.37</u>	<u>\$1,069.31</u>	<u>\$15,430.59</u>	<u>\$20,740.00</u>	<u>\$5,309.41</u>	<u>\$20,740.00</u>
<u>6 Contingency</u>							
99000 - Reserve Allocation	\$0.00	\$1,196.25	\$1,196.25	\$0.00	\$14,355.00	\$14,355.00	\$14,355.00
<u>Total 6 Contingency</u>	<u>\$0.00</u>	<u>\$1,196.25</u>	<u>\$1,196.25</u>	<u>\$0.00</u>	<u>\$14,355.00</u>	<u>\$14,355.00</u>	<u>\$14,355.00</u>
Total Expense	<u>\$6,033.95</u>	<u>\$7,646.72</u>	<u>\$1,612.77</u>	<u>\$104,395.18</u>	<u>\$91,758.00</u>	<u>(\$12,637.18)</u>	<u>\$91,758.00</u>
Operating Net Income	<u>\$2,064.54</u>	<u>\$753.91</u>	<u>\$1,310.63</u>	<u>(\$6,807.32)</u>	<u>\$9,050.00</u>	<u>(\$15,857.32)</u>	<u>\$9,050.00</u>
Net Income	<u>\$2,064.54</u>	<u>\$753.91</u>	<u>\$1,310.63</u>	<u>(\$6,807.32)</u>	<u>\$9,050.00</u>	<u>(\$15,857.32)</u>	<u>\$9,050.00</u>

**Windemere Court Home Owners Association
Accounts Receivable Aging Report
Period Through: 12/31/2021**

Unit	Account Number	Account	Total Due	Current	30 Days	60 Days	90 Days
105	109900050	Primary	\$3,531.50		\$275.00	\$275.00	\$2,981.50
203	109900170	Primary	\$550.40		\$275.00	\$275.00	\$0.40
201	109900150	Primary	\$270.00		\$270.00		
207	109900210	Primary	\$116.00		\$116.00		
213	109900270	Primary	\$49.50		\$49.50		
Totals:			\$4,517.40	\$0.00	\$985.50	\$550.00	\$2,981.90
Counts:			5	0	5	2	2
Assessment:			\$4,517.40	\$0.00	\$985.50	\$550.00	\$2,981.90
			\$4,517.40	\$0.00	\$985.50	\$550.00	\$2,981.90

Windemere Court Home Owners Association
Prepaid Report
Period Through: 12/31/2021

Unit	Account Number	Homeowner	Address	Balance
106	109900060	Sergio and Rossana Rodriquez	3950 Cleveland Ave.	\$30.00
107	109900071	Mario Arechiga, Jr.	3950 Cleveland Ave.	\$275.00
111	109900100	Madison Delrosario	3950 Cleveland Ave.	\$26.50
113	109900120	Juan Salinas	3950 Cleveland Ave.	\$3,620.00
114	109900130	Ira Molesko	3950 Cleveland Ave.	\$10,691.76
202	109900160	Jack and Tingting Rose	3950 Cleveland Ave.	\$1,255.00
204	109900180	Vincent Santoro	3950 Cleveland Ave.	\$423.74
205	109900190	Craig W. Norman	3950 Cleveland Ave.	\$275.00
209	109900230	Frank Elmer Van Til	3950 Cleveland Ave.	\$275.00
Totals:				\$16,872.00

**Windemere Court Home Owners Association
AP Distribution Report
12/1/2021 - 12/31/2021**

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
50001 - Repair & Maintenance							
	12/15/2021	12/15/2021	Choice Locksmithing & Security, Inc.	J7367 Front Dr Maint	121321WND	2086	\$201.03
	12/22/2021	12/22/2021	Homecrafts	J7368 Garage	C-Y 831	2087	\$95.00
Total 50001 - Repair & Maintenance:							\$296.03
50300 - Janitorial							
	12/15/2021	12/15/2021	Vic N Ivan's Cleaning & Janitorial	SVC 12/21	1124	2081	\$300.00
Total 50300 - Janitorial:							\$300.00
50400 - Pest Control							
	12/3/2021	12/3/2021	Dewey Pest Control	SVC 11/21	14714009	2079	\$120.00
	12/6/2021	12/6/2021	Kennedy Pest Control	Final Payment to Kennedy Pest	012009922	2080	\$40.00
	12/15/2021	12/15/2021	Dewey Pest Control	Acct#2005744		2084	\$180.00
Total 50400 - Pest Control:							\$340.00
51090 - Landscape Extras							
	12/15/2021	12/15/2021	Martha Monika Slater	Reimb ArmstrongPlant Soil		2085	\$55.99
Total 51090 - Landscape Extras:							\$55.99
59000 - Gas & Electric							
	12/22/2021	12/22/2021	San Diego Gas & Electric	12/21 SVC		0	\$10.96
	12/24/2021	12/24/2021	San Diego Gas & Electric	12/21 SVC		0	\$1,235.59
Total 59000 - Gas & Electric:							\$1,246.55
59200 - Telephone							
	12/15/2021	12/15/2021	AT&T	ACCT# 619 298-5799 383 2		2082	\$203.77
	12/17/2021	12/17/2021	AT&T	12/21 SVC		0	\$234.47
Total 59200 - Telephone:							\$438.24
59300 - Trash							
	12/15/2021	12/15/2021	Republic Services	SVC 12/21	0529-003380157	2083	\$377.22
	12/28/2021	12/28/2021	Jakes Junk Removal	12/2021 Trash Pick Up due to Republic Strike	1080 - 3950 Cleveland Ave.	2088	\$300.00
Total 59300 - Trash:							\$677.22
59400 - Water & Sewer							
	12/1/2021	12/1/2021	City Of S.D. Public Util. Dept	12/21 SVC		0	\$1,940.61
Total 59400 - Water & Sewer:							\$1,940.61
60100 - Camera Monitoring							
	12/6/2021	12/6/2021	AT&T	12/21 SVC		0	\$80.25
Total 60100 - Camera Monitoring:							\$80.25
90200 - Management Fees							
	12/1/2021	12/1/2021	CEOSD.NET	12/21 Mgmt Fee		2078	\$600.00
Total 90200 - Management Fees:							\$600.00
90900 - Office Supplies							
	12/1/2021	12/1/2021	CEOSD.NET	12/21 Supplies		2078	\$13.05
	12/1/2021	12/1/2021	CEOSD.NET	12/21 Website Hosting		2078	\$5.00
Total 90900 - Office Supplies:							\$18.05
90901 - Printing & Copies							
	12/1/2021	12/1/2021	CEOSD.NET	11/21 Printing		2078	\$14.64
Total 90901 - Printing & Copies:							\$14.64
90903 - Postage							
	12/1/2021	12/1/2021	CEOSD.NET	11/21 Posting		2078	\$26.37
Total 90903 - Postage:							\$26.37

Grand Total: \$6,033.95


Choice Locksmithing & Security, Inc.

10117 Carrie Ellen Court
Santee, CA 92071

Locksmith Lic. #LCO4369
Contractor Lic. #905637

Invoice

Date	Invoice #
12/13/2021	121321WND

Bill To		Job Site / Location		
Windemere Court HOA c/o ceosd.net PO Box 34398-612 San Diego, CA 92163-4398 Office: 855-669-2103 Fax: 619-296-4640		Windemere Court HOA 3950 Cleveland Ave. San Diego, CA 92103 Tyson-858-349-9740 Drive-in Gate		
P.O. Number		Terms	Rep	Ordered By
612-		Net 30	JP	Tyson
Quantity	Item Code	Description	Price Ea.	Amount
1	Hardware	Patio Bolt	28.00	28.00T
1	Hardware	Surface Bolt	24.00	24.00T
1	Labor-Non	Check in-active double-door. Wood has broke out on flush bolts. Flushbolts are old & worn. Installed patio bolt on interior-side top, installed surface bolt on interior side bottom. Check for proper operation.	80.00	80.00
1	Service Call	Service Call	65.00	65.00
		Sales Tax	7.75%	4.03
<p>612-7367</p> 				
Office: 619-562-8700 Fax: 619-562-1177 E-mail: jeff@choicelocksmithing.com Website: www.choicelocksmithing.com			Total	\$201.03
			Payments/Credits	\$0.00
			Balance Due	\$201.03
All work is complete!				

BILLING OFFICE:

3453 UNIVERSITY AVENUE
SAN DIEGO, CA 92104
State Lic. No. 366734

PLUMBING • HEATING •
DRAINS & REMODELING CO.



CUSTOMER P.O. NO. _____ DISPATCH NO. _____

619-563-4000

INVOICE NO. C-Y 831

JOB Windemere Condo's	PHONE	DATE 10/23/24
JOB LOCATION 3950 Cleveland Ave (garage)	BILLING Ceo Sd.net	
CITY, STATE AND ZIP CODE San Diego, Ca. 92103	BILLING ADDRESS	
JOB PHONE	WORKMAN Jorge	EMAIL ADDRESS

- called out to garage towards the street were storages are has like four inches of water on floor.

- I measured out where I couldn't see it dripping and it's going to be the sprinklers in northwest corner of building. It seems to be really wet in that area, also management will get the landscapers out to check it out.

612-7368
[Signature]

We Propose hereby to furnish materials and labor — complete in accordance with above specifications, for the sum of:

Ninety Five $\frac{00}{100}$ dollars (\$ 95.⁰⁰).

Payment to be made as follows:

On the terms and conditions set forth on the reverse side hereon in accordance with the conditions and specifications outlined in this contract.

"You are entitled to cancel this agreement before midnight of the third day (excluding Sunday) after the date of your signature.

See the Buyer's Right to Cancel contained in this agreement." 2% per month late payment charge on Past Due balances.

Buyer _____ Sign _____ Date _____ Representative _____ Sign _____ Date _____

Note: This Proposal may be withdrawn by us if not accepted within _____ days.

THIS AGREEMENT IS SUBJECT TO MANAGEMENT APPROVAL

Vic N Ivan's Cleaning & Janitorial

555 Saturn Blvd. Suite B#926
San Diego, CA 92154
vvsandiego412@aol.com

INVOICE

INV1124

DATE

Dec 6, 2021

DUE

On Receipt

BALANCE DUE

USD \$300.00

BILL TO

Windemere Court HOA

DESCRIPTION	RATE	QTY	AMOUNT
December 2021 Monthly Cleaning	\$300.00	1	\$300.00
SUBTOTAL			\$300.00
TAX (1%)			\$0.00
TOTAL			\$300.00
BALANCE DUE			USD \$300.00



PLEASE DIRECT ALL INQUIRIES TO
 NATIONAL CITY
 324 Civic Center Dr.
 National City CA 91950-4319
 (619) 276-0510
 WWW.DEWEYPEST.COM

INVOICE/ACCOUNT SUMMARY

CLOSING DATE:	10-NOV-21
ACCOUNT TYPE:	RES
ACCOUNT NUMBER:	2005744
BALANCE DUE:	120.00

BILL TO:
 WINDERMERC COURT HOA
 PO BOX 34398
 PO BOX 34398
 SAN DIEGO, CA 92163

612
 NOV 26 2021

CURRENT CHARGES						
DATE	SITE	INVOICE	SERVICE LOCATION	DESCRIPTION	TYPE	AMOUNT
09-NOV-21	1	14714009	3950 CLEVELAND AVE 3950 CLEVELAND AVE SAN DIEGO, CA 92103	INITIAL SERVICE	INV	120.00

LOOKING FOR A CAREER OPPORTUNITY? JOIN OUR DEWEY TEAM!
 VISIT DEWEYPEST.COM AND CLICK ON "WE'RE HIRING" TO GET STARTED.

PREVIOUS BALANCE	CURRENT CHARGES	PAYMENTS	ADJUSTMENTS	NEW BALANCE
0.00	120.00	0.00	0.00	120.00

PAYMENT IS DUE AFTER SERVICE IS RENDERED. PAYMENTS OR CHARGES NOT SHOWN WILL APPEAR ON NEXT MONTH'S STATEMENT.
 1 1/2% INTEREST PER MONTH (18% PER ANNUM) WILL BE CHARGED ON PAST DUE ACCOUNTS.

TO ENSURE PROPER CREDIT, PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



PLEASE DIRECT ALL INQUIRIES TO
 NATIONAL CITY
 324 Civic Center Dr.
 National City CA 91950-4319
 (619) 276-0510
 WWW.DEWEYPEST.COM

INVOICE/ACCOUNT SUMMARY

* PLEASE WRITE AMOUNT REMITTED

CLOSING DATE:	10-NOV-21
ACCOUNT TYPE:	RES
ACCOUNT NUMBER:	2005744
BALANCE DUE:	120.00
* AMOUNT REMITTED:	

BILL TO:

WINDERMERC COURT HOA
 PO BOX 34398
 PO BOX 34398
 SAN DIEGO, CA 92163

REMIT TO:

DEWEY PEST CONTROL
 P.O. BOX 7114
 PASADENA CA 91109-7214
 (9110972146)

In Case of Errors or Inquiries About Your Bill

The Federal Truth in Lending Act requires prompt correction of billing mistakes.

If you want to preserve your rights under the FCRA, here's what to do if you think your bill is wrong or if you need more information about an item on your bill:

a. Do not write on the bill. On a separate sheet of paper, write your inquiry, but **do not** write your name and account number. **Doing so may not preserve your rights under this law.**

b. Write your name and account number clearly.

c. If you have a new telephone number, or any other contact information, explain why you believe you are correct.

If you only need more information, explain the item you are not sure about and, if you wish, ask for evidence of the charge, such as a copy of the charge slip. Do not send your copy of the sales slip or other documents unless you have a duplicate copy for your records.

d. The creditor gets 30 days to respond.

e. If you do not receive a response, you may re-bill the creditor.

f. If you receive a response, you may re-bill the creditor.

g. Send your billing error notice to creditor's name and address.

Make it as soon as you can, but in any case, no later than within 60 days after the bill is mailed to you.

The creditor must acknowledge all billing errors within 30 days of receipt, if possible, or correct your bill during that 30-day period. After receiving your letter, the creditor must respond or explain why, the creditor believes the bill is correct. Once the creditor has explained the bill, the creditor should try to resolve the problem with you. If the creditor does not believe that

MS

After the creditor has been notified, neither the creditor nor its attorney or a collection agency may send you collection letters or take other collection action with respect to the amount in dispute. Your periodic statements may be sent to you and the disputed amount can be applied against your credit limit. You cannot be threatened with damage to your credit rating or sued for the amount in question, nor can the disputed amount be reported to a credit bureau or to other creditors as delinquent until the creditor has answered your inquiry. However, you remain obligated to pay the parts of your bill not in dispute.

If it is determined that the creditor has made a mistake on your bill, you will not have to pay any finance charge on any disputed amount. If it turns out that the creditor has not made an error, you may have to pay finance charges on the amount in dispute and you will have to make up any missed minimum or required payments on the disputed amount. Unless you have agreed that your bill was correct, the creditor must send you a written notification of what you owe; and if it is determined that the creditor did make a mistake in billing the disputed amount, you must be given the time to pay which you normally are given to pay undisputed amounts before any more finance charges or late payment charges on the disputed amount can be charged to you.

If the creditor's explanation does not satisfy you and you do not receive a response within 90 days after payment of the disputed amount, the creditor may report you to credit bureaus and other creditors and may resume regular collection procedures. But the creditor must also report that you think you do not owe the money, and the creditor must let you know to whom such reports were made. Once the matter has been settled between you and the creditor, the creditor must notify those to whom the creditor would not charge delinquent of the subsequent resolution.

If the creditor does not follow these rules, the creditor is not allowed to collect the first \$50 of the disputed amount and may not charge, even if the bill turns out to be correct.

If you have a problem with property or services purchased with your card, you may have the right not to pay the remaining amount due on them. If you first try in good faith to return them or give the merchant a chance to correct the problem,

FINANCIAL INSTITUTIONS WILL BE COMPUTED AND CHARGED A PERCENTAGE OF THE UNPAID BALANCE, WHICH WILL BE DEDUCTING CURRENT PAYMENTS OR CURRENT CREDITS TO YOUR ACCOUNT.

A. For balances over \$1,000, the monthly finance charge will be 1.5% of the unpaid balance, which is an ANNUAL PERCENTAGE RATE of 18%.

B. For balances over \$1,000, the monthly finance charge will be 2% of the unpaid balance, which is an ANNUAL PERCENTAGE RATE of 24%.

C. For balances over \$1,000, the monthly finance charge will be 2.5% of the unpaid balance, which is an ANNUAL PERCENTAGE RATE of 30%.

Cardholder may be penalized for late payment. However, to avoid any penalty, CHARGE payment of new balance must be made within 20 days of the service date.



1518 Sterling Ct, Escondido, CA 92029
(800) 420-7378

Account #
000100146

Invoice #
012009922

Invoice Bal.
\$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

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	Sat, 12/04/2021 - 09:00AM	(Gonzo Perez) Technician 702			12/04/21		1932

Map Code
1269 B5

Targeted Pests
ALL GENERAL PESTS

Product used

- Wisdom TC Flowable
- Cy-Kick CS
- Phantom
- Tengard SFR One-Shot
- Essentria IC3
- JT Eaton (Peanut Butter)

Services/Fees

Regular General Pest Service Service

Technician Signature

*Service Cancelled
as of 12/6/21
Final Payment
Association Manager*

Other Info

Amount

Price

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



PLEASE DIRECT ALL INQUIRIES TO

NATIONAL CITY
324 Civic Center Dr.
National City CA 91950-4319
(619) 276-0510
WWW.DEWEYPEST.COM

INVOICE/ACCOUNT SUMMARY

CLOSING DATE	01-DEC-2021
ACCOUNT TYPE	RES
ACCOUNT NUMBER	2005744
BALANCE DUE	180.00

Page 1 of 1

BILL TO:

3650-0.0-128474001828 1-1 B:1 3651-3651

WINDERMERC COURT HOA
PO BOX 34398
PO BOX 34398
SAN DIEGO CA 92163-4398

Col2
DEC - 9 2021



CURRENT CHARGES

DATE	SITE	INVOICE	SERVICE LOCATION	DESCRIPTION	TYPE	AMOUNT
01-DEC-2021	1	14764984	3950 CLEVELAND AVE 3950 CLEVELAND AVE SAN DIEGO, CA 92103	DECEMBER SERVICE	INV	60.00

ADJUSTMENTS

DATE	SITE	INVOICE	SERVICE LOCATION	REFERENCE	AMOUNT
09-NOV-2021	1	14714009			120.00

LOOKING FOR A CAREER OPPORTUNITY? JOIN OUR DEWEY TEAM!
VISIT DEWEYPEST.COM AND CLICK ON "WE'RE HIRING" TO GET STARTED.

PREVIOUS BALANCE	CURRENT CHARGES	PAYMENTS	ADJUSTMENTS	NEW BALANCE
-120.00	180.00	0.00	120.00	180.00

PAYMENT IS DUE AFTER SERVICE IS RENDERED. PAYMENT OR CHARGES NOT SHOWN WILL APPEAR ON NEXT MONTH'S STATEMENT.
1 1/2% INTEREST PER MONTH (18% PER ANNUM) WILL BE CHARGED ON PAST DUE ACCOUNTS.

TO ENSURE PROPER CREDIT, PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT



PLEASE DIRECT ALL INQUIRIES TO

NATIONAL CITY
324 Civic Center Dr.
National City CA 91950-4319
(619) 276-0510
WWW.DEWEYPEST.COM

INVOICE/ACCOUNT SUMMARY

* PLEASE WRITE AMOUNT REMITTED

CLOSING DATE	01-DEC-2021
ACCOUNT TYPE	RES
ACCOUNT NUMBER	2005744
BALANCE DUE	180.00
* AMOUNT REMITTED	

BILL TO:

3650-0.0-128474001828 1-1 B:1 3651-3651

WINDERMERC COURT HOA
PO BOX 34398
PO BOX 34398
SAN DIEGO CA 92163-4398



REMIT TO:

DEWEY PEST CONTROL
P.O. BOX 7114
PASADENA CA 91109-7214



020057440001800020211129032026

In Case of Error or Inquires About Your Bill

The Federal Truth in Lending Act requires prompt correction of billing mistakes.

1. If you want to preserve your rights under the Act, here's what to do if you think your bill is wrong or if you need more information about an item on your bill.
 - a. Do not write on the bill. On a separate sheet of paper write (you may telephone your inquiry, but doing so will not preserve your rights under this law) the following:
 - I. Your name and account number (if any).
 - II. A description of the error and an explanation (to the extent you can explain) why you believe it is an error.

If you only need more information, explain the item you are not sure about and, if you wish, ask for evidence of the charge such as a copy of the charge slip. Do not send in your copy of the sales slip or other document unless you have a duplicate copy for your records.

- III. The dollar amount of the suspected error.
- IV. Any other information (such as your address) which you think will help the creditor to identify you or the reason for your complaint or inquiry.
- b. Send your billing error notice to: (creditor's name and address).

Mail it as soon as you can, but in any case, early enough to reach the creditor within 60 days after the bill was mailed to you.

2. The creditor must acknowledge all letters pointing out possible errors within 30 days of receipt, unless the creditor is able to correct your bill during that 30 days. Within 90 days after receiving your letter, the creditor must either correct the error or explain why the creditor believes the bill is correct. Once the creditor has explained the bill, the creditor has no further obligation to you, even though you still believe that there is an error except as provided in paragraph 5 below.

3. After the creditor has been notified, neither the creditor nor an attorney nor a collection agency may send you, collection letters or take other collection action with respect to the amount in dispute; but periodic statements may be sent to you and the disputed amount can be applied against your credit limit. You cannot be threatened with damage to your credit rating or sued for the amount in question, nor can the disputed amount be reported to a credit bureau or to other creditors as delinquent until the creditor has answered your inquiry. However, you remain obligated to pay the parts of your bill not in dispute.
4. If it is determined that the creditor has made a mistake on your bill, you will not have to pay any finance charge on any disputed amount. If it turns out that the creditor has not made an error, you may have to pay finance charges on the amount in dispute and you will have to make up any missed minimum or required payments on the disputed amount. Unless you have agreed that your bill was correct, the creditor must send you a written notification of what you owe; and if it is determined that the creditor did make a mistake in billing the disputed amount, you must be given the time to pay which you normally are given to pay undisputed amounts before any more finance charges or late payment chargers on the disputed amount can be charged to you.
5. If the creditor's explanation does not satisfy you and you notify the creditor in writing within 10 days after you receive his explanation that you still refuse to pay the disputed amount, the creditor may report you to credit bureaus and other creditors and may pursue regular collection procedures. But the creditor must also report that you think you do not owe the money, and the creditor must let you know to whom such reports were made. Once the matter has been settled between you and the creditor, the creditor must notify those to whom the creditor reported you as delinquent of the subsequent resolution.
6. If the creditor does not follow these rules, the creditor is not allowed to collect the first \$50 of the disputed amount and finance charges, even if the bill turns out to be correct.
7. If you have a problem with property or services purchased with a credit card, you may have the right not to pay the remaining amount due on them, if you first try in good faith to return them or give the merchant a chance to correct the problem.

FINANCE CHARGE will be computed on the total amount of the previous balance after deducting current payments or current credits and before adding new purchases.

- A. Periodic rate of 1 1/2% per month on that portion of the balance under \$1000, which is an ANNUAL PERCENTAGE RATE of 18%.
 - B. Periodic rate of 1% per month on that portion of the balance that is \$1000 or more, which is an ANNUAL PERCENTAGE RATE of 12%.
- Minimum FINANCE CHARGE \$.50 per month.

New balance may be paid at any time, however to avoid additional FINANCE CHARGE, payment of new balance must be made within 30 days of the service date.

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

www.armstronggarden.com
1-800-55PLANT

12/01/21 12:03PM 102530 462 SALE

DR728 4 EA \$12.99 EA
POT/GLD ALL PURP POTT SOIL 1. \$51.96

SUB-TOTAL:\$ 51.96 TAX: \$ 4.03
TOTAL: \$ 55.99
BC AMT: \$ 55.99

BK CARD#: XXXXXXXXXXXX1615
MID:*****3884 TID:***8524
AUTH: 09992D AMT: \$ 55.99
Host reference #:871827 Bat#

Authorizing Network: VISA

Chip Read
CARD TYPE:VISA EXPR: XXXX
AID : A0000000031010
TVR : 8080008000
IAD : 06011203602000
TSI : 6800
ARC : 00
MODE : Issuer
CVM : No CVM
Name : VISA CREDIT
ATC :007B
AC : 279E4B21E077973F
TxnID/ValCode: 045720

Bank card USD\$ 55.99



==>> JRNL#I71827/752 <<==
CUST NO:+752

THANK YOU M MONIKA SLATER
FOR YOUR PATRONAGE

Acct: Morena Customer

Customer Copy

Returns & Exchanges

Lifetime Guarantee on all Outdoor Trees and Shrubs. If our trees or shrubs fail, we will replace them. (Excludes Houseplants & Clearance Sale items) Bring in your proof of purchase and the plant for exchange or store credit only. All other returns and exchanges must be accompanied by original receipt and completed within 90 days of purchase.

*Exclusions apply For full details visit-
www.ArmstrongGarden.com/Guarantee

612
Reimbursement to:
Monika Hubel
Unit 211
\$55.99
Plant soil
for HOA
Landscaping

Use Unit 211
as mailing
address
-TK

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

Alliance Bank
3033 West Ray Road #200
Chandler, AZ 85226
91-598/112

On-Line

December 22, 2021

PAY TO THE
ORDER OF

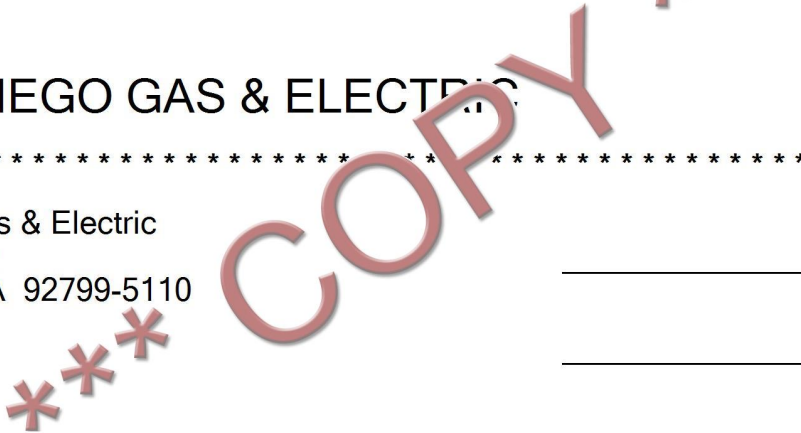
SAN DIEGO GAS & ELECTRIC

\$10.96

TEN AND 96/100 ***** DOLLARS

San Diego Gas & Electric
Po Box 25110
Santa Ana, CA 92799-5110

MEMO: Invoice#



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

Alliance Bank
3033 West Ray Road #200
Chandler, AZ 85226
91-598/112

On-Line

December 24, 2021

PAY TO THE
ORDER OF

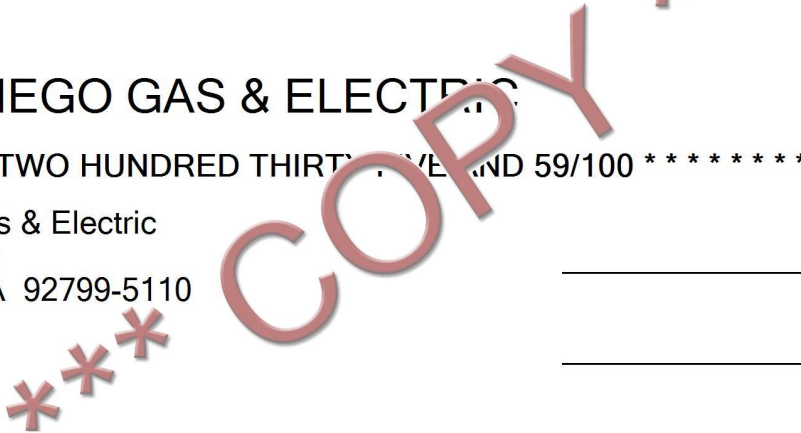
SAN DIEGO GAS & ELECTRIC

\$1,235.59

ONE THOUSAND TWO HUNDRED THIRTY FIVE AND 59/100 ***** DOLLARS

San Diego Gas & Electric
Po Box 25110
Santa Ana, CA 92799-5110

MEMO: Invoice#





WINDEMERE CT CONDOS
 \ CEOSD NET
 PO BOX 34398-612
 SAN DIEGO CA 92163

Page 1 of 3
 Account Number 619 298-5799 383 2
 Billing Date Dec 5, 2021
 Web Site att.com

DEC 15 2021

Monthly Statement

ENJOY THE BEST OF AT&T

Get Wireless, Internet and other premium services from AT&T. We're eager to help you find the best deals possible. Call 866.280.9109. Business customers: 800.321.2000

Bill-At-A-Glance

Previous Bill	213.59
Payment Received 11-29 Thank you!	223.59CR
Adjustments	.00
Balance	10.00CR
Current Charges	213.77
Total Amount Due	\$203.77
Amount Due in Full by	Dec 28, 2021

Plans and Services

Monthly Service - Dec 5 thru Jan 4

1. Bus Local Calling Unlimited B	175.00
Measured Rate Business Service	
Unlimited Local Usage	
Caller ID	

Surcharges and Other Fees

2. Federal Subscriber Line Charge	7.81
3. Rate Surcharge	2.27CR
4. State Regulatory Fee	.92
5. Federal Universal Service Fee	3.00
6. San Diego Underground Conversion Fee	1.99
7. Cost Assessment Charge	4.10
Total Surcharges and Other Fees	15.55

Government Fees and Taxes

8. CA High Cost Fund Surcharge - A:	1.24
9. CA High Cost Fund-B and CA Advanced Svc Fund	1.80
10. California Teleconnect Fund Surcharge	1.38
11. Universal Lifeline Telephone Service Surcharge	8.39
12. CA Relay Service and Communications Devices Fund	.88
13. State E911 Surcharge	.30
14. Federal	5.58
Total Government Fees and Taxes	19.57

Total Plans and Services

210.12

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	210.12
1 800 750-2355		
AT&T Long Distance	1	3.65
1 800 321-2000		
Total Current Charges		213.77

AT&T Long Distance

Important Information

Message Regarding Terms & Conditions:
 To view your Terms & Conditions for AT&T Long Distance, access www.att.com/servicepublications or call AT&T at the toll free number on your bill.

Account Summary

Description	
Charges for November	3.65
Total Account Summary Charges	3.65

Invoice Summary

(as of NOVEMBER 22, 2021)

News You Can Use Summary

- PREVENT DISCONNECT
- FEE DESCRIPTIONS
- CA COVID-19 NOTICE
- RATE INCREASE
- CARRIER INFORMATION
- COST ASSESSMENT CHRG
- WHITE PAGES (WP)

See "News You Can Use" for additional information

Local Services provided by AT&T California or AT&T Nevada based upon the service address location.

GO GREEN - Enroll in paperless billing.

Printed on Recyclable Paper

DUE BY: Dec 28, 2021

\$203.77

Amount After Jan 7, 2022

\$213.77



Billing Date Dec 5, 2021

Account Number **619 298-5799 383 2**
 Please include your account number on your check

WINDEMERE CT CONDOS
 \ CEOSD NET
 PO BOX 34398-612
 SAN DIEGO CA 92163

Make check payable to:
 AT&T
 PO BOX 5025
 CAROL STREAM IL 60197-5025



1000 61929857993832 9001000021362 1641200000000100000000020377



WINDEMERE CT CONDOS
 \CEOSD NET
 PO BOX 34398-612
 SAN DIEGO CA 92163

Page 2 of 3
 Account Number 619 298-5799 383 2
 Billing Date Dec 5, 2021

AT&T Long Distance

Invoice Summary - Continued

Current Charges	
Service Charges	3.00
Credits and Adjustments	.00
Call Charges	.00
Surcharges and Other Fees	.54
Government Fees and Taxes	.11
Total Invoice Summary	3.65

Service Charges

Monthly Service Charges

Type of Service	Period	Qty	
1. BUS CLING	NOV 21 to DEC 20	1	3.00
Total Monthly Service Charges			3.00
Total Service Charges			3.00

Surcharges and Other Fees

Description	
2. Federal Regulatory Fee	.11
3. Federal Universal Service Fee	.42
4. CA State Regulatory Fee	.01
Total Surcharges and Other Fees	.54

Government Fees and Taxes

Description	
5. CA High Cost Fund A	.01
6. CA High Cost Fund B and CA Advanced Svc Fund	.01
7. CA Relay Service & Comm. Devices Fund	.01
8. CA Teleconnect Fund (0.78%)	.01
9. CA Universal Lifeline Tel. Service Fund	.07
Total Government Fees and Taxes	.11

Total Other AT&T Long Distance 3.65

CARRIER INFORMATION

Our records indicate that you have selected AT&T Long Distance or a company that resells their services as your primary local toll carrier and AT&T Long Distance or a company that resells their services as your primary long distance carrier. Please contact us if this does not agree with your records.

FEE DESCRIPTIONS

The Administrative Expense Fee recovers a portion of AT&T's internal costs associated with the Federal Communications Commission's Universal Service Fund and related programs. The Federal Regulatory Fee recovers amounts paid to the federal government for regulatory costs and telecommunications services for the hearing impaired, and costs associated with local number portability administration. These fees are not taxes or charges that the government requires AT&T to collect from its customers.

COST ASSESSMENT CHRG

AT&T charges you this monthly per line amount to recover its ongoing costs incurred for property taxes and supporting the administration of local number portability, a government program that enables customers to retain their telephone number when changing service providers. This fee is not a tax or charge that the government requires AT&T to collect from its customers.

CA COVID-19 NOTICE

Residential and Small Business voice service customers facing financial difficulty may be eligible to delay paying service or late fees or disconnection for non-payment through December 31, 2021. Please visit att.com/covid or call 800.283.2020 to make payment arrangements.

WHITE PAGES (WP)

To get your free copy of the AT&T White Page directory, where available, please call 844.339.6334 or visit www.therealyellowpages.com. Some directories will move to an 18+ month publication. Questions? Please visit us at att.com or call the toll free number on your bill.

RATE INCREASE

The monthly rate for Business Access Lines will increase from \$629 to \$755 on February 1, 2022. Total rates vary in Extended Area Service exchanges and with Foreign Exchange Service, however the amount of the increase will be the same. Other cost-effective alternatives, such as Business Local Calling Unlimited B at \$75 per line for a one-year term with 1-19 lines, are available. For questions, please call the toll-free number listed on your bill or visit us online at business.att.com.

EMAIL MY INVOICE

Now available to AT&T Business Center customers! No need to login to get your invoice - we'll send it to your inbox! Not in Business Center? No problem, we'll register you! Email us at Email-Invoice@att.com with subject line "Email Invoice" to sign-up for Email Invoice Delivery today!(Please note MyAT&T accounts are not eligible at this time.)

STILL GETTING PAPER?

Email us at GoPaperless@att.com with the subject line "Save Paper" to sign up for paperless billing today!

News You Can Use

PREVENT DISCONNECT

All charges must be paid each month to keep your account current. However, "basic service" and its applicable taxes and surcharges MUST be paid to avoid disconnection. Currently, for this account that amount is \$145.68. Failure to pay non-basic charges may result in other collection activities, including restriction of toll calls.

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7237.9.349.84048 1 SP 0.580 89
 WINDEMERE CT CONDOS
 \CEOSD NET
 PO BOX 34398-612
 SAN DIEGO CA 92163



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

Alliance Bank
3033 West Ray Road #200
Chandler, AZ 85226
91-598/112

On-Line

December 17, 2021

PAY TO THE
ORDER OF

AT&T

\$234.47

TWO HUNDRED THIRTY FOUR AND 47/100 ***** DOLLARS

AT&T

MEMO: Invoice#

COPY



881 Energy Way
Chula Vista CA 91911-611010

Customer Service (619) 421-9400
Toll Free (800) 421-9401
RepublicServices.com/Support

Important Information

It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

10/2
DEC - 9 2021

Account Number 3-0529-0830478
Invoice Number 0529-003380157
Invoice Date November 30, 2021
Previous Balance \$377.22
Payments/Adjustments -\$377.22
Current Invoice Charges \$377.22

Total Amount Due \$377.22
Payment Due Date December 20, 2021

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 11/16	2069	-\$377.22

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Windemere Court Hoa 3950 Cleveland Ave San Diego, CA				
1 Recycle Container 3 Cu Yd, 1 Lift Per Week Recycling Service 12/01-12/31			\$77.41	\$77.41
1 Waste Container 3 Cu Yd, 2 Lifts Per Week Fuel Recovery Fee 12/01-12/31			\$4.75	\$4.75
Pickup Service 12/01-12/31			\$295.06	\$295.06
CURRENT INVOICE CHARGES				\$377.22

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



881 Energy Way
Chula Vista CA 91911-611010

Please Return This
Portion With Payment

Total Enclosed

[Empty box for Total Enclosed amount]

Return Service Requested

Total Amount Due \$377.22
Payment Due Date December 20, 2021
Account Number 3-0529-0830478
Invoice Number 0529-003380157

For Billing Address Changes,
Check Box and Complete Reverse

Make Checks Payable To:



WINDEMERE COURT HOA
20 BOX 34398-612
SAN DIEGO CA 92163-4398

00003735
UPGR



REPUBLIC SERVICES #529
PO BOX 78829
PHOENIX AZ 85062-8829

30529083047800000033801570000377220000377222



UNDERSTANDING YOUR BILL
Visit RepublicServices.com/MyBill

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service from Republic Services without a written contract, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service from Republic Services pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of Republic Services' most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

CRPUBLIC1 0422 8206 127 07 20211202 Pg 1 of 1
0-1
41306670.2
00003735
7560984

RM-3159

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

JAKES JUNK REMOVAL.com

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

December 28, 2021

Invoice

Invoice #1080

SCOPE OF WORK

Remove trash from dumpsters at 3950 Cleveland Ave

2 dumpsters at \$150 per bin

*612-7370
Trash Pick-up
due to Republic Strike*

12/24

TOTAL

Total

\$300

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

Zelle: 619-723-6701
Venmo: JakesJunkRemoval

** will include this in billing to Republic for reimbursement*

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

Alliance Bank
3033 West Ray Road #200
Chandler, AZ 85226
91-598/112

On-Line

December 01, 2021

PAY TO THE
ORDER OF

CITY OF S.D. PUBLIC UTIL DEPT

\$1,940.61

ONE THOUSAND NINE HUNDRED FORTY AND 61/100 ***** 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
855-669-2103 x612
PO Box 34398 - 612
San Diego, California 92163-4398

Alliance Bank
3033 West Ray Road #200
Chandler, AZ 85226
91-598/112

On-Line

December 06, 2021

PAY TO THE ORDER OF **AT&T**

\$80.25

EIGHTY AND 25/100 ***** DOLLARS

AT&T

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

12/01/21

Date	Description	x-ref	Amount	Balance
08/01/21	Aug 21 Management	8777	600.00	600.00
08/18/21	Payment rec'd ck# 2029	8792	-600.00	0.00
09/01/21	Sep 21 Management	8813	600.00	600.00
09/01/21	Payment rec'd ck# 2039	8820	-600.00	0.00
10/01/21	Oct 21 Management	8853	600.00	600.00
10/01/21	Payment rec'd ck# 2052	8856	-600.00	0.00
11/01/21	Nov 21 Management	8877	600.00	600.00
11/01/21	Payment rec'd ck# 2061	8878	-600.00	0.00
12/01/21	Dec 21 Management	8907	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

12/01/21

Date	Description	x-ref	Amount	Balance
	balance fwd (details available on request)			53.72
11/01/21	Nov 21 Web Site Hosting	8877	5.00	58.72
11/01/21	Payment rec'd ck# 2061	8878	-51.87	6.85
11/08/21	J7353 Certified Mail	8885	6.85	13.70
11/11/21	J7353 ck# 2059	8886	-6.85	6.85
11/11/21	J7353 ck# 2067	8886	-6.85	0.00
12/01/21	11/21 Postage	8904	26.37	26.37
12/01/21	11/21 Printing	8906	14.64	41.01
12/01/21	Dec 21 Supplies	8907	13.05	54.06
12/01/21	Dec 21 Web Site Hosting	8907	5.00	59.06
	Total Now Due:		\$	59.06

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: \$59.06
Write Acct 111-612C on check.

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

**Windemere Court Home Owners Association
Accounts Payable Aging Report
Period Through: 12/31/2021**

<u>Payee</u>	<u>Invoice</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Description</u>	<u>Expense</u>	<u>Total</u>	<u>Current</u>	<u>30 Days</u>	<u>60 Days</u>	<u>90 Days</u>	
Totals:							\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

**Windemere Court Home Owners Association
General Ledger Report
12/1/2021 - 12/31/2021**

Account: 10000 - Alliance Operating 7251

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$22,905.99
12/1/2021	AR	Payment Received	Operating	\$4,100.00		\$27,005.99
12/1/2021	AP	Payment: CEOSD.NET, Check #: 2078, Invoice #:	Operating		\$659.06	\$26,346.93
12/1/2021	AP	Payment: City Of S.D. Public Util. Dept, On-Line Payment, Invoice #:	Operating		\$1,940.61	\$24,406.32
12/3/2021	AP	Payment: Dewey Pest Control, Check #: 2079, Invoice #: 14714009	Operating		\$120.00	\$24,286.32
12/6/2021	AP	Payment: Kennedy Pest Control, Check #: 2080, Invoice #: 012009922	Operating		\$40.00	\$24,246.32
12/6/2021	AP	Payment: AT&T, On-Line Payment, Invoice #:	Operating		\$80.25	\$24,166.07
12/7/2021	AR	Payment Received	Operating	\$1,175.00		\$25,341.07
12/9/2021	AR	Payment Received	Operating	\$825.00		\$26,166.07
12/10/2021	AR	Payment Received	Operating	\$275.00		\$26,441.07
12/13/2021	AR	Payment Received	Operating	\$550.00		\$26,991.07
12/13/2021	AR	Payment Received	Operating	\$300.00		\$27,291.07
12/15/2021	AP	Payment: Vic N Ivan's Cleaning & Janitorial, Check #: 2081, Invoice #: 1124	Operating		\$300.00	\$26,991.07
12/15/2021	AP	Payment: AT&T, Check #: 2082, Invoice #:	Operating		\$203.77	\$26,787.30
12/15/2021	AP	Payment: Republic Services, Check #: 2083, Invoice #: 0529-003380157	Operating		\$377.22	\$26,410.08
12/15/2021	AP	Payment: Dewey Pest Control, Check #: 2084, Invoice #:	Operating		\$180.00	\$26,230.08
12/15/2021	AP	Payment: Martha Monika Slater, Check #: 2085, Invoice #:	Operating		\$55.99	\$26,174.09
12/15/2021	AP	Payment: Choice Locksmithing & Security, Inc., Check #: 2086, Invoice #: 121321WND	Operating		\$201.03	\$25,973.06
12/17/2021	AR	Payment Received	Operating	\$1,095.00		\$27,068.06
12/17/2021	AP	Payment: AT&T, On-Line Payment, Invoice #:	Operating		\$234.47	\$26,833.59
12/20/2021	AR	Payment Received	Operating	\$875.00		\$27,708.59
12/21/2021	AR	Payment Received	Operating	\$300.00		\$28,008.59
12/22/2021	AP	Payment: Homecrafts, Check #: 2087, Invoice #: C-Y 831	Operating		\$95.00	\$27,913.59
12/22/2021	AP	Payment: San Diego Gas & Electric, On-Line Payment, Invoice #:	Operating		\$10.96	\$27,902.63
12/24/2021	AP	Payment: San Diego Gas & Electric, On-Line Payment, Invoice #:	Operating		\$1,235.59	\$26,667.04
12/24/2021	AR	Payment Received	Operating	\$275.00		\$26,942.04
12/28/2021	AP	Payment: Jakes Junk Removal, Check #: 2088, Invoice #: 1080 - 3950 Cleveland Ave.	Operating		\$300.00	\$26,642.04
12/30/2021	AR	Payment Received	Operating	\$275.00		\$26,917.04
12/31/2021		Bank Statement Interest	Operating	\$0.55		\$26,917.59
12/31/2021	AR	Payment Received	Operating	\$275.00		\$27,192.59
Account Total				\$10,320.55	\$6,033.95	\$27,192.59

Account: 11100 - CB&T Reserve

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$55,578.45
12/31/2021		Bank Statement Interest	Reserve	\$0.94		\$55,579.39
12/31/2021		Bank Statement Fees	Reserve		\$3.00	\$55,576.39
Account Total				\$0.94	\$3.00	\$55,576.39

Account: 13000 - Accounts Receivable

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$3,912.40
12/1/2021	AR	December 2021 - Parking Rental	Operating	\$125.00		\$4,037.40
12/1/2021	AR	December 2021 - Assessment	Operating	\$7,975.00		\$12,012.40
12/1/2021	AR	Payment Application	Operating		\$2,751.50	\$9,260.90
12/7/2021	AR	Payment Application	Operating		\$825.00	\$8,435.90
12/9/2021	AR	Payment Application	Operating		\$825.00	\$7,610.90

**Windemere Court Home Owners Association
General Ledger Report
12/1/2021 - 12/31/2021**

12/10/2021	AR	Payment Application	Operating	\$275.00	\$7,335.90
12/13/2021	AR	Payment Application	Operating	\$850.00	\$6,485.90
12/17/2021	AR	Payment Application	Operating	\$1,095.00	\$5,390.90
12/20/2021	AR	Payment Application	Operating	\$600.00	\$4,790.90
12/21/2021	AR	Payment Application	Operating	\$273.50	\$4,517.40
Account Total				\$8,100.00	\$7,495.00

Account: 23000 - Pre-Paid Assessments

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$14,047.00)
12/1/2021	AR	Payment Received		Operating		\$4,100.00	(\$18,147.00)
12/1/2021	AR	Payment Application		Operating	\$2,751.50		(\$15,395.50)
12/7/2021	AR	Payment Received		Operating		\$1,175.00	(\$16,570.50)
12/7/2021	AR	Payment Application		Operating	\$825.00		(\$15,745.50)
12/9/2021	AR	Payment Received		Operating		\$825.00	(\$16,570.50)
12/9/2021	AR	Payment Application		Operating	\$825.00		(\$15,745.50)
12/10/2021	AR	Payment Application		Operating	\$275.00		(\$15,470.50)
12/10/2021	AR	Payment Received		Operating		\$275.00	(\$15,745.50)
12/13/2021	AR	Payment Received		Operating		\$550.00	(\$16,295.50)
12/13/2021	AR	Payment Application		Operating	\$850.00		(\$15,445.50)
12/13/2021	AR	Payment Received		Operating		\$300.00	(\$15,745.50)
12/17/2021	AR	Payment Received		Operating		\$1,095.00	(\$16,840.50)
12/17/2021	AR	Payment Application		Operating	\$1,095.00		(\$15,745.50)
12/20/2021	AR	Payment Received		Operating		\$875.00	(\$16,620.50)
12/20/2021	AR	Payment Application		Operating	\$600.00		(\$16,020.50)
12/21/2021	AR	Payment Application		Operating	\$273.50		(\$15,747.00)
12/21/2021	AR	Payment Received		Operating		\$300.00	(\$16,047.00)
12/24/2021	AR	Payment Received		Operating		\$275.00	(\$16,322.00)
12/30/2021	AR	Payment Received		Operating		\$275.00	(\$16,597.00)
12/31/2021	AR	Payment Received		Operating		\$275.00	(\$16,872.00)
Account Total					\$7,495.00	\$10,320.00	(\$16,872.00)

Account: 30000 - Operating Fund

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)

Account: 40000 - Assessments

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$84,915.00)
12/1/2021	AR	December 2021 - Assessment		Operating		\$7,975.00	(\$92,890.00)
Account Total					\$0.00	\$7,975.00	(\$92,890.00)

Account: 40100 - Late Fees

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)

Account: 40151 - Laundry Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$1,834.58)
Account Total					\$0.00	\$0.00	(\$1,834.58)

**Windemere Court Home Owners Association
General Ledger Report
12/1/2021 - 12/31/2021**

Account: 40153 - Parking Permits

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$1,250.00)
12/1/2021	AR	December 2021 - Parking Rental		Operating		\$125.00	(\$1,375.00)
Account Total					\$0.00	\$125.00	(\$1,375.00)

Account: 40190 - Misc Fees

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$108.04)
12/31/2021		Bank Statement Fees		Reserve	\$3.00		(\$105.04)
Account Total					\$3.00	\$0.00	(\$105.04)

Account: 40300 - Operating Interest

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$30.25)
12/31/2021		Bank Statement Interest		Operating		\$0.55	(\$30.80)
12/31/2021		Bank Statement Interest		Reserve		\$0.94	(\$31.74)
Account Total					\$0.00	\$1.49	(\$31.74)

Account: 50001 - Repair & Maintenance

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$48,473.32
12/15/2021	AP	Payment: Choice Locksmithing & Security, Inc., Check #: 2086, Invoice #: 121321WND, J7367 Front Dr Maint		Operating	\$201.03		\$48,674.35
12/22/2021	AP	Payment: Homecrafts, Check #: 2087, Invoice #: C-Y 831, J7368 Garage		Operating	\$95.00		\$48,769.35
Account Total					\$296.03	\$0.00	\$48,769.35

Account: 50090 - R&M Supplies

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

Account: 50300 - Janitorial

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$3,065.43
12/15/2021	AP	Payment: Vic N Ivan's Cleaning & Janitorial, Check #: 2081, Invoice #: 1124, SVC 12/21		Operating	\$300.00		\$3,365.43
Account Total					\$300.00	\$0.00	\$3,365.43

Account: 50400 - Pest Control

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$268.00
12/3/2021	AP	Payment: Dewey Pest Control, Check #: 2079, Invoice #: 14714009, SVC 11/21		Operating	\$120.00		\$388.00
12/6/2021	AP	Payment: Kennedy Pest Control, Check #: 2080, Invoice #: 012009922, Final Payment to Kennedy Pest		Operating	\$40.00		\$428.00

**Windemere Court Home Owners Association
General Ledger Report
12/1/2021 - 12/31/2021**

12/15/2021	AP	Payment: Dewey Pest Control, Check #: 2084, Invoice #: , Acct#2005744	Operating	\$180.00		\$608.00
Account Total				\$340.00	\$0.00	\$608.00

Account: 51000 - Landscape

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$5,215.78
Account Total					\$0.00	\$0.00	\$5,215.78

Account: 51090 - Landscape Extras

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$66.04
12/15/2021	AP	Payment: Martha Monika Slater, Check #: 2085, Invoice #: , Reimb ArmstrongPlant Soil		Operating	\$55.99		\$122.03
Account Total					\$55.99	\$0.00	\$122.03

Account: 59000 - Gas & Electric

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,635.99
12/22/2021	AP	Payment: San Diego Gas & Electric, Check #: On-Line, Invoice #: , 12/21 SVC		Operating	\$10.96		\$2,646.95
12/24/2021	AP	Payment: San Diego Gas & Electric, Check #: On-Line, Invoice #: , 12/21 SVC		Operating	\$1,235.59		\$3,882.54
Account Total					\$1,246.55	\$0.00	\$3,882.54

Account: 59200 - Telephone

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$5,474.84
12/15/2021	AP	Payment: AT&T, Check #: 2082, Invoice #: , ACCT# 619 298-5799 383 2		Operating	\$203.77		\$5,678.61
12/17/2021	AP	Payment: AT&T, Check #: On-Line, Invoice #: , 12/21 SVC		Operating	\$234.47		\$5,913.08
Account Total					\$438.24	\$0.00	\$5,913.08

Account: 59300 - Trash

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$3,804.78
12/15/2021	AP	Payment: Republic Services, Check #: 2083, Invoice #: 0529-003380157, SVC 12/21		Operating	\$377.22		\$4,182.00
12/28/2021	AP	Payment: Jakes Junk Removal, Check #: 2088, Invoice #: J7370 Trash Pick Up due to Republic Strike		Operating	\$300.00		\$4,482.00
Account Total					\$677.22	\$0.00	\$4,482.00

Account: 59400 - Water & Sewer

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$9,668.68
12/1/2021	AP	Payment: City Of S.D. Public Util. Dept, Check #: On-Line, Invoice #: , 12/21 SVC		Operating	\$1,940.61		\$11,609.29
Account Total					\$1,940.61	\$0.00	\$11,609.29

**Windemere Court Home Owners Association
General Ledger Report
12/1/2021 - 12/31/2021**

Account: 60000 - Fire Maintenance

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,584.35
Account Total					\$0.00	\$0.00	\$1,584.35

Account: 60100 - Camera Monitoring

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,097.82
12/6/2021	AP	Payment: AT&T, Check #: On-Line, Invoice #: , 12/21 SVC		Operating	\$80.25		\$1,178.07
Account Total					\$80.25	\$0.00	\$1,178.07

Account: 70100 - Elevator

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,169.42
Account Total					\$0.00	\$0.00	\$2,169.42

Account: 90000 - Tax Preparation

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$250.00
Account Total					\$0.00	\$0.00	\$250.00

Account: 90100 - Legal & Professional

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$137.50
Account Total					\$0.00	\$0.00	\$137.50

Account: 90200 - Management Fees

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$6,600.00
12/1/2021	AP	Payment: CEOSD.NET, Check #: 2078, Invoice #: , 12/21 Mgmt Fee		Operating	\$600.00		\$7,200.00
Account Total					\$600.00	\$0.00	\$7,200.00

Account: 90400 - Insurance

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$6,951.52
Account Total					\$0.00	\$0.00	\$6,951.52

Account: 90900 - Office Supplies

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$296.20
12/1/2021	AP	Payment: CEOSD.NET, Check #: 2078, Invoice #: , 12/21 Supplies, 12/21 Website Hosting		Operating	\$18.05		\$314.25
Account Total					\$18.05	\$0.00	\$314.25

**Windemere Court Home Owners Association
General Ledger Report
12/1/2021 - 12/31/2021**

Account: 90901 - Printing & Copies

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$101.38
12/1/2021	AP Payment: CEOSD.NET, Check #: 2078, Invoice #: , 11/21 Printing		Operating	\$14.64		\$116.02
Account Total				\$14.64	\$0.00	\$116.02

Account: 90903 - Postage

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$183.76
12/1/2021	AP Payment: CEOSD.NET, Check #: 2078, Invoice #: , 11/21 Posting		Operating	\$26.37		\$210.13
Account Total				\$26.37	\$0.00	\$210.13

Account: 90909 - Misc Supplies

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$31.83)
Account Total					\$0.00	\$0.00	(\$31.83)

Account: 90920 - Local License, Permits & Fees

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

Account: 90940 - State & Federal Taxes

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$25.00
Account Total					\$0.00	\$0.00	\$25.00

Windemere Court HOA
Reconciliation Report

Alliance Bank - Alliance Operating 7251-10000
Statement Date: 12/31/2021

Statement Balance: \$27,659.11
GL Balance: \$27,192.59
Last Statement Balance: \$23,296.10
Outstanding Checks: \$550.00
Outstanding Deposits: \$83.48
Calculated Balance: \$27,659.11
GL vs. Balance Difference: \$0.00

Outstanding

Checks	Description	Date	Check #	Amount
	Payment: HILLCREST TAX SERVICE, Check #: 2073, Invoice #:	11/17/2021	2073	-\$250.00
	Payment: Jakes Junk Removal, Check #: 2088, Invoice #: 1080 - 3950 Cleveland Ave.	12/28/2021	2088	-\$300.00
			Total Outstanding Checks:	\$550.00
Deposits	Description	Date	Amount	
	Other Deposit from: IPFS CORP	10/4/2021		\$83.48
			Total Outstanding Deposits:	\$83.48