

Windemere Court Home Owners Association
Balance Sheet
4/30/2022

Assets

Operating

10000 - Alliance Operating 7251

\$20,066.02

Operating Total

\$20,066.02

Reserve

11100 - CB&T Reserve

\$55,568.00

Reserve Total

\$55,568.00

Accounts Receivable

13000 - Accounts Receivable

\$6,897.90

Accounts Receivable Total

\$6,897.90

Assets Total

\$82,531.92

Liabilities and Equity

Accounts Payable

23000 - Pre-Paid Assessments

\$17,019.50

Accounts Payable Total

\$17,019.50

Retained Earnings

\$70,330.90

Net Income

(\$4,818.48)

Liabilities & Equity Total

\$82,531.92

Windemere Court Home Owners Association
Budget Comparison Report
4/1/2022 - 4/30/2022

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
<u>Assessment</u>							
40000 - Assessments	\$7,975.00	\$7,975.00	\$0.00	\$31,900.00	\$31,900.00	\$0.00	\$95,700.00
<u>Total Assessment</u>	\$7,975.00	\$7,975.00	\$0.00	\$31,900.00	\$31,900.00	\$0.00	\$95,700.00
<u>Other Income</u>							
40151 - Laundry Income	\$283.56	\$166.67	\$116.89	\$512.69	\$666.68	(\$153.99)	\$2,000.00
40153 - Parking Permits	\$125.00	\$108.33	\$16.67	\$500.00	\$433.32	\$66.68	\$1,300.00
40190 - Misc Fees	\$172.00	\$0.00	\$172.00	\$13.00	\$0.00	\$13.00	\$0.00
40300 - Operating Interest	\$1.30	\$2.67	(\$1.37)	\$5.85	\$10.68	(\$4.83)	\$32.00
<u>Total Other Income</u>	\$581.86	\$277.67	\$304.19	\$1,031.54	\$1,110.68	(\$79.14)	\$3,332.00
Total Income	\$8,556.86	\$8,252.67	\$304.19	\$32,931.54	\$33,010.68	(\$79.14)	\$99,032.00
Expense							
<u>1 Structural, Common Area, Landscape, Utilities</u>							
50001 - Repair & Maintenance	\$2,838.06	\$1,666.67	(\$1,171.39)	\$14,994.98	\$6,666.68	(\$8,328.30)	\$20,000.00
50300 - Janitorial	\$300.00	\$300.00	\$0.00	\$1,200.00	\$1,200.00	\$0.00	\$3,600.00
50400 - Pest Control	\$60.00	\$60.00	\$0.00	\$120.00	\$240.00	\$120.00	\$720.00
51000 - Landscape	\$850.00	\$425.00	(\$425.00)	\$2,125.00	\$1,700.00	(\$425.00)	\$5,100.00
59000 - Gas & Electric	\$63.46	\$708.33	\$644.87	\$4,339.25	\$2,833.32	(\$1,505.93)	\$8,500.00
59200 - Telephone	\$511.33	\$500.00	(\$11.33)	\$2,028.41	\$2,000.00	(\$28.41)	\$6,000.00
59300 - Trash	\$377.22	\$375.00	(\$2.22)	\$2,108.88	\$1,500.00	(\$608.88)	\$4,500.00
59400 - Water & Sewer	\$1,684.33	\$1,083.33	(\$601.00)	\$3,143.07	\$4,333.32	\$1,190.25	\$13,000.00
<u>Total 1 Structural, Common Area, Landscape, Utilities</u>	<u>\$6,684.40</u>	<u>\$5,118.33</u>	<u>(\$1,566.07)</u>	<u>\$30,059.59</u>	<u>\$20,473.32</u>	<u>(\$9,586.27)</u>	<u>\$61,420.00</u>
<u>2 Fire Systems & Protection</u>							
60000 - Fire Maintenance	\$0.00	\$125.00	\$125.00	\$193.60	\$500.00	\$306.40	\$1,500.00
60100 - Camera Monitoring	\$0.00	\$100.00	\$100.00	\$642.57	\$400.00	(\$242.57)	\$1,200.00
<u>Total 2 Fire Systems & Protection</u>	<u>\$0.00</u>	<u>\$225.00</u>	<u>\$225.00</u>	<u>\$836.17</u>	<u>\$900.00</u>	<u>\$63.83</u>	<u>\$2,700.00</u>
<u>3 Mechanical</u>							
70100 - Elevator	\$0.00	\$315.00	\$315.00	\$4,149.60	\$1,260.00	(\$2,889.60)	\$3,780.00
<u>Total 3 Mechanical</u>	<u>\$0.00</u>	<u>\$315.00</u>	<u>\$315.00</u>	<u>\$4,149.60</u>	<u>\$1,260.00</u>	<u>(\$2,889.60)</u>	<u>\$3,780.00</u>
<u>5 Professional & Admin Services</u>							
90000 - Tax Preparation	\$0.00	\$20.83	\$20.83	\$0.00	\$83.32	\$83.32	\$250.00
90100 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$0.00	\$666.68	\$666.68	\$2,000.00
90200 - Management Fees	\$600.00	\$1,000.00	\$400.00	\$2,400.00	\$4,000.00	\$1,600.00	\$12,000.00
90400 - Insurance	\$0.00	\$666.67	\$666.67	\$0.00	\$2,666.68	\$2,666.68	\$8,000.00
90900 - Office Supplies	\$18.05	\$26.25	\$8.20	\$72.20	\$105.00	\$32.80	\$315.00
90901 - Printing & Copies	\$22.67	\$9.58	(\$13.09)	\$77.47	\$38.32	(\$39.15)	\$115.00
90903 - Postage	\$5.57	\$17.92	\$12.35	\$73.33	\$71.68	(\$1.65)	\$215.00
90920 - Local License, Permits & Fees	\$0.00	\$25.00	\$25.00	\$35.00	\$100.00	\$65.00	\$300.00
90940 - State & Federal Taxes	\$0.00	\$0.00	\$0.00	\$46.66	\$0.00	(\$46.66)	\$0.00
<u>Total 5 Professional & Admin Services</u>	<u>\$646.29</u>	<u>\$1,932.92</u>	<u>\$1,286.63</u>	<u>\$2,704.66</u>	<u>\$7,731.68</u>	<u>\$5,027.02</u>	<u>\$23,195.00</u>
<u>6 Contingency</u>							

Windemere Court Home Owners Association
Budget Comparison Report
4/1/2022 - 4/30/2022

	4/1/2022 - 4/30/2022			1/1/2022 - 4/30/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
99000 - Reserve Allocation	\$0.00	\$661.42	\$661.42	\$0.00	\$2,645.68	\$2,645.68	\$7,937.00
<u>Total 6 Contingency</u>	\$0.00	\$661.42	\$661.42	\$0.00	\$2,645.68	\$2,645.68	\$7,937.00
Total Expense	\$7,330.69	\$8,252.67	\$921.98	\$37,750.02	\$33,010.68	(\$4,739.34)	\$99,032.00
Operating Net Income	\$1,226.17	\$0.00	\$1,226.17	(\$4,818.48)	\$0.00	(\$4,818.48)	\$0.00
Net Income	\$1,226.17	\$0.00	\$1,226.17	(\$4,818.48)	\$0.00	(\$4,818.48)	\$0.00

