



# **Financial Report Package**

**April 2025**

**Prepared for**

**Windsor Creek Subdivision**

**By**

**World Class Properties**



# Income Statement - Operating

Windsor Creek Subdivision

From 04/01/2025 to 04/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
<b>OPERATING INCOME</b>							
<b>ASSESSMENT INCOME</b>							
4000-00 Assessment Income	\$20,514.05	\$9,362.50	\$11,151.55	\$90,180.53	\$37,450.00	\$52,730.53	\$112,350.00
4030-00 Late Fees	501.00	-	501.00	526.00	-	526.00	-
4035-00 Late Fee Interest	314.33	-	314.33	405.17	-	405.17	-
4040-00 Fines / Violations	400.00	-	400.00	1,345.00	-	1,345.00	-
4045-00 Buyer Transfer Fees	825.00	-	825.00	1,375.00	-	1,375.00	-
4050-00 Collections/Lien Fees Income	134.50	-	134.50	134.50	-	134.50	-
4055-00 Returned Payment Fees	-	-	-	12.00	-	12.00	-
4099-00 Balance Forward	616.36	-	616.36	616.36	-	616.36	-
<b>Total ASSESSMENT INCOME</b>	<b>\$23,305.24</b>	<b>\$9,362.50</b>	<b>\$13,942.74</b>	<b>\$94,594.56</b>	<b>\$37,450.00</b>	<b>\$57,144.56</b>	<b>\$112,350.00</b>
<b>Total OPERATING INCOME</b>	<b>\$23,305.24</b>	<b>\$9,362.50</b>	<b>\$13,942.74</b>	<b>\$94,594.56</b>	<b>\$37,450.00</b>	<b>\$57,144.56</b>	<b>\$112,350.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5000-00 Management Fees	1,125.00	1,125.00	-	4,500.00	4,500.00	-	13,500.00
5010-00 Office Supplies	3.58	41.67	38.09	495.03	166.68	(328.35)	500.00
5020-00 Postage & Delivery	8.03	108.33	100.30	567.53	433.32	(134.21)	1,300.00
5027-00 Social/Meeting Expense	-	8.33	8.33	-	33.32	33.32	100.00
5040-00 Annual Meetings / Signs	-	22.92	22.92	-	91.68	91.68	275.00
5045-00 Ownership Transfer Fees	-	-	-	300.00	-	(300.00)	-
5055-00 State Filing Fees	-	0.83	0.83	-	3.32	3.32	10.00
5057-00 Tax Preparation	150.00	11.25	(138.75)	150.00	45.00	(105.00)	135.00
5060-00 Liens & Legal Expenses	-	41.67	41.67	25.00	166.68	141.68	500.00
5080-00 Contest Prizes	-	-	-	150.00	-	(150.00)	-
<b>Total ADMINISTRATIVE</b>	<b>\$1,286.61</b>	<b>\$1,360.00</b>	<b>\$73.39</b>	<b>\$6,187.56</b>	<b>\$5,440.00</b>	<b>(\$747.56)</b>	<b>\$16,320.00</b>
<b>TAXES &amp; INSURANCE</b>							
5400-00 Insurance	-	235.67	235.67	2,917.61	942.68	(1,974.93)	2,828.00
5450-00 Real Estate Taxes	10.00	-	(10.00)	10.00	-	(10.00)	-
<b>Total TAXES &amp; INSURANCE</b>	<b>\$10.00</b>	<b>\$235.67</b>	<b>\$225.67</b>	<b>\$2,927.61</b>	<b>\$942.68</b>	<b>(\$1,984.93)</b>	<b>\$2,828.00</b>
<b>LANDSCAPING</b>							
5700-00 Landscape Maintenance	5,375.00	5,375.00	-	21,500.00	21,500.00	-	64,500.00
5720-00 Snow Plow/Removal	-	62.50	62.50	757.50	250.00	(507.50)	750.00
5740-00 Tree Maintenance	-	83.33	83.33	-	333.32	333.32	1,000.00
5750-00 Sprinkler/Irrigation Repairs	-	625.00	625.00	-	2,500.00	2,500.00	7,500.00
5755-00 Irrigation Tax	-	204.17	204.17	2,557.38	816.68	(1,740.70)	2,450.00
<b>Total LANDSCAPING</b>	<b>\$5,375.00</b>	<b>\$6,350.00</b>	<b>\$975.00</b>	<b>\$24,814.88</b>	<b>\$25,400.00</b>	<b>\$585.12</b>	<b>\$76,200.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6000-00 General Repairs & Maintenance	-	1,250.00	1,250.00	1,197.54	5,000.00	3,802.46	15,000.00
6010-00 Vandalism Repairs	-	41.67	41.67	-	166.68	166.68	500.00
6035-00 Playground Equipment/Maintenance	-	83.33	83.33	39.99	333.32	293.33	1,000.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$-</b>	<b>\$1,375.00</b>	<b>\$1,375.00</b>	<b>\$1,237.53</b>	<b>\$5,500.00</b>	<b>\$4,262.47</b>	<b>\$16,500.00</b>
<b>UTILITIES</b>							
6300-00 Electricity	111.57	108.33	(3.24)	447.76	433.32	(14.44)	1,300.00
<b>Total UTILITIES</b>	<b>\$111.57</b>	<b>\$108.33</b>	<b>(\$3.24)</b>	<b>\$447.76</b>	<b>\$433.32</b>	<b>(\$14.44)</b>	<b>\$1,300.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$6,783.18</b>	<b>\$9,429.00</b>	<b>\$2,645.82</b>	<b>\$35,615.34</b>	<b>\$37,716.00</b>	<b>\$2,100.66</b>	<b>\$113,148.00</b>
<b>Net Income:</b>	<b>\$16,522.06</b>	<b>(\$66.50)</b>	<b>\$16,588.56</b>	<b>\$58,979.22</b>	<b>(\$266.00)</b>	<b>\$59,245.22</b>	<b>(\$798.00)</b>



# Balance Sheet - Operating

Windsor Creek Subdivision

End Date: 04/30/2025

## Assets

### CASH - OPERATING

10-1010-00 Wells Fargo Checking \$102,609.20

Total CASH - OPERATING: \$102,609.20

### Total Assets:

\$102,609.20

## Liabilities & Equity

### CURRENT LIABILITIES

20-2100-00 Prepaid Assessments 124.02

Total CURRENT LIABILITIES: \$124.02

### EQUITY

30-3000-00 Opening Balance Equity 45,653.72

30-3100-00 Retained Earnings (2,147.76)

Total EQUITY: \$43,505.96

Net Income Gain / Loss 58,979.22

\$58,979.22

### Total Liabilities & Equity:

\$102,609.20



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 04/30/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>WCS12896TRI - Sally McCollough Owner</b> 12896 Tricia St					
					Last Payment: \$300.00 on 04/19/2024
<b>Total:</b>	<b>\$209.93</b>	<b>\$178.33</b>	<b>\$167.38</b>	<b>\$3,381.76</b>	<b>\$3,937.40</b>
<b>WCS12853MAR - Chelsea Goossens Owner</b> 12853 Marna St Lot 22					
<b>Total:</b>	<b>\$49.67</b>	<b>\$21.17</b>	<b>\$21.17</b>	<b>\$2,574.76</b>	<b>\$2,666.77</b>
<b>WCS12791MAR - Kate Brown Family Trust Owner</b> 12791 Marna St Lot 17					
<b>Total:</b>	<b>\$48.02</b>	<b>\$19.52</b>	<b>\$19.52</b>	<b>\$2,401.51</b>	<b>\$2,488.57</b>
<b>WCS12883SON - Jose A Galvan &amp; Cala N Galvan Owner</b> 12883 Sondra St Lot 31					
<b>Total:</b>	<b>\$47.87</b>	<b>\$19.37</b>	<b>\$19.37</b>	<b>\$2,385.23</b>	<b>\$2,471.84</b>
<b>WCS16562COR - Emanuel White &amp; Kristin White Owner</b> 16562 Corrine Ave					
<b>Total:</b>	<b>\$42.15</b>	<b>\$25.55</b>	<b>\$159.15</b>	<b>\$1,698.55</b>	<b>\$1,925.40</b>
<b>WCS12806MAR - Lawrence Gomez Owner</b> 12806 Marna St Lot 44					
					Last Payment: \$150.00 on 04/06/2023
<b>Total:</b>	<b>\$41.61</b>	<b>\$13.11</b>	<b>\$13.11</b>	<b>\$1,728.53</b>	<b>\$1,796.36</b>
<b>WCS16791RAC - Harry Steimer Owner</b> 16791 Rachel Ave Lot 6					
					Last Payment: \$125.00 on 03/30/2025
<b>Total:</b>	<b>\$41.38</b>	<b>\$14.13</b>	<b>\$15.14</b>	<b>\$1,721.86</b>	<b>\$1,792.51</b>
<b>WCS16605BER - Hector D Campos &amp; Alejandra G Flores Owner</b> 16605 Berkley Ave Lot 14					
<b>Total:</b>	<b>\$41.39</b>	<b>\$12.89</b>	<b>\$12.89</b>	<b>\$1,705.24</b>	<b>\$1,772.41</b>
<b>WCS16840ABR - Sarah Kent Owner</b> 16840 Abram Ave					
					Last Payment: \$300.00 on 04/28/2025
<b>Total:</b>	<b>\$43.68</b>	<b>\$17.18</b>	<b>\$18.68</b>	<b>\$1,663.93</b>	<b>\$1,743.47</b>
<b>WCS12782SON - Alex Garza &amp; Marie Contreras Owner</b> 12782 Sondra St					
<b>Total:</b>	<b>\$193.99</b>	<b>\$10.49</b>	<b>\$10.49</b>	<b>\$1,453.26</b>	<b>\$1,668.23</b>
<b>WCS12844ADE - Mychaela Baber &amp; Thomas Clemens Owner</b> 12844 Adelaide St					
<b>Total:</b>	<b>\$36.25</b>	<b>\$7.75</b>	<b>\$7.75</b>	<b>\$1,165.75</b>	<b>\$1,217.50</b>
<b>WCS12850ALI - Reagan Lewis &amp; Geoff Lewis Owner</b> 12850 Alicia St					
<b>Total:</b>	<b>\$36.25</b>	<b>\$7.75</b>	<b>\$7.75</b>	<b>\$1,165.75</b>	<b>\$1,217.50</b>
<b>WCS12928ALI - Jesus Moreno Owner</b> 12928 Alicia St					
<b>Total:</b>	<b>\$36.25</b>	<b>\$7.75</b>	<b>\$7.75</b>	<b>\$1,165.75</b>	<b>\$1,217.50</b>
<b>WCS16626BER - Barbara L Shipley &amp; Sheryl Wilson Owner</b> 16626 Berkley Ave					
<b>Total:</b>	<b>\$36.25</b>	<b>\$7.75</b>	<b>\$7.75</b>	<b>\$1,165.75</b>	<b>\$1,217.50</b>
<b>WCS16943ABR - Gonzalo Patlan Nunez &amp; Maria Patlan Owner</b> 16943 Abram Ave					
					Last Payment: \$21.21 on 02/01/2023
<b>Total:</b>	<b>\$36.04</b>	<b>\$7.54</b>	<b>\$7.54</b>	<b>\$1,143.49</b>	<b>\$1,194.61</b>



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 04/30/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>WCS16918ELS - Ermlinda Hurtado &amp; Jesus Martinez Albor Owner</b> 16918 Elsinore Ave					Last Payment: \$816.72 on 02/01/2023
<b>Total:</b>	<b>\$36.00</b>	<b>\$7.50</b>	<b>\$7.50</b>	<b>\$1,140.00</b>	<b>\$1,191.00</b>
<b>WCS16883ABR - Eliot A. Smith &amp; Merianne Smith Owner</b> 16883 Abram Ave					Last Payment: \$49.92 on 02/01/2023
<b>Total:</b>	<b>\$35.25</b>	<b>\$6.75</b>	<b>\$6.75</b>	<b>\$1,061.83</b>	<b>\$1,110.58</b>
<b>WCS12898CON - Candido Alapisco &amp; Mary Contreras Alapisco Owner</b> 12898 Conner St					Last Payment: \$100.00 on 02/11/2025
<b>Total:</b>	<b>\$34.75</b>	<b>\$6.25</b>	<b>\$7.25</b>	<b>\$1,014.25</b>	<b>\$1,062.50</b>
<b>WCS12826ALI - Jerry Arce &amp; Samantha Arce Owner</b> 12826 Alicia St					Last Payment: \$350.00 on 03/04/2025
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,000.00</b>	<b>\$1,000.00</b>
<b>WCS12847ALE - George Bailey Owner</b> 12847 Alexa St					Last Payment: \$350.00 on 03/30/2023
<b>Total:</b>	<b>\$33.35</b>	<b>\$4.85</b>	<b>\$4.85</b>	<b>\$862.75</b>	<b>\$905.80</b>
<b>WCS12884SON - Raul Araiza Jr Owner</b> 12884 Sondra St					Last Payment: \$300.00 on 09/25/2024
<b>Total:</b>	<b>\$32.75</b>	<b>\$4.25</b>	<b>\$4.25</b>	<b>\$805.25</b>	<b>\$846.50</b>
<b>WCS16557BER - Evaristo Ayard &amp; Esmeralda Ayard Owner</b> 16557 Berkley Ave					Last Payment: \$400.00 on 11/13/2024
<b>Total:</b>	<b>\$32.25</b>	<b>\$3.75</b>	<b>\$3.75</b>	<b>\$753.75</b>	<b>\$793.50</b>
<b>WCS12786CON - Daniel Cortazar Owner</b> 12786 Conner St					Last Payment: \$275.00 on 05/03/2023
<b>Total:</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$3.50</b>	<b>\$721.00</b>	<b>\$760.00</b>
<b>WCS12819ADE - Michelle Janey Valdez &amp; Gustavo S Valdez Owner</b> 12819 Adelaide St					Last Payment: \$375.00 on 11/30/2023
<b>Total:</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$3.50</b>	<b>\$721.00</b>	<b>\$760.00</b>
<b>WCS12864MAR - Miranda Weeks Owner</b> 12864 Marna St					Last Payment: \$350.00 on 03/07/2023
<b>Total:</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$3.50</b>	<b>\$721.00</b>	<b>\$760.00</b>
<b>WCS12886CON - Alyssa Zamora &amp; Adam Zamora Owner</b> 12886 Conner St					Last Payment: \$371.08 on 05/17/2023
<b>Total:</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$3.50</b>	<b>\$721.00</b>	<b>\$760.00</b>
<b>WCS12957TRI - Rodney Frisbey Owner</b> 12957 Tricia St					Last Payment: \$350.00 on 05/22/2024
<b>Total:</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$3.50</b>	<b>\$721.00</b>	<b>\$760.00</b>
<b>WCS16590BER - Marvin Altamirano-Gramajo Owner</b> 16590 Berkley Ave					Last Payment: \$275.00 on 11/17/2023
<b>Total:</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$3.50</b>	<b>\$721.00</b>	<b>\$760.00</b>
<b>WCS16622COR - Michelle Cicotte &amp; Matthias Cicotte Owner</b> 16622 Corrine Ave					Last Payment: \$400.00 on 11/17/2023
<b>Total:</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$3.50</b>	<b>\$721.00</b>	<b>\$760.00</b>
<b>WCS16735ABR - Kristopher Alexander Taylor Owner</b> 16735 Abram Ave					Last Payment: \$350.00 on 02/04/2023
<b>Total:</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$3.50</b>	<b>\$721.00</b>	<b>\$760.00</b>



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 04/30/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>WCS16748ABR - Cristobal Ramirez Escobar Owner</b> 16748 Abram Ave					<b>Last Payment: \$625.00 on 01/31/2023</b>
<b>Total:</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$3.50</b>	<b>\$721.00</b>	<b>\$760.00</b>
<b>WCS12867MAR - Christopher Patton &amp; Rupa Owen Owner</b> 12867 Marna St					<b>Last Payment: \$390.70 on 02/01/2023</b>
<b>Total:</b>	<b>\$31.59</b>	<b>\$3.09</b>	<b>\$3.09</b>	<b>\$677.84</b>	<b>\$715.61</b>
<b>WCS16823ABR - Kelly Soto Owner</b> 16823 Abram Ave					<b>Last Payment: \$450.00 on 06/10/2024</b>
<b>Total:</b>	<b>\$31.25</b>	<b>\$2.75</b>	<b>\$2.75</b>	<b>\$640.75</b>	<b>\$677.50</b>
<b>WCS12880ADE - Kavin Paulson &amp; Carrie Paulson Owner</b> 12880 Adelaide St					<b>Last Payment: \$461.96 on 02/01/2023</b>
<b>Total:</b>	<b>\$30.88</b>	<b>\$2.38</b>	<b>\$2.38</b>	<b>\$602.32</b>	<b>\$637.96</b>
<b>WCS16818ARD - Daniel Bishop &amp; Ritta Bishop Owner</b> 16818 Ardyce Ave					<b>Last Payment: \$30.00 on 03/31/2025</b>
<b>Total:</b>	<b>\$30.25</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$539.05</b>	<b>\$569.30</b>
<b>WCS16891GAR - Carlin Taylor &amp; Yvonne Smith-St German Owner</b> 16891 Gardner Ave					<b>Last Payment: \$120.00 on 01/24/2025</b>
<b>Total:</b>	<b>\$29.80</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$500.00</b>	<b>\$529.80</b>
<b>WCS16711ABR - David Eicholtz &amp; Frances Eicholtz Owner</b> 16711 Abram Ave					<b>Last Payment: \$350.00 on 01/19/2024</b>
<b>Total:</b>	<b>\$29.65</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$471.62</b>	<b>\$501.27</b>
<b>WCS12930HAY - American Homes 4 Rent Owner</b> 12930 Hayes St					<b>Last Payment: \$5.08 on 03/24/2025</b>
<b>Total:</b>	<b>\$28.99</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$400.00</b>	<b>\$428.99</b>
<b>WCS12942HAY - Nichole Comparato Owner</b> 12942 Hayes St					<b>Last Payment: \$380.00 on 04/02/2025</b>
<b>Total:</b>	<b>\$27.55</b>	<b>\$30.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$407.55</b>
<b>WCS16879GAR - Darryal Maurice Canada Owner</b> 16879 Gardner Ave					<b>Last Payment: \$350.00 on 11/20/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$360.50</b>	<b>\$389.00</b>
<b>WCS16905ELS - Karina &amp; Fidel S Castro &amp; Maria Salud Valencia Owner</b> 16905 Elsinore Ave					<b>Last Payment: \$375.00 on 04/29/2025</b>
<b>Total:</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$3.50</b>	<b>\$346.00</b>	<b>\$385.00</b>
<b>WCS12885CON - Thomas Howard &amp; James Howard Owner</b> 12885 Conner St					<b>Last Payment: \$350.00 on 09/03/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$353.50</b>	<b>\$382.00</b>
<b>WCS16629BER - Phillip Corral &amp; Vanessa Cordova Owner</b> 16629 Berkley Ave					<b>Last Payment: \$375.00 on 04/08/2025</b>
<b>Total:</b>	<b>\$28.25</b>	<b>\$3.50</b>	<b>\$3.50</b>	<b>\$346.00</b>	<b>\$381.25</b>
<b>WCS12790DAY - Wanda Manzo Owner</b> 12790 Dayside St					<b>Last Payment: \$74.60 on 12/20/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12790SON - Emily Burt &amp; Jedadiah Burt Owner</b> 12790 Sondra St					<b>Last Payment: \$350.00 on 05/08/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 04/30/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>WCS12794CON - Kathryn L Horner Owner</b> 12794 Conner St					Last Payment: \$350.00 on 02/05/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12797SON - Rowena Walag &amp; Kenneth Walag Owner</b> 12797 Sondra St					Last Payment: \$732.00 on 09/17/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12818MAR - Mustafa Suhrabi &amp; Farida Suhrabi Owner</b> 12818 Marna St					Last Payment: \$350.00 on 04/02/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12822SON - Abigail Torres &amp; Jonathan Torres Owner</b> 12822 Sondra St					Last Payment: \$350.00 on 02/15/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12826DAY - Eric Hurtado Owner</b> 12826 Dayside St Lot 6					Last Payment: \$926.31 on 06/18/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12830SON - Alexander Dozier &amp; Allison Carver Owner</b> 12830 Sondra St					Last Payment: \$725.00 on 08/19/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12843ADE - Leo Taylor Owner</b> 12843 Adelaide St					Last Payment: \$725.00 on 03/21/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12848DAY - Brett Jenkinds Owner</b> 12848 Dayside St					Last Payment: \$350.00 on 08/21/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12849ALI - Taylor Schriener &amp; Destinee Schriener Owner</b> 12849 Alicia St					Last Payment: \$732.00 on 08/30/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12850CON - Jason Trabakoolas Owner</b> 12850 Conner St					Last Payment: \$375.00 on 01/23/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12868ADE - Codey Benishek &amp; Katy Magee Owner</b> 12868 Adelaide					Last Payment: \$350.00 on 03/26/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12892ADE - Michael Griffith &amp; April Griffith Owner</b> 12892 Adelaide St					Last Payment: \$350.00 on 03/06/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12896HAY - Evan B Funk &amp; Erin E Curran-Funk Owner</b> 12896 Hayes St					Last Payment: \$950.66 on 06/22/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12901ALE - Loebardo Salvador Lira Owner</b> 12901 Alexa St					Last Payment: \$382.00 on 10/07/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS12920MAR - Lacey Hill &amp; James Rutherford Owner</b> 12920 Marna St					Last Payment: \$732.00 on 09/04/2024
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 04/30/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>WCS12953ALI - Fancisco Ochoa-Ramirez Owner</b> 12953 Alicia St					<b>Last Payment: \$353.50 on 09/03/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16542BER - Daniel Arce &amp; Maria Milagro Arce Owner</b> 16542 Berkley Ave					<b>Last Payment: \$350.00 on 02/21/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16554BER - Suri Saday Solorio Farias Owner</b> 16554 Berkley Ave					<b>Last Payment: \$350.00 on 05/17/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16577DAW - Nyabageni Aimme Mugabo Petro Owner</b> 16577 Dawson Ave					<b>Last Payment: \$275.00 on 04/26/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16578BER - Codey Benishek &amp; Katy L Magee Owner</b> 16578 Berkley Ave					<b>Last Payment: \$350.00 on 03/25/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16589DAW - Landon Cureton Owner</b> 16589 Dawson Ave					<b>Last Payment: \$275.00 on 08/07/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16602BER - Christopher Johnson &amp; Skye Johnson Owner</b> 16602 Berkley Ave					<b>Last Payment: \$625.00 on 03/21/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16613DAW - Lisa Noelle Martinez &amp; Cristobal Martinez-Aceves Owner</b> 16613 Dawson Ave					<b>Last Payment: \$350.00 on 05/24/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16650BER - Esieas F Martinez &amp; Ana Martinez Owner</b> 16650 Berkley Ave					<b>Last Payment: \$275.00 on 09/25/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16705ABR - Ana Landeros &amp; Gabriel Lara Owner</b> 16705 Abram Ave Lot 58					<b>Last Payment: \$275.00 on 10/30/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16712ABR - