

Windemere Court Home Owners Association
Balance Sheet
7/31/2022

Assets

Operating

10000 - Alliance Operating 7251 \$20,355.58

Operating Total \$20,355.58

Reserve

11100 - CB&T Reserve \$55,564.14

Reserve Total \$55,564.14

Accounts Receivable

13000 - Accounts Receivable \$6,332.50

Accounts Receivable Total \$6,332.50

Assets Total

\$82,252.22

Liabilities and Equity

Accounts Payable

23000 - Pre-Paid Assessments \$21,320.10

Accounts Payable Total \$21,320.10

Retained Earnings

\$70,330.90

Net Income

(\$9,398.78)

Liabilities & Equity Total

\$82,252.22

Windemere Court Home Owners Association
Budget Comparison Report
7/1/2022 - 7/31/2022

	7/1/2022 - 7/31/2022			1/1/2022 - 7/31/2022			
	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Assessment</u>							
40000 - Assessments	\$7,975.00	\$7,975.00	\$0.00	\$55,825.00	\$55,825.00	\$0.00	\$95,700.00
<u>Total Assessment</u>	\$7,975.00	\$7,975.00	\$0.00	\$55,825.00	\$55,825.00	\$0.00	\$95,700.00
<u>Other Income</u>							
40103 - Violation Fines	\$250.00	\$0.00	\$250.00	\$250.00	\$0.00	\$250.00	\$0.00
40151 - Laundry Income	\$0.00	\$166.67	(\$166.67)	\$512.69	\$1,166.69	(\$654.00)	\$2,000.00
40153 - Parking Permits	\$125.00	\$108.33	\$16.67	\$875.00	\$758.31	\$116.69	\$1,300.00
40190 - Misc Fees	\$542.00	\$0.00	\$542.00	\$674.00	\$0.00	\$674.00	\$0.00
40300 - Operating Interest	\$3.25	\$2.67	\$0.58	\$12.19	\$18.69	(\$6.50)	\$32.00
<u>Total Other Income</u>	\$920.25	\$277.67	\$642.58	\$2,323.88	\$1,943.69	\$380.19	\$3,332.00
Total Income	\$8,895.25	\$8,252.67	\$642.58	\$58,148.88	\$57,768.69	\$380.19	\$99,032.00
Expense							
<u>1 Structural, Common Area, Landscape, Utilities</u>							
50001 - Repair & Maintenance	\$2,486.59	\$1,666.67	(\$819.92)	\$18,344.91	\$11,666.69	(\$6,678.22)	\$20,000.00
50300 - Janitorial	\$0.00	\$300.00	\$300.00	\$1,800.00	\$2,100.00	\$300.00	\$3,600.00
50400 - Pest Control	\$60.00	\$60.00	\$0.00	\$300.00	\$420.00	\$120.00	\$720.00
51000 - Landscape	\$0.00	\$425.00	\$425.00	\$2,975.00	\$2,975.00	\$0.00	\$5,100.00
59000 - Gas & Electric	\$1,415.76	\$708.33	(\$707.43)	\$8,517.18	\$4,958.31	(\$3,558.87)	\$8,500.00
59200 - Telephone	\$586.24	\$500.00	(\$86.24)	\$3,739.90	\$3,500.00	(\$239.90)	\$6,000.00
59300 - Trash	\$558.88	\$375.00	(\$183.88)	\$3,422.20	\$2,625.00	(\$797.20)	\$4,500.00
59400 - Water & Sewer	\$0.00	\$1,083.33	\$1,083.33	\$3,812.47	\$7,583.31	\$3,770.84	\$13,000.00
<u>Total 1 Structural, Common Area, Landscape, Utilities</u>	\$5,107.47	\$5,118.33	\$10.86	\$42,911.66	\$35,828.31	(\$7,083.35)	\$61,420.00
<u>2 Fire Systems & Protection</u>							
60000 - Fire Maintenance	\$0.00	\$125.00	\$125.00	\$553.36	\$875.00	\$321.64	\$1,500.00
60100 - Camera Monitoring	\$0.00	\$100.00	\$100.00	\$1,204.89	\$700.00	(\$504.89)	\$1,200.00
<u>Total 2 Fire Systems & Protection</u>	\$0.00	\$225.00	\$225.00	\$1,758.25	\$1,575.00	(\$183.25)	\$2,700.00
<u>3 Mechanical</u>							
70100 - Elevator	\$0.00	\$315.00	\$315.00	\$4,149.60	\$2,205.00	(\$1,944.60)	\$3,780.00
<u>Total 3 Mechanical</u>	\$0.00	\$315.00	\$315.00	\$4,149.60	\$2,205.00	(\$1,944.60)	\$3,780.00
<u>5 Professional & Admin Services</u>							
90000 - Tax Preparation	\$0.00	\$20.83	\$20.83	\$0.00	\$145.81	\$145.81	\$250.00
90100 - Legal & Professional	\$0.00	\$166.67	\$166.67	\$0.00	\$1,166.69	\$1,166.69	\$2,000.00
90200 - Management Fees	\$600.00	\$1,000.00	\$400.00	\$4,200.00	\$7,000.00	\$2,800.00	\$12,000.00
90400 - Insurance	(\$12.00)	\$666.67	\$678.67	\$13,968.00	\$4,666.69	(\$9,301.31)	\$8,000.00
90900 - Office Supplies	\$18.05	\$26.25	\$8.20	\$126.35	\$183.75	\$57.40	\$315.00
90901 - Printing & Copies	\$25.60	\$9.58	(\$16.02)	\$151.17	\$67.06	(\$84.11)	\$115.00
90903 - Postage	\$59.36	\$17.92	(\$41.44)	\$200.97	\$125.44	(\$75.53)	\$215.00
90920 - Local License, Permits & Fees	\$0.00	\$25.00	\$25.00	\$35.00	\$175.00	\$140.00	\$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>	\$691.01	\$1,932.92	\$1,241.91	\$18,728.15	\$13,530.44	(\$5,197.71)	\$23,195.00
<u>6 Contingency</u>							

Windemere Court Home Owners Association
Budget Comparison Report
7/1/2022 - 7/31/2022

	7/1/2022 - 7/31/2022			1/1/2022 - 7/31/2022			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
99000 - Reserve Allocation	\$0.00	\$661.42	\$661.42	\$0.00	\$4,629.94	\$4,629.94	\$7,937.00
<u>Total 6 Contingency</u>	\$0.00	\$661.42	\$661.42	\$0.00	\$4,629.94	\$4,629.94	\$7,937.00
Total Expense	\$5,798.48	\$8,252.67	\$2,454.19	\$67,547.66	\$57,768.69	(\$9,778.97)	\$99,032.00
Operating Net Income	\$3,096.77	\$0.00	\$3,096.77	(\$9,398.78)	\$0.00	(\$9,398.78)	\$0.00
Net Income	\$3,096.77	\$0.00	\$3,096.77	(\$9,398.78)	\$0.00	(\$9,398.78)	\$0.00

**Windemere Court Home Owners Association
Accounts Receivable Aging Report
Period Through: 7/31/2022**

Unit	Account Number	Account	Total Due	Current	30 Days	60 Days	90 Days
105	109900050	Primary	\$5,456.50		\$275.00	\$275.00	\$4,906.50
209	109900230	Primary	\$275.00		\$275.00		
101	109900010	Primary	\$250.00	\$250.00			
102	109900020	Primary	\$200.00	\$100.00	\$100.00		
111	109900100	Primary	\$110.00	\$110.00			
207	109900210	Primary	\$41.00		\$41.00		
Totals:			\$6,332.50	\$460.00	\$691.00	\$275.00	\$4,906.50
Counts:			6	3	4	1	1
Assessment:			\$5,772.50	\$0.00	\$591.00	\$275.00	\$4,906.50
Misc Fees:			\$310.00	\$210.00	\$100.00	\$0.00	\$0.00
Violation Fine:			\$250.00	\$250.00	\$0.00	\$0.00	\$0.00
			\$6,332.50	\$460.00	\$691.00	\$275.00	\$4,906.50

**Windemere Court Home Owners Association
Prepaid Report
Period Through: 7/31/2022**

Unit	Account Number	Homeowner	Address	Balance
104	109900040	Nazli Ghassemi	3950 Cleveland Ave.	\$1,275.00
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.	\$1,375.00
113	109900120	Juan Salinas	3950 Cleveland Ave.	\$1,695.00
114	109900130	Ira Molesko	3950 Cleveland Ave.	\$12,766.76
202	109900160	Jack and Tingting Rose	3950 Cleveland Ave.	\$1,255.00
203	109900170	Cory Wolsey	3950 Cleveland Ave.	\$1,549.60
204	109900180	Vincent Santoro	3950 Cleveland Ave.	\$823.74
215	109900291	Jose Brambila and Juan C. Gallardo	3950 Cleveland Ave.	\$275.00
Totals:				\$21,320.10

Windemere Court Home Owners Association
AP Distribution Report
7/1/2022 - 7/31/2022

Account	Posting Date	Check Date	Payee	Description	Invoice #	Check #	Amount
40190 - Misc Fees	7/14/2022	7/14/2022	Antonio Parra	J7400 Move out 105		2164	\$75.00
Total 40190 - Misc Fees:							\$75.00
50001 - Repair & Maintenance	7/6/2022	7/6/2022	Maria Cook	Job 612-7390 Unit 208 Move Out		2155	\$75.00
	7/7/2022	7/7/2022	GUS CUIREL	job 612-7304 Unit 104 drywall repair		2158	\$675.00
	7/7/2022	7/7/2022	Choice Locksmithing & Security, Inc.	job 612-7397 damaged cylinder by workout room	062722WND	2157	\$260.12
	7/7/2022	7/7/2022	Dewey Pest Control, Inc	job 612-7391 Unit 215 Termite treatment	517023	2156	\$800.00
	7/11/2022	7/11/2022	Homecrafts	job 612-7362 garge space #6 leak	C-Y 680	2159	\$190.00
	7/14/2022	7/14/2022	Homecrafts	job 612-7392 Unit 215 Water Shut Off	C-Z 650	2163	\$110.00
	7/14/2022	7/14/2022	Martha Monika Slater	8 Pattern Rear Trigger N		2162	\$6.47
	7/25/2022	7/25/2022	Homecrafts	Job 612-7407 U111 Shower Clogged	C-Z 467	2167	\$110.00
	7/29/2022	7/29/2022	Homecrafts	Job 612-7399 U111 Kitchen Faucet Leak	C-Z 784	2168	\$110.00
	7/29/2022	7/29/2022	Antonio Parra	Job 612-7401 U106 Move Out		2169	\$75.00
	7/29/2022	7/29/2022	Antonio Parra	Job 612-7404 U104 Move In		2169	\$75.00
Total 50001 - Repair & Maintenance:							\$2,486.59
50400 - Pest Control	7/14/2022	7/14/2022	Dewey Pest Control, Inc	07/22 SVC	15227640	2161	\$60.00
Total 50400 - Pest Control:							\$60.00
59000 - Gas & Electric	7/27/2022	7/27/2022	San Diego Gas & Electric	SD GAS & ELEC PAID 220726		0	\$11.97
	7/27/2022	7/27/2022	San Diego Gas & Electric	SD GAS & ELEC PAID 220726		0	\$1,403.79
Total 59000 - Gas & Electric:							\$1,415.76
59200 - Telephone	7/12/2022	7/12/2022	AT&T	ATT Payment 220712		0	\$97.02
	7/14/2022	7/14/2022	AT&T	ATT Payment 220714		0	\$253.96
	7/22/2022	7/22/2022	AT&T	Acct. # 619 298-5799 383 2		2166	\$235.26
Total 59200 - Telephone:							\$586.24
59300 - Trash	7/14/2022	7/14/2022	Republic Services	SVC 07/22		2165	\$558.88
Total 59300 - Trash:							\$558.88
90200 - Management Fees	7/1/2022	7/1/2022	CEOSD.NET	07/22 Mgmt fee		2154	\$600.00
Total 90200 - Management Fees:							\$600.00
90900 - Office Supplies	7/1/2022	7/1/2022	CEOSD.NET	07/22 Supplies		2154	\$13.05
	7/1/2022	7/1/2022	CEOSD.NET	07/22 Web Hosting		2154	\$5.00
Total 90900 - Office Supplies:							\$18.05
90901 - Printing & Copies	7/1/2022	7/1/2022	CEOSD.NET	06/22 Printing		2154	\$25.60
Total 90901 - Printing & Copies:							\$25.60
90903 - Postage	7/1/2022	7/1/2022	CEOSD.NET	06/22 Postage		2154	\$59.36
Total 90903 - Postage:							\$59.36
Grand Total:							\$5,885.48

WINDEMERE COURT HOA

Log for Job 612-7400
as of 07/14/22 at 17:45

Job Name: Move Out Unit 105

07/08/2022: Lesley Doig /105 tel. 732-986-2640 informed us that she will be moving out furniture and carpet from the unit to get it ready to put for sell -DN

07/12/22: gave info to Tony Parra, not sure of move date.-stt

07/14/22: Move was on 07/13/22

612

JUN 30 RECD

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



Windemere Court HOA

c/o ceosd.net

INVOICE

06/30/2022

Date

REFERENCE YOUR JOB NUMBER 612-7304 Work requested by David

DESCRIPTION of WORK: Requested by David

- Repaired drywall in unit 104 by Bathroom
- .Painted and textured to match. New Paint was purchased.

TOTAL: \$675.00 Includes labor and material.

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

Contact: Gus cell 619.781.0344

617

Choice Locksmithing & Security, Inc.

10117 Carrie Ellen Court

Santee, CA 92071

Locksmith Lic. #LCO4369

Contractor Lic. #905637

Invoice

Date	Invoice #
6/27/2022	062722WND

JUL 6 RECD

Bill To		Job Site / Location		
Windemere Court 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 Vincent / Ari Pedestrian Garage Entry's		
P.O. Number	Terms	Rep	Ordered By	Referred By
612-	Net 30	JP	David / Vincent	
Quantity	Item Code	Description	Price Ea.	Amount
1	Hardware	C123 Rim Cylinder	79.00	79.00T
1	Cylinder Combo ...	Cylinder Combo Change (Key to existing key)	15.00	15.00
1	Labor-Non	R & R exit device, replace damaged rim cylinder, adjust and tighten lock. Check for proper operation.	95.00	95.00
1	Service Call	Service Call	65.00	65.00
		Sales Tax	7.75%	6.12
			job call- 7397	
Office: 619-562-8700			Total	\$260.12
Fax: 619-562-1177			Payments/Credits	\$0.00
E-mail: jeff@choicelocksmithing.com			Balance Due	\$260.12
Website: www.choicelocksmithing.com			Thank you for your business.	



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:	17-JUN-22
ACCOUNT TYPE:	RES
ACCOUNT NUMBER:	1528546
BALANCE DUE:	800.00

BILL TO:

WINDERMEC COURT HOA
WINDERMEC COURT
P.O. BOX 34398
SAN DIEGO, CA 92163

CURRENT CHARGES

DATE	SITE	INVOICE	SERVICE LOCATION	DESCRIPTION	TYPE	AMOUNT
17-JUN-22	1	517023	JOSE BRAMBILA 3950 CLEVELAND AVENUE #215 SAN DIEGO, CA 92103	TERMITE COMPLETION 3241885	INV	800.00

This is Subterranean Termite Swarming Season. Do you have Termites?

job 612-7391

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
0.00	800.00	0.00	0.00	800.00

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

ACCOUNT/INVOICE SUMMARY

* PLEASE WRITE AMOUNT REMITTED

CLOSING DATE:	17-JUN-22
ACCOUNT TYPE:	RES
ACCOUNT NUMBER:	1528546
BALANCE DUE:	800.00

BILL TO:

WINDERMEC COURT HOA
WINDERMEC COURT
P.O. 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

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 was 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.

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 the 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 \$1,000, which is an ANNUAL PERCENTAGE RATE of 18%.

B. Periodic rate of 1% per month on that portion of the balance that is \$1,000 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.

STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed. - See below - Recommendations not completed.
This form is prescribed by the Structural Pest Control Board.

BUILDING NO. / STREET 3950 CLEVELAND AVENUE #215	CITY SAN DIEGO	ZIP 92103	DATE OF COMPLETION 06-13-22
--	--------------------------	---------------------	---------------------------------------

DEWEY PEST CONTROL
324 Civic Center Dr.
National City, CA 91950-4319
(619) 276-0510

REGISTRATION # **PR 1652**
 REPORT # **3241885**
 ESCROW #

Ordered By: WINDERMEC COURT P.O. BOX 34398 SAN DIEGO, CA 92163 (858) 349-9740	Property Owner and/or Party of Interest: JOSE BRAMBILA 3950 CLEVELAND AVENUE #215 SAN DIEGO, CA 92103 (619) 748-6055	Report sent to: WINDERMEC COURT P.O. BOX 34398 SAN DIEGO, CA 92163 (858) 349-9740
--	---	--

The following recommendations on the above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated **26-APR-22** have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:

Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure:

7A-1

Cost of work completed:


Cost: \$	800.00
Inspection Fee: \$	_____
Other: \$	_____
Total: \$	800.00

Recommendations not completed by this firm:

7A

Estimated Cost: \$ _____

Remarks:

Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Board during the proceeding two years upon payment of a search fee to: Structural Pest Control Board, 2005 Evergreen St., Ste. 1500, Sacramento, California 95815-3831

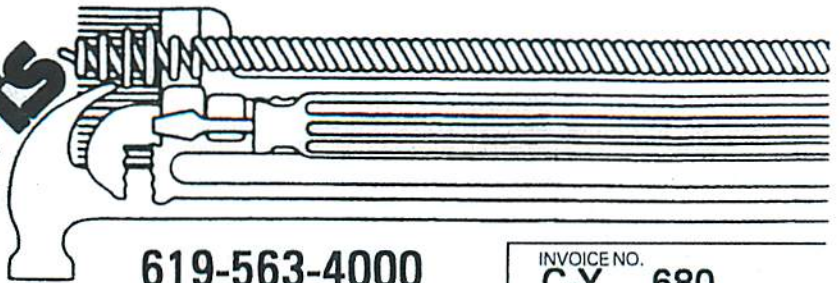
NOTE: Questions or problems concerning the above report should be directed to the manager of this company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-44(Rev.10/01)

612

BILLING OFFICE:

JUN 23 RECD

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



619-563-4000

INVOICE NO.
C-Y 680

CUSTOMER P.O. NO.	DISPATCH NO.	PHONE	DATE
			10/15/21
JOB	Windemere Condo's		
JOB LOCATION	BILLING	ceo sd.net	
3950 Cleveland Ave			
CITY, STATE AND ZIP CODE	BILLING ADDRESS		
San Diego, Ca. 92103			
JOB PHONE	WORKMAN	EMAIL ADDRESS	
	Jorge		

- called out to garage space #6 because there's a leak coming through concrete.

- I found leak was coming from the drain line for unit 112 or 212 but no one was home in either unit so we need access to those units.

- Returned with access and found no apparent issue and leak no longer active.

job 612-7362

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

One Hundred Ninety ⁰⁰/₁₀₀ dollars (\$ 190.00)

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 _____

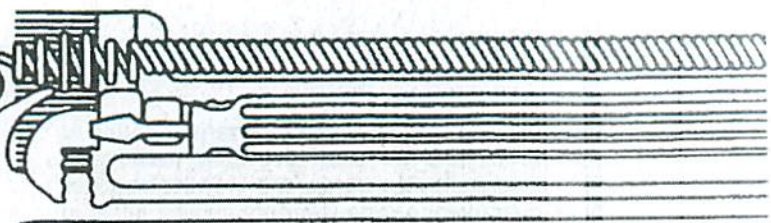
Note: This Proposal may be withdrawn by us if not accepted within _____ days.

THIS AGREEMENT IS SUBJECT TO MANAGEMENT APPROVAL

62

BILLING OFFICE:

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



619-563-4000

INVOICE NO. C-2 650

CUSTOMER P.O. NO.	DISPATCH NO.	PHONE	DATE
			05/31/22
JOB	Windemere Condos		
JOB LOCATION	3950 Cleveland (215)		BILLING
CITY STATE AND ZIP CODE	San Diego, Ca. 92103		BILLING ADDRESS
JOB PHONE	WORKMAN	EMAIL ADDRESS	
	Junge		

- Called out to building to shut water off for plumber to do work in #215

- I shut water off to building the plumber replaced three angle stops and I turned water back on and it's good no problems.

job 612-7392

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

TERMS AND CONDITIONS

The Buyer or anyone claiming under any warranty relating to material and/or products sold or labor provided hereunder, including any performance guarantee, agrees that if Seller breaches any such warranty or guarantee, or any warranty implied either in fact or by operation of law, or if any product or material warranted hereunder proves faulty in any manner whatsoever, Seller's sole liability to either replacement or repair of any faulty product or material, at the sole option of Seller, refunding to the Buyer the purchase price for such defective product or material. Should Seller elect to refund the purchase price buyer agrees to return any and all products and materials furnished by Seller to Buyer. Seller expressly disclaims any liability to its customers and to users of its products and to any other person or persons for special, incidental or consequential damages of any kind and from any cause whatsoever arising out of or in any way connected to the manufacture, sale, handling, repair, maintenance or replacement or arising out of or connected with the use of said products.

Representations and warranties made by any person, including representatives of Seller, which are inconsistent or in conflict with the terms of this warranty shall not be binding upon Seller, unless reduced to writing and approved by the General Manager of Seller.

SELLER MAKES NO WARRANTIES EXPRESS OR IMPLIED, IN LAW OR IN FACT, WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF WITH RESPECT TO THE PRODUCTS, MATERIALS, AND WORKMANSHIP COVERED HEREBY OTHER THAN AS EXPRESSLY STATED HEREIN.

Service under this warranty shall be provided promptly by Seller during normal working hours (8:00 A.M. to 5:00 P.M. Monday through Friday).

Service under this warranty does not include routine product maintenance, such as filter or fuse replacement.

Buyer agrees to pay reasonable attorneys fees and court costs in any action to enforce the performance of this contract or any of its terms, covenants or conditions.

Owner hereby waives any, and all claims for damages it might otherwise have against Contractor for any alleged delay in performance of services and in the supplying of materials in accordance with the terms of this agreement, or otherwise or at all.

Title to equipment and material supplied and installed as part of this agreement does not pass to buyer until the full agreement price has been paid to contractor. Until all money due under the contract has been paid, owner grants to contractor the right to enter worksite premises at any time to check such equipment and material and to remove same until all money due under the contract is paid in full.

Seller shall not be liable for damages or destruction to products and/or materials or delivery of installation delays where such damage or destruction or delay is a result or by reason of fire or explosion of any origin, not, civil commotion or disturbances, aircraft, war, or any Act of God including but not limited to lightning, windstorm, hail, flood, earthquake, or any act beyond Seller's control.

No other representation or agreement, written or oral, relating to the subject matter of this contract exists between the parties and no waiver, alteration, modification, renewal or extension of this contract shall be valid unless made in writing by the General Manager of the Seller.

BUYER'S RIGHT TO CANCEL

You may cancel the agreement or offer referred to above at any time prior to midnight of the third day (excluding Sunday) after the day you signed the agreement or offer. If you cancel and you have already made some payment to the seller, the seller is entitled to retain out of the payment, as a cancellation fee, 5 percent of the cash price of the goods or services but in no event may the seller retain more than fifteen dollars (\$15).

You may give notice of cancellation by mailing a signed and dated statement to the seller at the address indicated. In order to have proof of the mailing, it is recommended that you mail the statement by registered or certified mail. If you do so, you should keep the slip the post office gives you.

In the event you cancel, the seller must return to you (a) any payments made (less the cancellation fee) and (b) any goods or other property (or a sum equal to the amount of the trade-in allowance given therefor), and (c) any note or other evidence of indebtedness, given to you to the seller pursuant to or in connection with the agreement or offer. After cancellation the seller is entitled to receive back from you, at your address, any goods previously delivered by him to you, providing he has returned any payments and goods or other property received from you, to the extent indicated above. If the seller does not call for his goods at your address within 20 days after you give notice of cancellation, you may keep them as your own.

Contractors are required by law to be licensed and regulated by the Contractors' State License Board. Any questions concerning a contractor may be referred to the registrar of the board whose address is: Contractors' State License Board, 1020 N Street, Sacramento, California 95814.

NOTICE — "Under the Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer or supplier remains unpaid."

"NOTICE TO OWNER"

(Section 7019 — Contractor's License Law)

Under Mechanic's Lien Law, any contractor, sub-contractor, laborer, material man, or other person who helps to improve your property and is not paid for his labor, services or material, has a right to enforce a claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work of improvement, an original contract for the work improvement or modification thereof, in the office of the county recorder of the county where the property is situated and requiring that the contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

BIG LOTS!

BIG LOTS STORES - #4336
CLAIREMONT SQUARE
4829 CLAIREMONT DR
SAN DIEGO CA 92117-2706
858-270-1606

06/17/2022 11:49 AM SALE C1915516



S04336 R001 T7212 D20220617 X00
8 PATTERN REAR TRIGGER N 6.00 T
810550283 1 @ 6.00

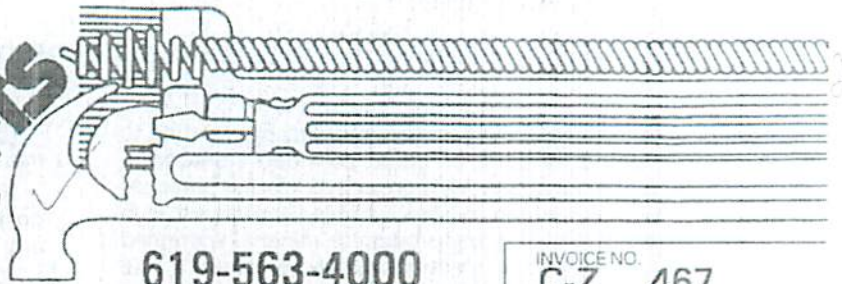
Sub-Total CA 7.75% Taxable 6.00
CA 7.75% Tax 0.47
Total Sales Tax 0.47
Total 6.47

Cash 20.00
Total Tender 20.00
Change Due 13.53

Thank you for shopping at Big Lots!
Join the friendliest store in town!
New Hiring Part Time Associates
Competitive hourly wage
20% employee discount plus
30% off indoor and outdoor furniture
Apply online at www.biglots.com/careers

BILLING OFFICE:

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



CUSTOMER PO. NO. 7385	DISPATCH NO.	619-563-4000	INVOICE NO. C-Z 467
JOB Windemere Condo's	PHONE	DATE 04/19/22	
JOB LOCATION 3950 Cleveland Ave (111)	BILLING Coosd.net		
CITY, STATE AND ZIP CODE San Diego, CA 92103	BILLING ADDRESS		
JOB PHONE	WORKMAN Turge	EMAIL ADDRESS	

→ called out to #111 because the stand up shower was clogged up -

- I ran my snake down the drain about 8 to 12 feet and cleared it, pulled back hair but stoppage was in common line because when I was snaking it started to rise.

Job 612-7407

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 ⁰⁰/₁₀₀)

ST

(Signature)

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 _____ Representative _____
 Sign Date

DELIVERED MAY 04 2022
 DELIVERED JUL 19 2022

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

THIS AGREEMENT IS SUBJECT TO MANAGEMENT APPROVAL

TERMS AND CONDITIONS

The Buyer or anyone claiming under any warranty relating to material and/or products sold or labor provided hereunder, including any performance guarantee, agrees that if Seller breaches any such warranty or guarantee, or any warranty implied either in fact or by operation of law, or if any product or material warranted hereunder proves faulty in any manner whatsoever, Seller's sole liability to either replacement or repair of any faulty product or material, at the sole option of Seller, refunding to the Buyer the purchase price for such defective product or material. Should Seller elect to refund the purchase price buyer agrees to return any and all products and materials furnished by Seller to Buyer. Seller expressly disclaims any liability to its customers and to users of its products and to any other person or persons for special, incidental or consequential damages of any kind and from any cause whatsoever arising out of or in any way connected to the manufacture, sale, handling, repair, maintenance or replacement or arising out of or connected with the use of said products.

Representations and warranties made by any person, including representatives of Seller, which are inconsistent or in conflict with the terms of this warranty shall not be binding upon Seller, unless reduced to writing and approved by the General Manager of Seller.

SELLER MAKES NO WARRANTIES EXPRESS OR IMPLIED, IN LAW OR IN FACT, WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF WITH RESPECT TO THE PRODUCTS, MATERIALS, AND WORKMANSHIP COVERED HEREBY OTHER THAN AS EXPRESSLY STATED HEREIN.

Service under this warranty shall be provided promptly by Seller during normal working hours (8:00 A.M. to 5:00 P.M. Monday through Friday).

Service under this warranty does not include routine product maintenance, such as filter or fuse replacement.

Buyer agrees to pay reasonable attorneys fees and court costs in any action to enforce the performance of this contract or any of its terms, covenants or conditions.

Owner hereby waives any, and all claims for damages it might otherwise have against Contractor for any alleged delay in performance of services and in the supplying of materials in accordance with the terms of this agreement, or otherwise or at all.

Title to equipment and material supplied and installed as part of this agreement does not pass to buyer until the full agreement price has been paid to contractor. Until all money due under the contract has been paid, owner grants to contractor the right to enter worksite premises at any time to check such equipment and material and to remove same until all money due under the contract is paid in full.

Seller shall not be liable for damages or destruction to products and/or materials or delivery of installation delays where such damage or destruction or delay is a result or by reason of fire or explosion of any origin, not, civil commotion or disturbances, aircraft, war, or any Act of God including but not limited to lightning, windstorm, hail, flood, earthquake, or any act beyond Seller's control.

No other representation or agreement, written or oral, relating to the subject matter of this contract exists between the parties and no waiver, alteration, modification, renewal or extension of this contract shall be valid unless made in writing by the General Manager of the Seller.

BUYER'S RIGHT TO CANCEL

You may cancel the agreement or offer referred to above at any time prior to midnight of the third day (excluding Sunday) after the day you signed the agreement or offer. If you cancel and you have already made some payment to the seller, the seller is entitled to retain out of the payment, as a cancellation fee, 5 percent of the cash price of the goods or services but in no event may the seller retain more than fifteen dollars (\$15).

You may give notice of cancellation by mailing a signed and dated statement to the seller at the address indicated. In order to have proof of the mailing, it is recommended that you mail the statement by registered or certified mail. If you do so, you should keep the slip the post office gives you.

In the event you cancel, the seller must return to you (a) any payments made (less the cancellation fee) and (b) any goods or other property (or a sum equal to the amount of the trade-in allowance given therefor), and (c) any note or other evidence of indebtedness, given to you to the seller pursuant to or in connection with the agreement or offer. After cancellation the seller is entitled to receive back from you, at your address, any goods previously delivered by him to you, providing he has returned any payments and goods or other property received from you, to the extent indicated above. If the seller does not call for his goods at your address within 20 days after you give notice of cancellation, you may keep them as your own.

Contractors are required by law to be licensed and regulated by the Contractors' State License Board. Any questions concerning a contractor may be referred to the registrar of the board whose address is: Contractors' State License Board, 1020 N Street, Sacramento, California 95814.

NOTICE — "Under the Mechanics' Lien Law, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property but is not paid for his work or supplies, has a right to enforce a claim against your property. This means that, after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your own contractor in full, if the subcontractor, laborer or supplier remains unpaid."

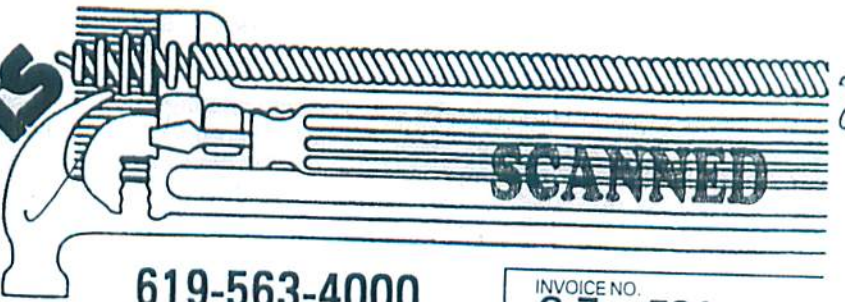
"NOTICE TO OWNER"

(Section 7019 — Contractor's License Law)

Under Mechanic's Lien Law, any contractor, sub-contractor, laborer, material man, or other person who helps to improve your property and is not paid for his labor, services or material, has a right to enforce a claim against your property. Under the law, you may protect yourself against such claims by filing, before commencing such work of improvement, an original contract for the work improvement or modification thereof, in the office of the county recorder of the county where the property is situated and requiring that the contractor's payment bond be recorded in such office. Said bond shall be in an amount not less than fifty percent (50%) of the contract price and shall, in addition to any conditions for the performance of the contract, be conditioned for the payment in full of the claims of all persons furnishing labor, services, equipment or materials for the work described in said contract.

BILLING OFFICE:

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



2022

CUSTOMER P.O. NO. 612-7399	DISPATCH NO.	619-563-4000	INVOICE NO. C-Z 784
JOB Windemere Condo's	PHONE	DATE 07/05/22	
JOB LOCATION 3950 Cleveland Ave (110)	BILLING	Ceo SD.net	
CITY, STATE AND ZIP CODE San Diego, Ca. 92103	BILLING ADDRESS		
JOB PHONE	WORKMAN Surge	EMAIL ADDRESS	

Called out to unit #111, because there was a leak under kitchen faucet in cabinet.
I found that the kitchen faucet (moen brush nickel Integra) was leaking from body so it need to be replaced.

Faucet replacement done by someone else.

job 612-7399

bill to owner

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. ⁰⁰/₁₀₀)

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 HOA

Management Report Extract for Job 612-7404
as of 07/29/22

Job Name: Move In Unit 104 Tenant

07/13/2022: Jane Abrams prospective tenant Unit 104 informed us
that she will be moving in during the next couple of days, weeks.
Tentative date for the bulk of the furniture move will be July 23
2022. -DN

07/14/2022 Jane Abrams 213-705-2889 lp

WINDEMERE COURT HOA

Management Report Extract for Job 612-7401
as of 07/29/22

Job Name: Move Out Unit 106 Tenant

07/13/2022: Received a move out form from Mattew Griffin/ tenant unit 106. Will be moving out July 23, 2022. Mover will arrive between 8 & 10 AM. tel # 337-251-8931. Will be rfrd2 Tony Parra.-DN

612



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

BILL TO:

128474 0705 1 007235 000001 001/001

JUL 1 1 RECD

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



CURRENT CHARGES

DATE	SITE	INVOICE	SERVICE LOCATION	DESCRIPTION	TYPE	AMOUNT
01-JUL-2022	1	15227640	COURT, WINDERMERC 3950 CLEVELAND AVE SAN DIEGO, CA 92103	JULY SERVICE	INV	60.00

PAYMENT RECEIVED

DATE	PAYMENT NUMBER	TYPE	AMOUNT
13-JUN-2022	2150	Check	-60.00

RECEIVE A FREE MONTH'S RESIDENTIAL SERVICE!
RECOMMEND OUR SERVICE TO A FRIEND, RELATIVE OR NEIGHBOR.
IF YOUR REFERRAL ACCEPTS OUR MAINTENANCE PROGRAM,
YOUR NEXT MONTHLY SERVICE WILL BE FREE OF CHARGE.

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

BILL TO:

154379 1 0705 11120 22255 1/1 BIN:1

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

REMIT TO:

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



020057440000600020220629032028

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 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

On-Line

July 27, 2022

PAY TO THE
ORDER OF

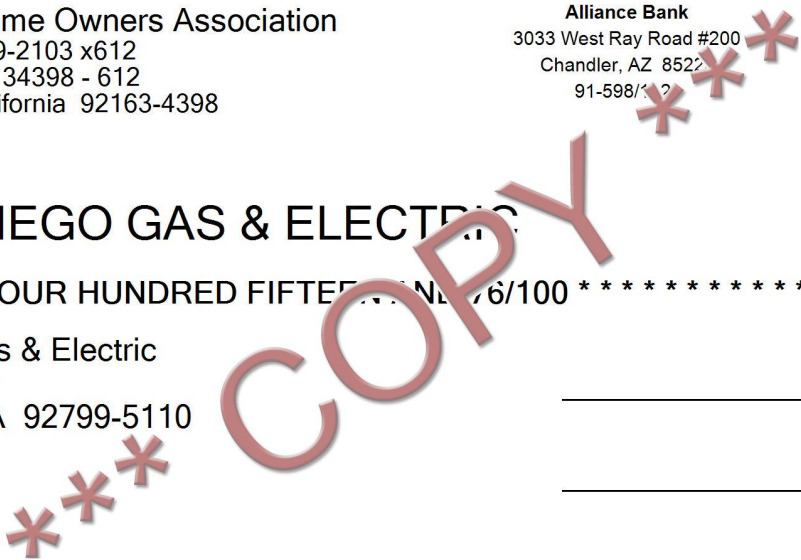
SAN DIEGO GAS & ELECTRIC

\$1,415.76

ONE THOUSAND FOUR HUNDRED FIFTEEN AND 76/100 ***** 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

July 12, 2022

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

\$97.02

NINETY SEVEN AND 02/100 ***** DOLLARS

AT&T

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

July 14, 2022

PAY TO THE
ORDER OF

AT&T

\$253.96

TWO HUNDRED FIFTY THREE AND 96/100 ***** DOLLARS

AT&T

MEMO: Invoice#

COPY



AT&T

JUL 19 RECD

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

Page 1 of 3
Account Number 619 298-5799 383 2
Billing Date Jul 5, 2022
Web Site att.com

Monthly Statement

Expand your AT&T

Get internet, wireless and other premium services from AT&T. We're eager to help you find the best deals possible. Call 800.516.9368. Business customers: 800.321.2000

Bill-At-A-Glance

Previous Bill	233.68
Payment Received 6-23 Thank you!	233.68CR
Adjustments	.00
Balance	.00
Current Charges	235.26
Total Amount Due	\$235.26
Amount Due in Full by	Jul 28, 2022

Plans and Services

Monthly Service - Jul 5 thru Aug 4

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

1. Bus Local Calling Unlimited B	190.00
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	Quantity	Monthly Rate	Amount Billed
Rates Changed			
(Monthly Charges are Prorated from Jul 1, 2022 to your Billing Date, Jul 5, 2022)			
2. Rate Change	1	1.39	.19
Federal Universal Service Fee			

Company Fees and Surcharges

3. Federal Subscriber Line Charge	7.81
4. State Regulatory Fee	1.01
5. Federal Universal Service Fee	3.85
6. San Diego Underground Conversion Fee	1.99
7. Cost Assessment Charge	4.10
Total Company Fees and Surcharges	18.76

Government Fees and Taxes

8. CA High Cost Fund Surcharge - A:	1.36
9. CA High Cost Fund-B and CA Advanced Svc Fund	1.98
10. California Teleconnect Fund Surcharge	1.51
11. Universal Lifeline Telephone Service Surcharge	9.22
12. CA Relay Service and Communications Devices Fund	2.16
13. State E911 Surcharge	.30
14. Federal	6.20
Total Government Fees and Taxes	22.73

Total Plans and Services

231.68

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	231.68
1 800 750-2355		
AT&T Long Distance	1	3.58
1 800 321-2000		
Total Current Charges		235.26

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: Jul 28, 2022

\$235.26

Amount After Aug 8, 2022

\$245.26



Billing Date Jul 5, 2022

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

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

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





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 Jul 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 June	3.58
Total Account Summary Charges	3.58

Invoice Summary

(as of JUNE 22, 2022)

Current Charges

Service Charges	3.00
Credits and Adjustments	.00
Call Charges	.00
Surcharges and Other Fees	.46
Government Fees and Taxes	.12
Total Invoice Summary	3.58

Service Charges

Monthly Service Charges

Type of Service	Period	Qty	
1. BUS CLING	JUN 21 to JUL 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	.34
4. CA State Regulatory Fee	.01
Total Surcharges and Other Fees	.46

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 3.58

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 \$172.20. 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.

RATE INCREASE

The Federal Universal Service Fee (supports telecommunication needs of low-income households, consumers living in high-cost areas, schools, libraries and rural hospitals), and the Federal Subscriber Line Charge increased on 7/1/2022. Lifeline customers will continue to receive credit for the Federal Subscriber Line Charge. Your current bill reflects the change. For more information, please contact an AT&T Service Representative at the phone number listed on the front of your bill.

STILL GETTING PAPER?

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

© 2008 AT&T Intellectual Property. All rights reserved.

6236.010.107681.01.02.0000000 NNNNNNNY 013867.013867



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



6236.10.418.107681 1 SP 0.600 99



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 Jul 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 Customer Care at AT&T, P.O. Box 5074, Carol Stream, IL 60197-5074; 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.



617
X

881 Energy Way
Chula Vista CA 91911-611010

JUL 1 1 REC'D

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

Account Number 3-0529-0830478
Invoice Number 0529-003468046
Invoice Date June 30, 2022
Previous Balance \$377.22
Payments/Adjustments -\$411.29
Current Invoice Charges \$592.95

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 \$558.88
Payment Due Date July 20, 2022

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 06/27	2151	-\$377.22
Inv# 003456192 Dated 05/31/22		-\$34.07
For Site 00001 Service Group 02		
Re: Pickup Service		

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 07/01-07/31			\$92.89	\$92.89
1 Waste Container 3 Cu Yd, 2 Lifts Per Week Fuel Recovery Fee 07/01-07/31			\$4.75	\$4.75
Pickup Service 07/01-07/31			\$354.07	\$354.07
Total Fuel Recovery Fee				\$141.24
CURRENT INVOICE CHARGES				\$592.95

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 Amount Due \$558.88
Payment Due Date July 20, 2022
Account Number 3-0529-0830478
Invoice Number 0529-003468046

Return Service Requested

Total Enclosed

558.88

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

00001525
UPGR



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

30529083047800000034680460000592950000558882



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.

CRPBLIC1 8422 9977 127 07 20220706 PG 1 OF 1
2525-439 00001525 43541032.2 0-1

REPUBLIC SERVICES

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	

RM-3159

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

06/28/22

Date	Description	x-ref	Amount	Balance
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
04/01/22	Payment rec'd ck# 2123	9005	-600.00	0.00
05/01/22	May 22 Management	9025	600.00	600.00
05/02/22	Payment rec'd ck# 2134	9026	-600.00	0.00
06/01/22	Jun 22 Management	9045	600.00	600.00
06/01/22	Payment rec'd ck# 2145	9047	-600.00	0.00
07/01/22	Jul 22 Management	9074	600.00	600.00
Total Now Due:			\$	600.00

Terms: Management fees due 1st of each month.

\$ 703.01

----- 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

06/28/22

Date	Description	x-ref	Amount	Balance
06/01/22	05/22 Postage	9041	63.83	63.83
06/01/22	05/22 Printing	9044	25.60	89.43
06/01/22	Jun 22 Supplies	9045	13.05	102.48
06/01/22	Jun 22 Web Site Hosting	9045	5.00	107.48
06/01/22	Payment rec'd ck# 2145	9047	-107.48	0.00
07/01/22	06/22 Postage	9070	59.36	59.36
07/01/22	06/22 Printing	9072	25.60	84.96
07/01/22	Jul 22 Supplies	9074	13.05	98.01
07/01/22	Jul 22 Web Site Hosting	9074	5.00	103.01
Total Now Due:			\$	103.01

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: \$103.01
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: 7/31/2022**

<u>Payee</u>	<u>Invoice</u>	<u>Invoice Date</u>	<u>Due Date</u>	<u>Description</u>	<u>Expense</u>	<u>Total 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
7/1/2022 - 7/31/2022**

Account: 10000 - Alliance Operating 7251

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$13,793.64
7/1/2022	AP	Payment: CEOSD.NET, Check #: 2154, Invoice #:	Operating		\$703.01	\$13,090.63
7/1/2022	AR	Payment Received	Operating	\$550.00		\$13,640.63
7/6/2022	AP	Payment: Maria Cook, Check #: 2155, Invoice #:	Operating		\$75.00	\$13,565.63
7/6/2022	AR	Payment Received	Operating	\$3,425.00		\$16,990.63
7/7/2022	AP	Payment: Dewey Pest Control, Inc, Check #: 2156, Invoice #: 517023	Operating		\$800.00	\$16,190.63
7/7/2022	AP	Payment: Choice Locksmithing & Security, Inc., Check #: 2157, Invoice #: 062722WND	Operating		\$260.12	\$15,930.51
7/7/2022	AP	Payment: GUS CURIEL, Check #: 2158, Invoice #:	Operating		\$675.00	\$15,255.51
7/7/2022	AR	Payment Received	Operating	\$3,300.00		\$18,555.51
7/8/2022	AR	Payment Received	Operating	\$300.00		\$18,855.51
7/11/2022	AP	Payment: Homecrafts, Check #: 2159, Invoice #: C-Y 680	Operating		\$190.00	\$18,665.51
7/11/2022	AR	Payment Received	Operating	\$1,075.00		\$19,740.51
7/12/2022	AR	Payment Received	Operating	\$275.00		\$20,015.51
7/12/2022	AP	Payment: AT&T, On-Line Payment, Invoice #:	Operating		\$97.02	\$19,918.49
7/14/2022	AP	Payment: Republic Services, Check #: 2160, Invoice #: 0529-003468046	Operating		\$592.95	\$19,325.54
7/14/2022	AP	Payment: Dewey Pest Control, Inc, Check #: 2161, Invoice #: 15227640	Operating		\$60.00	\$19,265.54
7/14/2022	AP	Payment: Martha Monika Slater, Check #: 2162, Invoice #:	Operating		\$6.47	\$19,259.07
7/14/2022	AP	Payment: Homecrafts, Check #: 2163, Invoice #: C-Z 650	Operating		\$110.00	\$19,149.07
7/14/2022	AP	Payment: Antonio Parra , Check #: 2164, Invoice #:	Operating		\$75.00	\$19,074.07
7/14/2022	AP	[VOID] - Payment: Republic Services, Check #: 2160, Invoice #: 0529-003468046	Operating	\$592.95		\$19,667.02
7/14/2022	AP	Payment: Republic Services, Check #: 2165, Invoice #:	Operating		\$558.88	\$19,108.14
7/14/2022		Other Deposit from: Farmers Insurance	Operating	\$12.00		\$19,120.14
7/14/2022	AR	Payment Received	Operating	\$300.00		\$19,420.14
7/14/2022	AP	Payment: AT&T, On-Line Payment, Invoice #:	Operating		\$253.96	\$19,166.18
7/15/2022	AR	Payment Received	Operating	\$275.00		\$19,441.18
7/18/2022	AR	Payment Received	Operating	\$1,800.00		\$21,241.18
7/19/2022	AR	Payment Received	Operating	\$275.00		\$21,516.18
7/22/2022	AP	Payment: AT&T, Check #: 2166, Invoice #:	Operating		\$235.26	\$21,280.92
7/25/2022	AP	Payment: Homecrafts, Check #: 2167, Invoice #: C-Z 467	Operating		\$110.00	\$21,170.92
7/26/2022	AR	Payment Received	Operating	\$200.00		\$21,370.92
7/27/2022	AR	Payment Received	Operating	\$385.00		\$21,755.92
7/27/2022	AP	Payment: San Diego Gas & Electric, On-Line Payment, Invoice #:	Operating		\$1,415.76	\$20,340.16
7/29/2022	AP	Payment: Homecrafts, Check #: 2168, Invoice #: C-Z 784	Operating		\$110.00	\$20,230.16
7/29/2022	AP	Payment: Antonio Parra , Check #: 2169, Invoice #:	Operating		\$150.00	\$20,080.16
7/29/2022	AR	Payment Received	Operating	\$275.00		\$20,355.16
7/31/2022		Bank Statement Interest	Operating	\$0.42		\$20,355.58
Account Total				\$13,040.37	\$6,478.43	\$20,355.58

Account: 11100 - CB&T Reserve

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$55,564.31
7/31/2022		Bank Statement Interest	Operating	\$2.83		\$55,567.14
7/31/2022		Bank Statement Fees	Reserve		\$3.00	\$55,564.14
Account Total				\$2.83	\$3.00	\$55,564.14

Account: 13000 - Accounts Receivable

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$7,697.90
7/1/2022	AR	July 2022 - Parking Rental	Operating	\$125.00		\$7,822.90

**Windemere Court Home Owners Association
General Ledger Report
7/1/2022 - 7/31/2022**

7/1/2022	AR	July 2022 - Assessment	Operating	\$7,975.00		\$15,797.90	
7/1/2022	AR	Payment Application	Operating		\$2,500.00	\$13,297.90	
7/6/2022	AR	Payment Application	Operating		\$1,475.40	\$11,822.50	
7/7/2022	AR	Payment Application	Operating		\$1,925.00	\$9,897.50	
7/8/2022	AR	Payment Application	Operating		\$300.00	\$9,597.50	
7/11/2022	AR	Payment Application	Operating		\$1,075.00	\$8,522.50	
7/12/2022	AR	Payment Application	Operating		\$275.00	\$8,247.50	
7/14/2022	AR	Violation Fine	Operating	\$250.00		\$8,497.50	
7/14/2022	AR	water shut off 05/31/22	Operating	\$110.00		\$8,607.50	
7/14/2022	AR	Payment Application	Operating		\$300.00	\$8,307.50	
7/15/2022	AR	Payment Application	Operating		\$275.00	\$8,032.50	
7/18/2022	AR	Payment Application	Operating		\$1,800.00	\$6,232.50	
7/18/2022	AR	Move Out Fee (Tenant)	Operating	\$100.00		\$6,332.50	
7/19/2022	AR	Move In Fee (Tenant)	Operating	\$100.00		\$6,432.50	
7/23/2022	AR	Move In Fee (Tenant)	Operating	\$200.00		\$6,632.50	
7/23/2022	AR	Payment Application	Operating		\$100.00	\$6,532.50	
7/26/2022	AR	Payment Application	Operating		\$200.00	\$6,332.50	
7/27/2022	AR	Payment Application	Operating		\$110.00	\$6,222.50	
7/29/2022	AR	Homecrafts called to check leak under kitchen faucet.	Operating	\$110.00		\$6,332.50	
Account Total					\$8,970.00	\$10,335.40	\$6,332.50

Account: 23000 - Pre-Paid Assessments

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$19,220.50)
7/1/2022	AR	Payment Application		Operating	\$2,500.00		(\$16,720.50)
7/1/2022	AR	Payment Received		Operating		\$550.00	(\$17,270.50)
7/6/2022	AR	Payment Received		Operating		\$3,425.00	(\$20,695.50)
7/6/2022	AR	Payment Application		Operating	\$1,475.40		(\$19,220.10)
7/7/2022	AR	Payment Received		Operating		\$3,300.00	(\$22,520.10)
7/7/2022	AR	Payment Application		Operating	\$1,925.00		(\$20,595.10)
7/8/2022	AR	Payment Received		Operating		\$300.00	(\$20,895.10)
7/8/2022	AR	Payment Application		Operating	\$300.00		(\$20,595.10)
7/11/2022	AR	Payment Received		Operating		\$1,075.00	(\$21,670.10)
7/11/2022	AR	Payment Application		Operating	\$1,075.00		(\$20,595.10)
7/12/2022	AR	Payment Received		Operating		\$275.00	(\$20,870.10)
7/12/2022	AR	Payment Application		Operating	\$275.00		(\$20,595.10)
7/14/2022	AR	Payment Received		Operating		\$300.00	(\$20,895.10)
7/14/2022	AR	Payment Application		Operating	\$300.00		(\$20,595.10)
7/15/2022	AR	Payment Received		Operating		\$275.00	(\$20,870.10)
7/15/2022	AR	Payment Application		Operating	\$275.00		(\$20,595.10)
7/18/2022	AR	Payment Received		Operating		\$1,800.00	(\$22,395.10)
7/18/2022	AR	Payment Application		Operating	\$1,800.00		(\$20,595.10)
7/19/2022	AR	Payment Received		Operating		\$275.00	(\$20,870.10)
7/23/2022	AR	Payment Application		Operating	\$100.00		(\$20,770.10)
7/26/2022	AR	Payment Received		Operating		\$200.00	(\$20,970.10)
7/26/2022	AR	Payment Application		Operating	\$200.00		(\$20,770.10)
7/27/2022	AR	Payment Received		Operating		\$385.00	(\$21,155.10)
7/27/2022	AR	Payment Application		Operating	\$110.00		(\$21,045.10)
7/29/2022	AR	Payment Received		Operating		\$275.00	(\$21,320.10)
Account Total					\$10,335.40	\$12,435.00	(\$21,320.10)

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)

**Windemere Court Home Owners Association
General Ledger Report
7/1/2022 - 7/31/2022**

Account: 40000 - Assessments

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$140,740.00)
7/1/2022	AR	July 2022 - Assessment		Operating		\$7,975.00	(\$148,715.00)
Account Total					\$0.00	\$7,975.00	(\$148,715.00)

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: 40103 - Violation Fines

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$0.00
7/14/2022	AR	Violation Fine		Operating		\$250.00	(\$250.00)
Account Total					\$0.00	\$250.00	(\$250.00)

Account: 40151 - Laundry Income

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$2,347.27)
Account Total					\$0.00	\$0.00	(\$2,347.27)

Account: 40153 - Parking Permits

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$2,125.00)
7/1/2022	AR	July 2022 - Parking Rental		Operating		\$125.00	(\$2,250.00)
Account Total					\$0.00	\$125.00	(\$2,250.00)

Account: 40190 - Misc Fees

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$237.04)
7/14/2022	AR	water shut off 05/31/22		Operating		\$110.00	(\$347.04)
7/14/2022	AP	Payment: Antonio Parra , Check #: 2164, Invoice #: , J7400 Move out 105		Operating	\$75.00		(\$272.04)
7/18/2022	AR	Move Out Fee (Tenant)		Operating		\$100.00	(\$372.04)
7/19/2022	AR	Move In Fee (Tenant)		Operating		\$100.00	(\$472.04)
7/23/2022	AR	Move In Fee (Tenant)		Operating		\$200.00	(\$672.04)
7/29/2022	AR	Homecrafts called to check leak under kitchen faucet.		Operating		\$110.00	(\$782.04)
7/31/2022		Bank Statement Fees		Reserve	\$3.00		(\$779.04)
Account Total					\$78.00	\$620.00	(\$779.04)

Account: 40300 - Operating Interest

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							(\$40.68)
7/31/2022		Bank Statement Interest		Operating		\$3.25	(\$43.93)
Account Total					\$0.00	\$3.25	(\$43.93)

Account: 50001 - Repair & Maintenance

**Windemere Court Home Owners Association
General Ledger Report
7/1/2022 - 7/31/2022**

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$64,627.67
7/6/2022	AP	Payment: Maria Cook, Check #: 2155, Invoice #: , Job 612-7390 Unit 208 Move Out	Operating	\$75.00		\$64,702.67
7/7/2022	AP	Payment: Dewey Pest Control, Inc, Check #: 2156, Invoice #: 517023, job 612-7391 Unit 215 Termite treatment	Operating	\$800.00		\$65,502.67
7/7/2022	AP	Payment: Choice Locksmithing & Security, Inc., Check #: 2157, Invoice #: 062722WND, job 612-7397 damaged cylinder by workout room	Operating	\$260.12		\$65,762.79
7/7/2022	AP	Payment: GUS CURIEL, Check #: 2158, Invoice #: , job 612-7304 Unit 104 drywall repair	Operating	\$675.00		\$66,437.79
7/11/2022	AP	Payment: Homecrafts, Check #: 2159, Invoice #: C-Y 680, job 612-7362 garge space #6 leak	Operating	\$190.00		\$66,627.79
7/14/2022	AP	Payment: Martha Monika Slater, Check #: 2162, Invoice #: , 8 Pattern Rear Trigger N	Operating	\$6.47		\$66,634.26
7/14/2022	AP	Payment: Homecrafts, Check #: 2163, Invoice #: C-Z 650, job 612-7392 Unit 215 Water Shut Off	Operating	\$110.00		\$66,744.26
7/25/2022	AP	Payment: Homecrafts, Check #: 2167, Invoice #: C-Z 467, Job 612-7407 U111 Shower Clogged	Operating	\$110.00		\$66,854.26
7/29/2022	AP	Payment: Homecrafts, Check #: 2168, Invoice #: C-Z 784, Job 612-7399 U111 Kitchen Faucet Leak	Operating	\$110.00		\$66,964.26
7/29/2022	AP	Payment: Antonio Parra , Check #: 2169, Invoice #: , Job 612-7401 U106 Move Out, Job 612-7404 U104 Move In	Operating	\$150.00		\$67,114.26
Account Total				\$2,486.59	\$0.00	\$67,114.26

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							\$5,165.43
Account Total					\$0.00	\$0.00	\$5,165.43

Account: 50400 - Pest Control

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$848.00
7/14/2022	AP	Payment: Dewey Pest Control, Inc, Check #: 2161, Invoice #: 15227640, 07/22 SVC	Operating	\$60.00		\$908.00
Account Total				\$60.00	\$0.00	\$908.00

Account: 51000 - Landscape

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$8,190.78
Account Total					\$0.00	\$0.00	\$8,190.78

Account: 51090 - Landscape Extras

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$122.03
Account Total					\$0.00	\$0.00	\$122.03

**Windemere Court Home Owners Association
General Ledger Report
7/1/2022 - 7/31/2022**

Account: 59000 - Gas & Electric

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$10,983.96
7/27/2022	AP	Payment: San Diego Gas & Electric, Check #: On-Line, Invoice #: , SD GAS & ELEC PAID 220726	Operating	\$1,415.76		\$12,399.72
Account Total				\$1,415.76	\$0.00	\$12,399.72

Account: 59200 - Telephone

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$9,066.74
7/12/2022	AP	Payment: AT&T, Check #: On-Line, Invoice #: , ATT Payment 220712	Operating	\$97.02		\$9,163.76
7/14/2022	AP	Payment: AT&T, Check #: On-Line, Invoice #: , ATT Payment 220714	Operating	\$253.96		\$9,417.72
7/22/2022	AP	Payment: AT&T, Check #: 2166, Invoice #: , Acct. # 619 298-5799 383 2	Operating	\$235.26		\$9,652.98
Account Total				\$586.24	\$0.00	\$9,652.98

Account: 59300 - Trash

Posting Date	Source Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance						\$7,345.32
7/14/2022	AP	Payment: Republic Services, Check #: 2160, Invoice #: 0529-003468046, 07/22 SVC	Operating	\$592.95		\$7,938.27
7/14/2022	AP	[VOID] - Payment: Republic Services, Check #: 2160, Invoice #: 0529-003468046, 07/22 SVC	Operating		\$592.95	\$7,345.32
7/14/2022	AP	Payment: Republic Services, Check #: 2165, Invoice #: , SVC 07/22	Operating	\$558.88		\$7,904.20
Account Total				\$1,151.83	\$592.95	\$7,904.20

Account: 59400 - Water & Sewer

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$15,421.76
Account Total					\$0.00	\$0.00	\$15,421.76

Account: 60000 - Fire Maintenance

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,137.71
Account Total					\$0.00	\$0.00	\$2,137.71

Account: 60100 - Camera Monitoring

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$2,382.96
Account Total					\$0.00	\$0.00	\$2,382.96

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

**Windemere Court Home Owners Association
General Ledger Report
7/1/2022 - 7/31/2022**

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							\$10,800.00
7/1/2022	AP	Payment: CEOSD.NET, Check #: 2154, Invoice #: , 07/22 Mgmt fee		Operating	\$600.00		\$11,400.00
Account Total					\$600.00	\$0.00	\$11,400.00

Account: 90400 - Insurance

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$21,015.00
7/14/2022		Other Deposit from: Farmers Insurance		Operating		\$12.00	\$21,003.00
Account Total					\$0.00	\$12.00	\$21,003.00

Account: 90900 - Office Supplies

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$422.55
7/1/2022	AP	Payment: CEOSD.NET, Check #: 2154, Invoice #: , 07/22 Supplies, 07/22 Web Hosting		Operating	\$18.05		\$440.60
Account Total					\$18.05	\$0.00	\$440.60

Account: 90901 - Printing & Copies

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$241.59
7/1/2022	AP	Payment: CEOSD.NET, Check #: 2154, Invoice #: , 06/22 Printing		Operating	\$25.60		\$267.19
Account Total					\$25.60	\$0.00	\$267.19

Account: 90903 - Postage

Posting Date	Source	Description	Long Desc.	Cost Center	Debit	Credit	Balance
Beginning Balance							\$351.74
7/1/2022	AP	Payment: CEOSD.NET, Check #: 2154, Invoice #: , 06/22 Postage		Operating	\$59.36		\$411.10
Account Total					\$59.36	\$0.00	\$411.10

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)

**Windemere Court Home Owners Association
General Ledger Report
7/1/2022 - 7/31/2022**

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: 7/31/2022

Statement Balance: \$20,967.31
GL Balance: \$20,355.58
Last Statement Balance: \$20,967.31
Outstanding Checks: \$611.73
Outstanding Deposits: \$0.00
Calculated Balance: \$20,967.31
GL vs. Balance Difference: \$0.00

Outstanding

Checks	Description	Date	Check #	Amount
	Payment: Martha Monika Slater, Check #: 2162, Invoice #:	7/14/2022	2162	-\$6.47
	Payment: AT&T, Check #: 2166, Invoice #:	7/22/2022	2166	-\$235.26
	Payment: Homecrafts, Check #: 2167, Invoice #: C-Z 467	7/25/2022	2167	-\$110.00
	Payment: Homecrafts, Check #: 2168, Invoice #: C-Z 784	7/29/2022	2168	-\$110.00
	Payment: Antonio Parra , Check #: 2169, Invoice #:	7/29/2022	2169	-\$150.00
Total Outstanding Checks:				\$611.73

Deposits	Description	Date	Amount
Total Outstanding Deposits:			\$0.00