**Windemere Court Home Owners Association
Accounts Receivable Aging Report
Period Through: 4/30/2022**

Unit	Account Number	Account	Total Due	Current	30 Days	60 Days	90 Days
105	109900050	Primary	\$4,631.50	\$275.00		\$550.00	\$3,806.50
203	109900170	Primary	\$650.40	\$275.00		\$375.40	
104	109900040	Primary	\$550.00	\$275.00		\$275.00	
112	109900110	Primary	\$300.00	\$300.00			
205	109900190	Primary	\$275.00	\$275.00			
211	109900250	Primary	\$275.00	\$275.00			
207	109900210	Primary	\$216.00	\$216.00			
Totals:			\$6,897.90	\$1,891.00	\$0.00	\$1,200.40	\$3,806.50
Counts:			7	7	0	3	1
Assessment:			\$6,872.90	\$1,866.00	\$0.00	\$1,200.40	\$3,806.50
Parking:			\$25.00	\$25.00	\$0.00	\$0.00	\$0.00
			\$6,897.90	\$1,891.00	\$0.00	\$1,200.40	\$3,806.50

Windemere Court Home Owners Association
Prepaid Report
Period Through: 4/30/2022

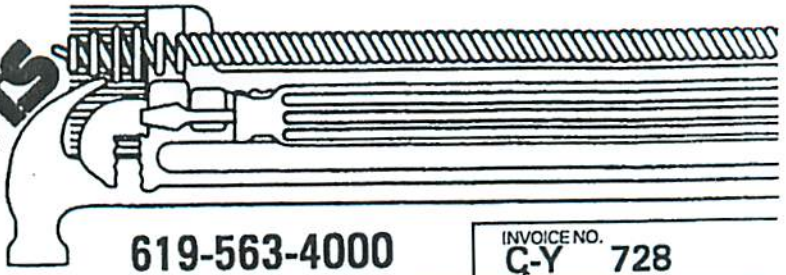
Unit	Account Number	Homeowner	Address	Balance
106	109900060	Sergio and Rossana Rodriquez	3950 Cleveland Ave.	\$30.00
107	109900071	Mario Arechiga, Jr.	3950 Cleveland Ave.	\$275.00
109	109900080	Benjamin Pacheco	3950 Cleveland Ave.	\$2,200.00
111	109900100	Madison Delrosario	3950 Cleveland Ave.	\$46.50
113	109900120	Juan Salinas	3950 Cleveland Ave.	\$2,520.00
114	109900130	Ira Molesko	3950 Cleveland Ave.	\$9,591.76
202	109900160	Jack and Tingting Rose	3950 Cleveland Ave.	\$1,255.00
204	109900180	Vincent Santoro	3950 Cleveland Ave.	\$323.74
209	109900230	Frank Elmer Van Til	3950 Cleveland Ave.	\$275.00
215	109900291	Jose Brambila and Juan C. Gallardo	3950 Cleveland Ave.	\$502.50
Totals:				\$17,019.50

Windemere Court Home Owners Association
AP Distribution Report
4/1/2022 - 4/30/2022

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
50001 - Repair & Maintenance							
	4/15/2022	4/15/2022	Homecrafts	JPUMP yearly maintenance	C-Y 728	2126	\$1,477.00
	4/15/2022	4/15/2022	Homecrafts	J-7379 water shut off U-208	C-Z 253	2127	\$110.00
	4/15/2022	4/15/2022	Homecrafts	J-7369	C-Z 221	2128	\$110.00
	4/15/2022	4/15/2022	James Jaconette	J-7369 reimb for rprs ceiling rain damage		2129	\$1,141.06
Total 50001 - Repair & Maintenance:							\$2,838.06
50300 - Janitorial							
	4/13/2022	4/13/2022	Vic N Ivan's Cleaning & Janitorial	SVC 04/22	1235	2125	\$300.00
Total 50300 - Janitorial:							\$300.00
50400 - Pest Control							
	4/20/2022	4/20/2022	Dewey Pest Control, Inc	Acct. #2005744		2131	\$60.00
Total 50400 - Pest Control:							\$60.00
51000 - Landscape							
	4/12/2022	4/12/2022	Magnolia Garden, Inc.	SVC 3/22	1555	2124	\$425.00
	4/20/2022	4/20/2022	Magnolia Garden, Inc.	SVC 04/22	1567	2133	\$425.00
Total 51000 - Landscape:							\$850.00
59000 - Gas & Electric							
	4/22/2022	4/22/2022	San Diego Gas & Electric	#220421		0	\$10.74
	4/27/2022	4/27/2022	San Diego Gas & Electric	#220426		0	\$52.72
Total 59000 - Gas & Electric:							\$63.46
59200 - Telephone							
	4/11/2022	4/11/2022	AT&T	#220409		0	\$80.25
	4/15/2022	4/15/2022	AT&T	#220415		0	\$214.21
	4/20/2022	4/20/2022	AT&T	Acct. 619 298-5799 383 2		2130	\$216.87
Total 59200 - Telephone:							\$511.33
59300 - Trash							
	4/20/2022	4/20/2022	Republic Services	Acct. #3-0529-0830478	0529-003434291	2132	\$377.22
Total 59300 - Trash:							\$377.22
59400 - Water & Sewer							
	4/1/2022	4/1/2022	City Of S.D. Public Util. Dept	#220401		0	\$1,684.33
Total 59400 - Water & Sewer:							\$1,684.33
90200 - Management Fees							
	4/1/2022	4/1/2022	CEOSD.NET	04/22 Mgmt Fee		2123	\$600.00
Total 90200 - Management Fees:							\$600.00
90900 - Office Supplies							
	4/1/2022	4/1/2022	CEOSD.NET	04/22 Supplies		2123	\$13.05
	4/1/2022	4/1/2022	CEOSD.NET	04/22 Website Hosting		2123	\$5.00
Total 90900 - Office Supplies:							\$18.05
90901 - Printing & Copies							
	4/1/2022	4/1/2022	CEOSD.NET	03/22 Printing		2123	\$22.67
Total 90901 - Printing & Copies:							\$22.67
90903 - Postage							
	4/1/2022	4/1/2022	CEOSD.NET	03/22 Postage		2123	\$5.57
Total 90903 - Postage:							\$5.57
Grand Total:							\$7,330.69

BILLING OFFICE:

3453 UNIVERSITY AVENUE
SAN DIEGO, CA 92104
State Lic. No. 366734
PLUMBING • HEATING •
DRAINS & REMODELING CO.



619-563-4000

INVOICE NO. C-Y 728

CUSTOMER P.O. NO.	DISPATCH NO.	PHONE	DATE
			10/19/21
JOB	Windemere condo's		
JOB LOCATION	3950 Cleveland Ave (sump pumps)	BILLING	CesSD.net
CITY, STATE AND ZIP CODE	San Diego, Ca, 92103	BILLING ADDRESS	
JOB PHONE	WORKMAN	EMAIL ADDRESS	
	Jorge		

- Called out to garage to do yearly maintenance on sump pumps.
- I went out and ran water on pit to check pumps and they were pumping good first then started pump slow then not at all.
- Troubleshoot pumps and control panel, finding pumps are burnt out and need replacing.
- Returned with our pumps and pumped basin out in meantime.
- Checked on water levels regularly, pumping out as needed and before any anticipated rains to prevent garage flooding at entrance gate.

JPump
Yearly
maint.
JL

We ~~Propose~~ hereby to furnish materials and labor — complete in accordance with above specifications, for the sum of:
One Thousand Four Hundred Seventy Seven dollars (\$ 1,477.⁰⁰).

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

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

002126

April 15, 2022

PAY TO THE
ORDER OF

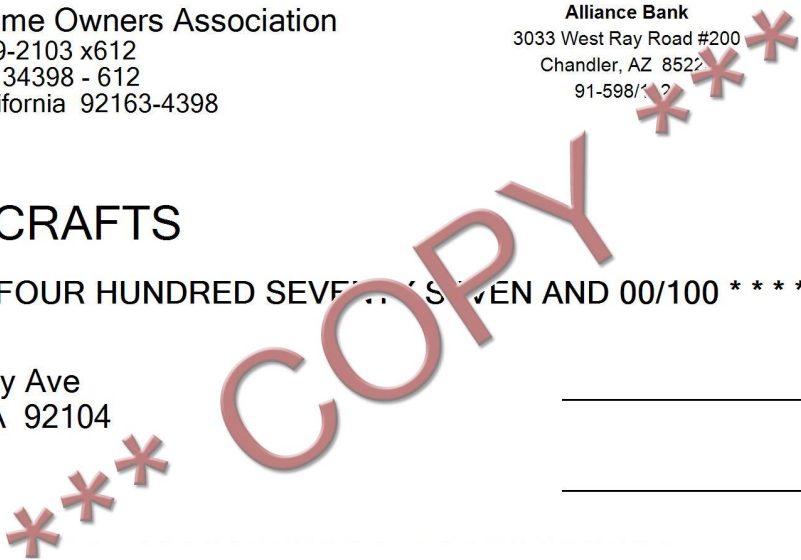
HEMECRAFTS

\$1,477.00

ONE THOUSAND FOUR HUNDRED SEVENTY SEVEN AND 00/100 ***** DOLLARS

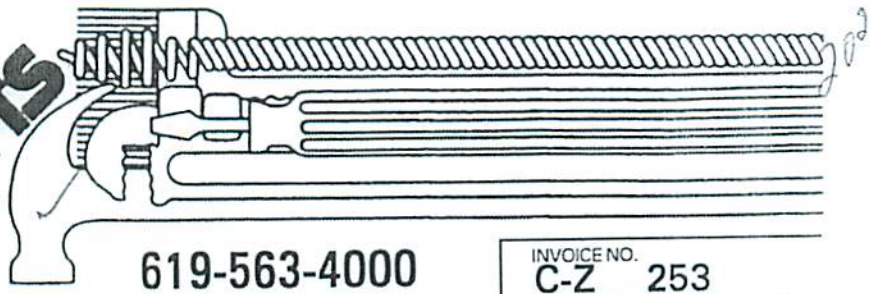
Homecrafts
3453 University Ave
San Diego, CA 92104

MEMO: Invoice# C-Y 728



BILLING OFFICE:

3453 UNIVERSITY AVENUE
SAN DIEGO, CA 92104
State Lic. No. 366734
PLUMBING • HEATING •
DRAINS & REMODELING CO.



619-563-4000

INVOICE NO.
C-Z 253

CUSTOMER P.O. NO.	DISPATCH NO.	PHONE	DATE
			3-21-22
JOB	PHONE		DATE
Windemere			3-21-22
JOB LOCATION	BILLING		
3950 Cleveland	Ceosd.net		
CITY, STATE AND ZIP CODE	BILLING ADDRESS		
San Diego, Ca 92103			
JOB PHONE	WORKMAN	EMAIL ADDRESS	
	Morgan		

= Called out to shut building water off for individual work in J#208 by someone else

J 7379
Water Shut off 4-208

We Propose hereby to furnish materials and labor — complete in accordance with above specifications, for the sum of:
One Hundred Ten ⁰⁰/₁₀₀ dollars (\$ 110. 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.

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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

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

002127

April 15, 2022

PAY TO THE
ORDER OF

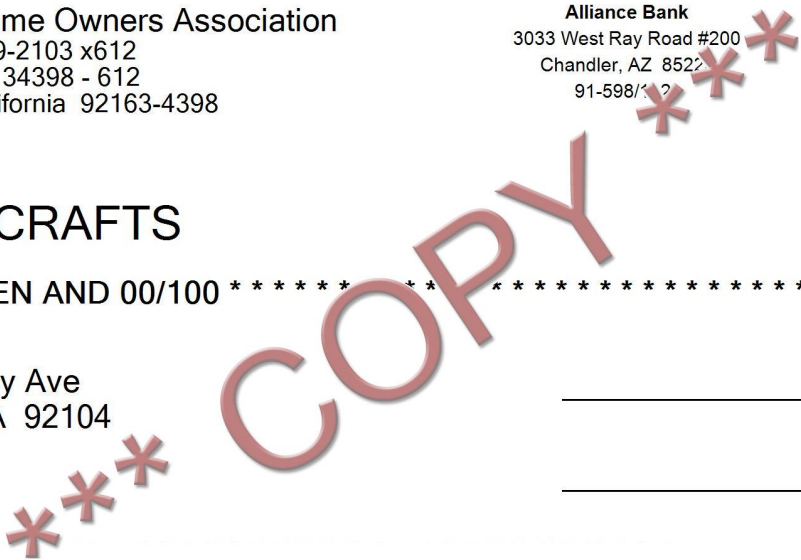
HEMOCRAFTS

\$110.00

ONE HUNDRED TEN AND 00/100 ***** DOLLARS

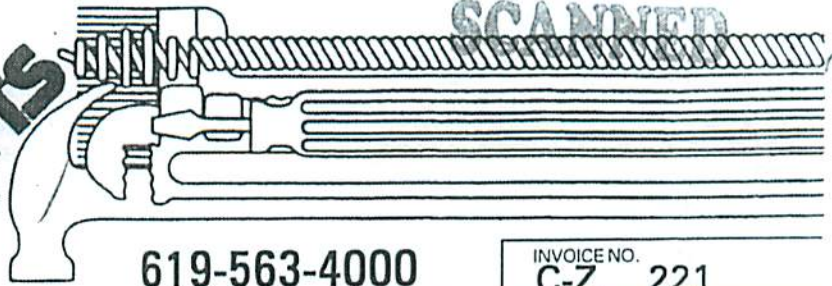
Homecrafts
3453 University Ave
San Diego, CA 92104

MEMO: Invoice# C-Z 253



BILLING OFFICE:

3453 UNIVERSITY AVENUE
SAN DIEGO, CA 92104
State Lic. No. 366734
PLUMBING • HEATING •
DRAINS & REMODELING CO.



619-563-4000

INVOICE NO. C-Z 221

CUSTOMER P.O. NO. DISPATCH NO.

JOB Windemere PHONE DATE 2-14-22

JOB LOCATION 3950 Cleveland Ave #213 BILLING CEOSD. Net

CITY, STATE AND ZIP CODE San Diego CA 92103 BILLING ADDRESS

JOB PHONE WORKMAN Rm EMAIL ADDRESS

Called out for water shut off for unit 213

Shut water off to Building and turned off Boilers when work was finished we returned and turned water back on

07369
Water Shut off
u-213
JP

We Propose hereby to furnish materials and labor — complete in accordance with above specifications, for the sum of:
One Hundred Ten ⁰⁰/₁₀₀ dollars (\$ 110. 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.

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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

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

002128

April 15, 2022

PAY TO THE
ORDER OF

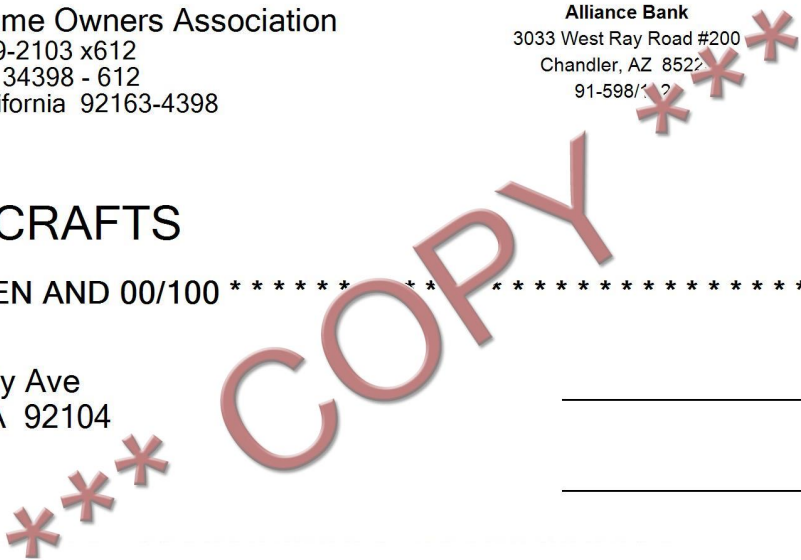
HEMOCRAFTS

\$110.00

ONE HUNDRED TEN AND 00/100 ***** DOLLARS

Homecrafts
3453 University Ave
San Diego, CA 92104

MEMO: Invoice# C-Z 221



JP HANDYMAN SERVICES

Jose Perez
Serving San Diego
6193418286

612-213
✓ 7369 Reimb
for Repairs
Ceiling rain
Damage

BILL TO

Jaconette 3950 Cleveland

DESCRIPTION	AMOUNT
-------------	--------

Setup, get materials, and replace insulation and drywall in living room. Screw, tape, mud, texture.

\$850.00

× 1

\$850.00

Material

\$291.06

× 1

\$291.06

TOTAL

\$1,141.06

PAID

-\$1,141.06

Feb 15, 2022

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
91-598/1122

002129

April 15, 2022

PAY TO THE
ORDER OF

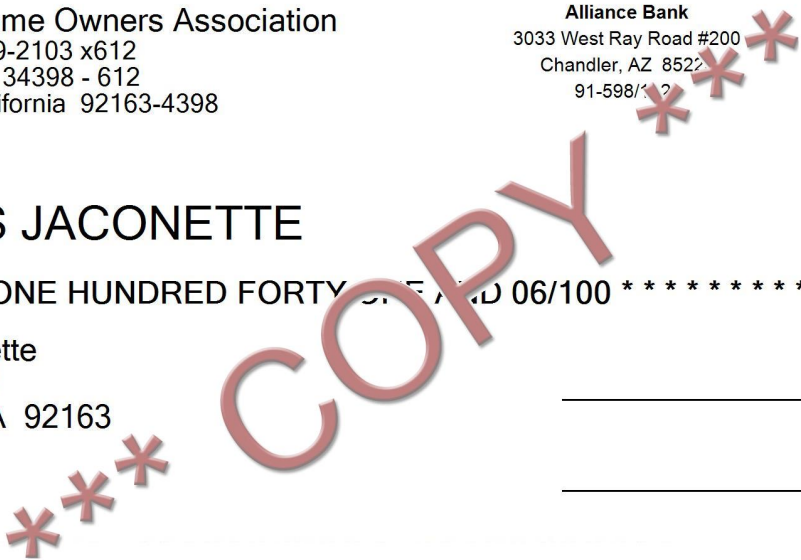
JAMES JACONETTE

\$1,141.06

ONE THOUSAND ONE HUNDRED FORTY ONE AND 06/100 ***** DOLLARS

James Jaconette
PO BOX 3703
San Diego, CA 92163

MEMO: Invoice#



Vic N Ivan's Cleaning & Janitorial

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

INVOICE

INV1235

DATE

Apr 5, 2022

DUE

On Receipt

BALANCE DUE

USD \$300.00

BILL TO

Windemere Court HOA

DESCRIPTION	RATE	QTY	AMOUNT
April 2022 monthly cleaning charge	\$300.00	1	\$300.00

TOTAL \$300.00

BALANCE DUE **USD \$300.00**

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

002125

April 13, 2022

PAY TO THE
ORDER OF

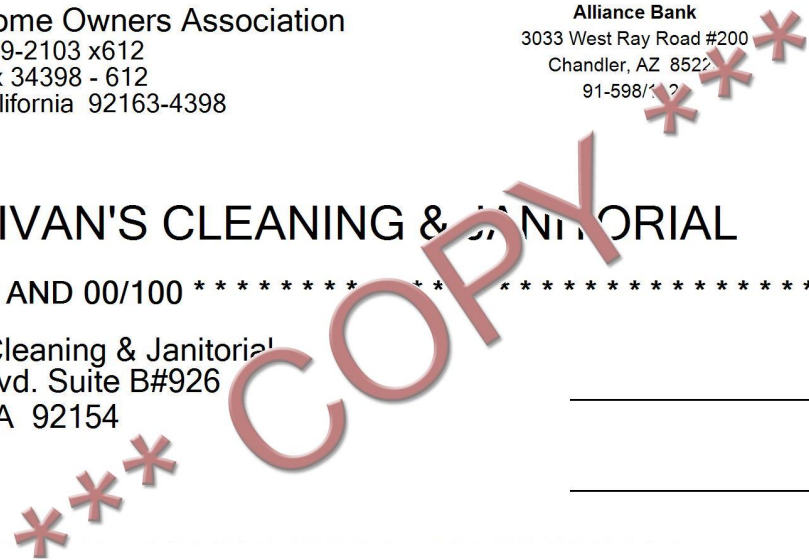
VIC N IVAN'S CLEANING & JANITORIAL

\$300.00

THREE HUNDRED AND 00/100 ***** DOLLARS

Vic N Ivan's Cleaning & Janitorial
555 Saturn Blvd. Suite B#926
San Diego, CA 92154

MEMO: Invoice# 1235



6/2



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-APR-2022
ACCOUNT TYPE	RES
ACCOUNT NUMBER	2005744
BALANCE DUE	60.00

BILL TO:

128474 0404 1 007008 000001 001/001

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

APR 11 RECD



CURRENT CHARGES

DATE	SITE	INVOICE	SERVICE LOCATION	DESCRIPTION	TYPE	AMOUNT
01-APR-2022	1	15002629	3950 CLEVELAND AVE 3950 CLEVELAND AVE SAN DIEGO, CA 92103	APRIL SERVICE	INV	60.00

PAYMENT RECEIVED

DATE	PAYMENT NUMBER	TYPE	AMOUNT
14-MAR-2022	2109	Check	-60.00

Career Opportunities, Now hiring! Looking for good people to join our team!
Visit DEWEYPEST.COM and click on "We're Hiring" to get started.

PREVIOUS BALANCE	CURRENT CHARGES	PAYMENTS	ADJUSTMENTS	NEW BALANCE
60.00	60.00	-60.00	0.00	60.00

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-APR-2022
ACCOUNT TYPE	RES
ACCOUNT NUMBER	2005744
BALANCE DUE	60.00
* AMOUNT REMITTED	

BILL TO:

142270 1 0405 42357 84839 1/1 BIN:1

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



020057440000600020220330032027

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:

1. 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 charges 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.

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

002131

April 20, 2022

PAY TO THE
ORDER OF

DEWEY PEST CONTROL, INC

\$60.00

SIXTY AND 00/100 ***** DOLLARS

Dewey Pest Control, Inc
Po Box 7114
Pasadena, CA 91109-7214

COPY

Magnolia Garden Inc
 8187 Mt Vernon St
 Lemon Grove, CA 91945

Invoice

Date	Invoice #
3/30/2022	1555

Bill To
Windemere Court HOA c/o ceosd.net Inc PO Box 34398 San Diego, CA 92163

P.O. No.	Terms	Project
March 2022	Net 15	

Quantity	Description	Rate	Amount
1	Monthly Maintenance Service	425.00	425.00
Thank you for your business.		Total	\$425.00

612

Magnolia Garden Inc
8187 Mt Vernon St
Lemon Grove, CA 91945

Invoice

Date	Invoice #
4/18/2022	1567

Bill To
Windemere Court HOA c/o ceosd.net Inc PO Box 34398 San Diego, CA 92163

APR 20 RECD

P.O. No.	Terms	Project
April 2022	Net 15	

Quantity	Description	Rate	Amount
1	Monthly Maintenance Service	425.00	425.00

Thank you for your business.	Total	\$425.00
------------------------------	--------------	----------

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

002133

April 20, 2022

PAY TO THE
ORDER OF

MAGNOLIA GARDEN, INC

\$425.00

FOUR HUNDRED TWENTY FIVE AND 00/100 ***** DOLLARS

Magnolia Garden, Inc.
8187 Mt Vernon St
Lemon Grove, CA 91945

MEMO: Invoice # 1567



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

April 22, 2022

PAY TO THE
ORDER OF

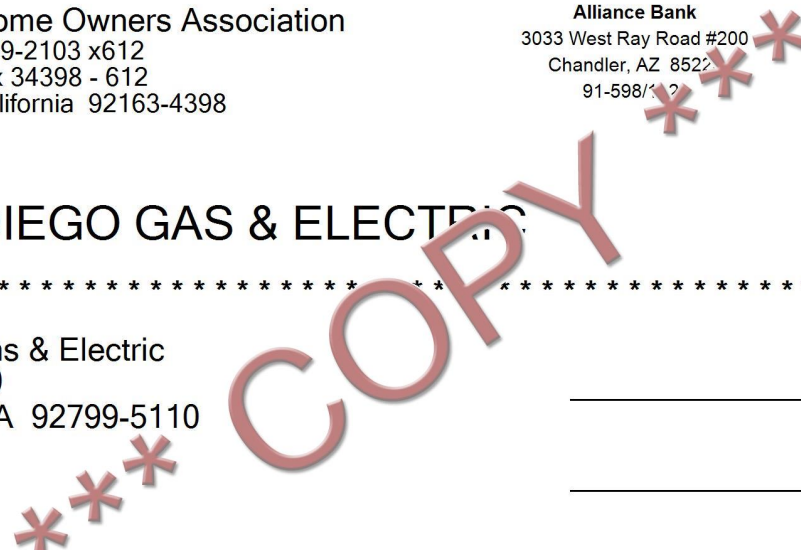
SAN DIEGO GAS & ELECTRIC

\$10.74

TEN AND 74/100 ***** 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

April 27, 2022

PAY TO THE
ORDER OF

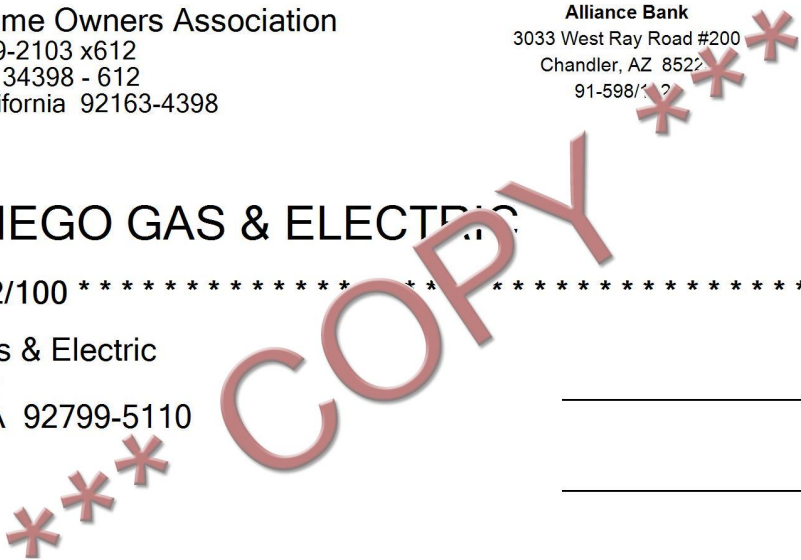
SAN DIEGO GAS & ELECTRIC

\$52.72

FIFTY TWO AND 72/100 ***** 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

April 11, 2022

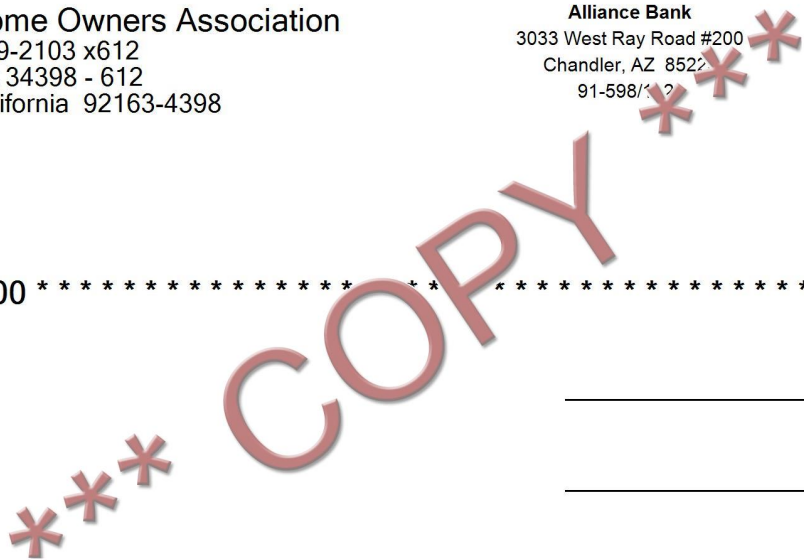
PAY TO THE ORDER OF **AT&T**

\$80.25

EIGHTY AND 25/100 ***** DOLLARS

AT&T

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

April 15, 2022

PAY TO THE
ORDER OF

AT&T

\$214.21

TWO HUNDRED FOURTEEN AND 21/100 ***** DOLLARS

AT&T

MEMO: Invoice#

COPY

612



AT&T

APR 14 RECD

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 Apr 5, 2022
Web Site att.com

Monthly Statement

EXPLORE ALL THAT AT&T CAN DO FOR YOU
Get Wireless, Internet and other premium services from AT&T. We're eager to help you find the best deals possible.
Call 877.677.0494. Business customers: 800.321.2000

Bill-At-A-Glance

Previous Bill	217.02
Payment Received 3-21 Thank you!	217.02CR
Adjustments	.00
Balance	.00
Current Charges	216.87
Total Amount Due	\$216.87
Amount Due in Full by	Apr 27, 2022

Plans and Services

Monthly Service - Apr 5 thru May 4

Service is billed in advance from the 5th of each month.

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

Additions and Changes to Service

This section of your bill reflects charges and credits resulting from account activity.

Charges for 619 298-5799

Order No. 22222222

Item No.	Description	Quantity	Monthly Rate	Amount Billed
Rates Changed				
(Monthly Charges are Prorated from Apr 1, 2022 to your Billing Date, Apr 5, 2022)				
2.	Rate Change	1	.13	.02CR
Federal Universal Service Fee				

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	213.27
1 800 750-2355		
AT&T Long Distance	1	3.60
1 800 321-2000		
Total Current Charges		216.87

Company Fees and Surcharges

3.	Federal Subscriber Line Charge			7.81
4.	State Regulatory Fee			.93
5.	Federal Universal Service Fee			2.46
6.	San Diego Underground Conversion Fee			1.99
7.	Cost Assessment Charge			4.10
Total Company Fees and Surcharges				17.29

Government Fees and Taxes

8.	CA High Cost Fund Surcharge - A:			1.26
9.	CA High Cost Fund-B and CA Advanced Svc Fund			1.82
10.	California Teleconnect Fund Surcharge			1.40
11.	Universal Lifeline Telephone Service Surcharge			8.50
12.	CA Relay Service and Communications Devices Fund			1.99
13.	State E911 Surcharge			.30
14.	Federal			5.73
Total Government Fees and Taxes				21.00

Total Plans and Services

213.27

News You Can Use Summary

- PREVENT DISCONNECT
 - COST ASSESSMENT CHR
 - PRICE INCREASE
 - CARRIER INFORMATION
 - EMAIL MY INVOICE
 - STILL GETTING PAPER?
- See "News You Can Use" for additional information

AT&T Long Distance

Important Information

Message Regarding Terms & Conditions:
To view your Terms & Conditions for AT&T Long

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

GO GREEN - Enroll in paperless billing.



DUE BY: Apr 27, 2022

\$216.87

Amount After May 6, 2022

\$226.87



Billing Date Apr 5, 2022

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 9001000022117 16412000000000000000000021687

Return bottom portion with your check in the enclosed envelope.



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 Apr 5, 2022

AT&T Long Distance

Important Information - Continued

Distance, access www.att.com/servicepublications or call AT&T at the toll free number on your bill.

Account Summary

Description	
Charges for March	3.60
Total Account Summary Charges	3.60

Invoice Summary

(as of MARCH 22, 2022)

Current Charges

Service Charges	3.00
Credits and Adjustments	.00
Call Charges	.00
Surcharges and Other Fees	.48
Government Fees and Taxes	.12
Total Invoice Summary	3.60

Service Charges

Monthly Service Charges

Type of Service	Period	Qty	
1. BUS CLING	MAR 21 to APR 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	.36
4. CA State Regulatory Fee	.01
Total Surcharges and Other Fees	.48

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	.02
8. CA Teleconnect Fund (0.78%)	.01
9. CA Universal Lifeline Tel. Service Fund	.07
Total Government Fees and Taxes	.12

Total Other AT&T Long Distance 3.60

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 \$158.61. Failure to pay non-basic charges may result in other collection activities, including restriction of toll calls.

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.

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.

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.)

PRICE INCREASE

Effective on or after April 23, 2022, the month-to-month per line price of Business Local Calling (BLC) Unlimited A (Option A), Unlimited B (Option B), Block of Time (Option C) and Measured (Option D) packages will increase. BLC Unlimited A (Option A) will increase from \$175.00 to \$190.00, BLC Unlimited B (Option B) will increase from \$175.00 to \$190.00, BLC Block of Time (Option C) will increase from \$189.00 to \$209.00 and BLC Measured (Option D) will increase from \$182.00 to \$202.00. Customers currently on a BLC term plan will continue to receive their current BLC term package price through the end of their term. For questions about this change, please contact us at the toll-free number on your bill or visit business.att.com.

STILL GETTING PAPER?

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

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8235.011.112463.01.02.0000000 NNNSSNNY 019191.019191

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



8235.11.479.112463 1 SP 0.580 g9

219



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

Page 3 of 3
 Account Number 619 298-5799 383 2
 Billing Date Apr 5, 2022

Terms and Conditions

THREE PAYMENT OPTIONS: Electronically: through Automatic Payment Service or Online: AT&T eBillSM. At an Authorized Payment Location. Or mail to AT&T PO BOX 5025, Carol Stream, IL 60197-5025.

BILLING QUESTIONS: Call us at 800.288.2020, or write to AT&T Residential Service, 2150 Webster Street, Room 401, Oakland, CA 94612; or AT&T Business, 555 E. Cook St., Springfield, IL 62703; or visit att.com. If you have a complaint you cannot resolve with us, contact the California Public Utilities Commission (CPUC) at Consumer Affairs Branch, 505 Van Ness Ave, Room 2003, San Francisco, CA 94102, <http://consumers.cpuc.ca.gov/complaints> or call 800.649.7570. The CPUC's DDTP program offers assistance to individuals with hearing and speaking limitations including California Relay Service available by dialing 711, more information is available at <http://ddtp.cpuc.ca.gov/relay.aspx>. If your complaint concerns interstate or international calling, write the FCC at Consumer Complaints, 445 12th Street SW, Washington, D.C. 20554, or call 888.225.5322 or TTY 888.835.5322.

FEDERAL SURCHARGES: The Federal Universal Service Fee and the Federal Subscriber Line Charge are charges imposed by action of the Federal Communications Commission.

TARIFF INFORMATION: Call 1-888-319-8800 or visit our web site www.att.com/servicepublications.

LATE PAYMENT CHARGES: If the unpaid balance on your bill is \$5.00 or more, a late payment charge of 1.5% (calculated monthly), or \$10.00, whichever is greater, will be assessed if your payment is not received by the "LATE" date shown on the Payment Stub. For Access Services, a charge of 1.5% per month, calculated daily, will be assessed on the total unpaid balance.

SERVICE INFORMATION

Your local services are provided by AT&T California (Pacific Bell Telephone Company). Your AT&T long distance services, if any, are provided by one or more of the following AT&T Inc. subsidiaries: AT&T Long Distance (SBC Long Distance, LLC), AT&T Communications of California, Inc., and/or AT&T Corp. You can find the name of your long distance service provider in the long distance section of your bill. To view your provider's service publications, including Guidebooks, Service Guides and/or Tariffs, go to att.com/servicepublications.

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

002130

April 20, 2022

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

\$216.87

TWO HUNDRED SIXTEEN AND 87/100 ***** DOLLARS

AT&T

COPY



881 Energy Way
Chula Vista CA 91911-611010

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

Account Number 3-0529-0830478
Invoice Number 0529-003434291
Invoice Date March 31, 2022
Previous Balance \$754.44
Payments/Adjustments -\$754.44
Current Invoice Charges \$377.22

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.

Total Amount Due \$377.22	Payment Due Date April 20, 2022
--	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 03/17	2110	-\$754.44

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 04/01-04/30			\$77.41	\$77.41
1 Waste Container 3 Cu Yd, 2 Lifts Per Week Fuel Recovery Fee 04/01-04/30			\$4.75	\$4.75
Pickup Service 04/01-04/30			\$295.06	\$295.06
CURRENT INVOICE CHARGES				\$377.22

APR 11 10 00 AM '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

Return Service Requested

Total Amount Due \$377.22
Payment Due Date April 20, 2022
Account Number 3-0529-0830478
Invoice Number 0529-003434291

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

00003041
UPCR



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

30529083047800000034342910000377220000377224



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.

CRPUBLIC 8422 1785 127 07 20220402 PG 1 OF 1
0325211 00003041 42575079.2 0-1

RH-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	

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

002132

April 20, 2022

PAY TO THE
ORDER OF

REPUBLIC SERVICES

\$377.22

THREE HUNDRED SEVENTY SEVEN AND 10/100 ***** DOLLARS

Republic Services
P O Box 78829
Phoenix, AZ 85062-8829

MEMO: Invoice # 0529-003434291

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

April 01, 2022

PAY TO THE
ORDER OF

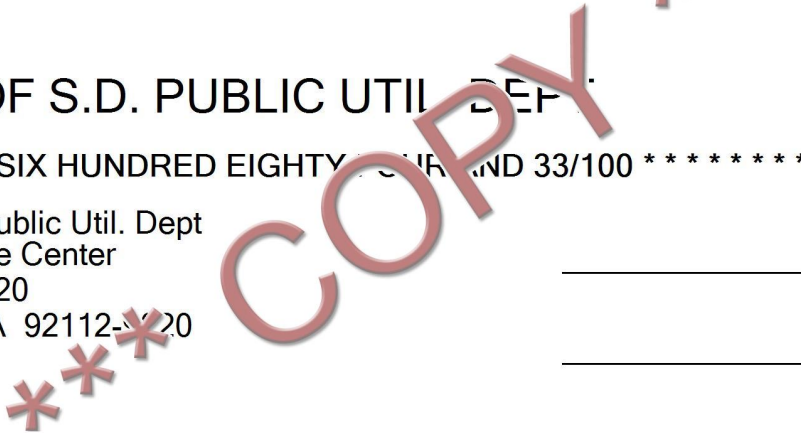
CITY OF S.D. PUBLIC UTIL. DEPT.

\$1,684.33

ONE THOUSAND SIX HUNDRED EIGHTY FOUR 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#



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

03/31/22

Date	Description	x-ref	Amount	Balance
12/01/21	Dec 21 Management	8907	600.00	600.00
12/01/21	Payment rec'd ck# 2078	8909	-600.00	0.00
01/01/22	Jan 22 Management	8931	600.00	600.00
01/03/22	Payment rec'd ck# 2089	8935	-600.00	0.00
02/01/22	Feb 22 Management	8956	600.00	600.00
02/01/22	Payment rec'd ck# 2100	8957	-600.00	0.00
03/01/22	Mar 22 Management	8975	600.00	600.00
03/01/22	Payment rec'd ck# 2108	8980	-600.00	0.00
04/01/22	Apr 22 Management	9003	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

03/31/22

Date	Description	x-ref	Amount	Balance
02/25/22	02/22	8967	24.35	24.35
03/01/22	Mar 22 Supplies	8975	13.05	37.40
03/01/22	Mar 22 Web Site Hosting	8975	5.00	42.40
03/01/22	02/28 Printing	8978	22.32	64.72
03/01/22	Payment rec'd ck# 2108	8980	-64.72	0.00
04/01/22	03/22 Postage	9000	5.57	5.57
04/01/22	03/22 Printint	9002	22.67	28.24
04/01/22	Apr 22 Supplies	9003	13.05	41.29
04/01/22	Apr 22 Web Site Hosting	9003	5.00	46.29
Total Now Due:			\$	46.29

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: \$46.29
 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: 4/30/2022**

<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
4/1/2022 - 4/30/2022**

Account: 10000 - Alliance Operating 7251

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$20,010.23
4/1/2022	AP Payment: CEOSD.NET, Check #: 2123, Invoice #:		Operating		\$646.29	\$19,363.94
4/1/2022	AR Payment Received		Operating	\$550.00		\$19,913.94
4/1/2022	AP Payment: City Of S.D. Public Util. Dept, On-Line Payment, Invoice #:		Operating		\$1,684.33	\$18,229.61
4/8/2022	AR Payment Received		Operating	\$275.00		\$18,504.61
4/11/2022	AR Payment Received		Operating	\$2,400.00		\$20,904.61
4/11/2022	AP Payment: AT&T, On-Line Payment, Invoice #:		Operating		\$80.25	\$20,824.36
4/12/2022	AP Payment: Magnolia Garden, Inc., Check #: 2124, Invoice #: 1555		Operating		\$425.00	\$20,399.36
4/13/2022	AP Payment: Vic N Ivan's Cleaning & Janitorial, Check #: 2125, Invoice #: 1235		Operating		\$300.00	\$20,099.36
4/14/2022	AR Payment Received		Operating	\$1,400.00		\$21,499.36
4/15/2022	AP Payment: Homecrafts, Check #: 2126, Invoice #: C-Y 728		Operating		\$1,477.00	\$20,022.36
4/15/2022	AP Payment: Homecrafts, Check #: 2127, Invoice #: C-Z 253		Operating		\$110.00	\$19,912.36
4/15/2022	AP Payment: Homecrafts, Check #: 2128, Invoice #: C-Z 221		Operating		\$110.00	\$19,802.36
4/15/2022	AP Payment: James Jaconette, Check #: 2129, Invoice #:		Operating		\$1,141.06	\$18,661.30
4/15/2022	AR Payment Received		Operating	\$300.00		\$18,961.30
4/15/2022	AP Payment: AT&T, On-Line Payment, Invoice #:		Operating		\$214.21	\$18,747.09
4/19/2022	AR Payment Received		Operating	\$1,125.00		\$19,872.09
4/20/2022	Other Deposit from: Wash Multifamily Laundry		Operating	\$283.56		\$20,155.65
4/20/2022	AP Payment: AT&T, Check #: 2130, Invoice #:		Operating		\$216.87	\$19,938.78
4/20/2022	AP Payment: Dewey Pest Control, Inc, Check #: 2131, Invoice #:		Operating		\$60.00	\$19,878.78
4/20/2022	AP Payment: Republic Services, Check #: 2132, Invoice #: 0529-003434291		Operating		\$377.22	\$19,501.56
4/20/2022	AP Payment: Magnolia Garden, Inc., Check #: 2133, Invoice #: 1567		Operating		\$425.00	\$19,076.56
4/21/2022	AR Payment Received		Operating	\$777.50		\$19,854.06
4/22/2022	AP Payment: San Diego Gas & Electric, On-Line Payment, Invoice #:		Operating		\$10.74	\$19,843.32
4/27/2022	AR Payment Received		Operating	\$275.00		\$20,118.32
4/27/2022	AP Payment: San Diego Gas & Electric, On-Line Payment, Invoice #:		Operating		\$52.72	\$20,065.60
4/30/2022	Bank Statement Interest		Operating	\$0.42		\$20,066.02
Account Total				\$7,386.48	\$7,330.69	\$20,066.02

Account: 11100 - CB&T Reserve

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$55,570.12
4/29/2022	Bank Statement Interest		Operating	\$0.88		\$55,571.00
4/29/2022	Bank Statement Fees		Reserve		\$3.00	\$55,568.00
Account Total				\$0.88	\$3.00	\$55,568.00

Account: 13000 - Accounts Receivable

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$6,047.90
4/1/2022	AR April 2022 - Parking Rental		Operating	\$125.00		\$6,172.90
4/1/2022	AR April 2022 - Assessment		Operating	\$8,250.00		\$14,422.90
4/1/2022	AR Payment Application		Operating		\$2,246.50	\$12,176.40
4/1/2022	AR REVERSAL - [April 2022 - Assessment]		Operating		\$275.00	\$11,901.40
4/8/2022	AR Payment Application		Operating		\$275.00	\$11,626.40
4/11/2022	AR Move In Fee		Operating	\$175.00		\$11,801.40
4/11/2022	AR Payment Application		Operating		\$2,400.00	\$9,401.40
4/14/2022	AR Payment Application		Operating		\$1,400.00	\$8,001.40
4/15/2022	AR Payment Application		Operating		\$300.00	\$7,701.40
4/19/2022	AR Payment Application		Operating		\$528.50	\$7,172.90
4/21/2022	AR Move In Fee		Operating	\$200.00		\$7,372.90
4/21/2022	AR REVERSAL - [Move In Fee]		Operating		\$200.00	\$7,172.90

**Windemere Court Home Owners Association
General Ledger Report
4/1/2022 - 4/30/2022**

4/21/2022	AR	Payment Application		Operating		\$275.00	\$6,897.90	
Account Total						\$8,750.00	\$7,900.00	\$6,897.90

Account: 23000 - Pre-Paid Assessments

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$17,342.00)
4/1/2022	AR	Payment Application		Operating	\$2,246.50		(\$15,095.50)
4/1/2022	AR	Payment Received		Operating		\$550.00	(\$15,645.50)
4/8/2022	AR	Payment Received		Operating		\$275.00	(\$15,920.50)
4/8/2022	AR	Payment Application		Operating	\$275.00		(\$15,645.50)
4/11/2022	AR	Payment Received		Operating		\$2,400.00	(\$18,045.50)
4/11/2022	AR	Payment Application		Operating	\$2,400.00		(\$15,645.50)
4/14/2022	AR	Payment Received		Operating		\$1,400.00	(\$17,045.50)
4/14/2022	AR	Payment Application		Operating	\$1,400.00		(\$15,645.50)
4/15/2022	AR	Payment Received		Operating		\$300.00	(\$15,945.50)
4/15/2022	AR	Payment Application		Operating	\$300.00		(\$15,645.50)
4/19/2022	AR	Payment Received		Operating		\$1,125.00	(\$16,770.50)
4/19/2022	AR	Payment Application		Operating	\$528.50		(\$16,242.00)
4/21/2022	AR	Payment Received		Operating		\$777.50	(\$17,019.50)
4/21/2022	AR	Payment Application		Operating	\$275.00		(\$16,744.50)
4/27/2022	AR	Payment Received		Operating		\$275.00	(\$17,019.50)
Account Total					\$7,425.00	\$7,102.50	(\$17,019.50)

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							(\$116,815.00)
4/1/2022	AR	April 2022 - Assessment		Operating		\$8,250.00	(\$125,065.00)
4/1/2022	AR	REVERSAL - [April 2022 - Assessment]		Operating	\$275.00		(\$124,790.00)
Account Total					\$275.00	\$8,250.00	(\$124,790.00)

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							(\$2,063.71)
4/20/2022		Other Deposit from: Wash Multifamily Laundry		Operating		\$283.56	(\$2,347.27)
Account Total					\$0.00	\$283.56	(\$2,347.27)

Account: 40153 - Parking Permits

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$1,750.00)
4/1/2022	AR	April 2022 - Parking Rental		Operating		\$125.00	(\$1,875.00)

**Windemere Court Home Owners Association
General Ledger Report
4/1/2022 - 4/30/2022**

Account Total	\$0.00	\$125.00	(\$1,875.00)
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Account: 40190 - Misc Fees

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$53.96
4/11/2022	AR	Move In Fee		Operating		\$175.00	(\$121.04)
4/21/2022	AR	Move In Fee		Operating		\$200.00	(\$321.04)
4/21/2022	AR	REVERSAL - [Move In Fee]		Operating	\$200.00		(\$121.04)
4/29/2022		Bank Statement Fees		Reserve	\$3.00		(\$118.04)
Account Total							(\$118.04)

Account: 40300 - Operating Interest

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$36.29)
4/29/2022		Bank Statement Interest		Operating		\$0.88	(\$37.17)
4/30/2022		Bank Statement Interest		Operating		\$0.42	(\$37.59)
Account Total							(\$37.59)

Account: 50001 - Repair & Maintenance

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$60,926.27
4/15/2022	AP	Payment: Homecrafts, Check #: 2126, Invoice #: C-Y 728, JPUMP yearly maintenance		Operating	\$1,477.00		\$62,403.27
4/15/2022	AP	Payment: Homecrafts, Check #: 2127, Invoice #: C-Z 253, J-7379 water shut off U-208		Operating	\$110.00		\$62,513.27
4/15/2022	AP	Payment: Homecrafts, Check #: 2128, Invoice #: C-Z 221, J-7369		Operating	\$110.00		\$62,623.27
4/15/2022	AP	Payment: James Jaconette, Check #: 2129, Invoice #: , J-7369 reimb for rprs ceiling rain damage		Operating	\$1,141.06		\$63,764.33
Account Total							\$63,764.33

Account: 50090 - R&M Supplies

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

Account: 50300 - Janitorial

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$4,265.43
4/13/2022	AP	Payment: Vic N Ivan's Cleaning & Janitorial, Check #: 2125, Invoice #: 1235, SVC 04/22		Operating	\$300.00		\$4,565.43
Account Total							\$4,565.43

Account: 50400 - Pest Control

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$668.00
4/20/2022	AP	Payment: Dewey Pest Control, Inc, Check #: 2131, Invoice #: , Acct. #2005744		Operating	\$60.00		\$728.00
Account Total							\$728.00

**Windemere Court Home Owners Association
General Ledger Report
4/1/2022 - 4/30/2022**

Account: 51000 - Landscape

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$6,490.78
4/12/2022	AP	Payment: Magnolia Garden, Inc., Check #: 2124, Invoice #: 1555, SVC 3/22	Operating	\$425.00		\$6,915.78
4/20/2022	AP	Payment: Magnolia Garden, Inc., Check #: 2133, Invoice #: 1567, SVC 04/22	Operating	\$425.00		\$7,340.78
Account Total				\$850.00	\$0.00	\$7,340.78

Account: 51090 - Landscape Extras

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$122.03
Account Total							\$122.03

Account: 59000 - Gas & Electric

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$8,158.33
4/22/2022	AP	Payment: San Diego Gas & Electric, Check #: On-Line, Invoice #: , #220421	Operating	\$10.74		\$8,169.07
4/27/2022	AP	Payment: San Diego Gas & Electric, Check #: On-Line, Invoice #: , #220426	Operating	\$52.72		\$8,221.79
Account Total				\$63.46	\$0.00	\$8,221.79

Account: 59200 - Telephone

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$7,430.16
4/11/2022	AP	Payment: AT&T, Check #: On-Line, Invoice #: , #220409	Operating	\$80.25		\$7,510.41
4/15/2022	AP	Payment: AT&T, Check #: On-Line, Invoice #: , #220415	Operating	\$214.21		\$7,724.62
4/20/2022	AP	Payment: AT&T, Check #: 2130, Invoice #: , Acct. 619 298-5799 383 2	Operating	\$216.87		\$7,941.49
Account Total				\$511.33	\$0.00	\$7,941.49

Account: 59300 - Trash

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$6,213.66
4/20/2022	AP	Payment: Republic Services, Check #: 2132, Invoice #: 0529-003434291, Acct. #3-0529-0830478	Operating	\$377.22		\$6,590.88
Account Total				\$377.22	\$0.00	\$6,590.88

Account: 59400 - Water & Sewer

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$13,068.03
4/1/2022	AP	Payment: City Of S.D. Public Util. Dept, Check #: On-Line, Invoice #: , #220401	Operating	\$1,684.33		\$14,752.36
Account Total				\$1,684.33	\$0.00	\$14,752.36

**Windemere Court Home Owners Association
General Ledger Report
4/1/2022 - 4/30/2022**

Account: 60000 - Fire Maintenance

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,777.95
Account Total					\$0.00	\$0.00	\$1,777.95

Account: 60100 - Camera Monitoring

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$1,820.64
Account Total					\$0.00	\$0.00	\$1,820.64

Account: 70100 - Elevator

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$6,319.02
Account Total					\$0.00	\$0.00	\$6,319.02

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							\$9,000.00
4/1/2022	AP	Payment: CEOSD.NET, Check #: 2123, Invoice #: , 04/22 Mgmt Fee		Operating	\$600.00		\$9,600.00
Account Total					\$600.00	\$0.00	\$9,600.00

Account: 90400 - Insurance

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$7,035.00
Account Total					\$0.00	\$0.00	\$7,035.00

Account: 90900 - Office Supplies

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$368.40
4/1/2022	AP	Payment: CEOSD.NET, Check #: 2123, Invoice #: , 04/22 Supplies, 04/22 Website Hosting		Operating	\$18.05		\$386.45
Account Total					\$18.05	\$0.00	\$386.45

Account: 90901 - Printing & Copies

**Windemere Court Home Owners Association
General Ledger Report
4/1/2022 - 4/30/2022**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$170.82
4/1/2022	AP Payment: CEOSD.NET, Check #: 2123, Invoice #: , 03/22 Printing		Operating	\$22.67		\$193.49
Account Total				\$22.67	\$0.00	\$193.49

Account: 90903 - Postage

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$277.89
4/1/2022	AP Payment: CEOSD.NET, Check #: 2123, Invoice #: , 03/22 Postage		Operating	\$5.57		\$283.46
Account Total				\$5.57	\$0.00	\$283.46

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							\$293.00
Account Total					\$0.00	\$0.00	\$293.00

Account: 90940 - State & Federal Taxes

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$71.66
Account Total					\$0.00	\$0.00	\$71.66

Windemere Court HOA
Reconciliation Report

Alliance Bank - Alliance Operating 7251-10000
Statement Date: 4/30/2022

Statement Balance: \$20,066.02
GL Balance: \$20,066.02
Last Statement Balance: \$20,066.02
Outstanding Checks: \$0.00
Outstanding Deposits: \$0.00
Calculated Balance: \$20,066.02
GL vs. Balance Difference: \$0.00

Outstanding

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

Deposits	Description	Date	Amount
Total Outstanding Deposits:			\$0.00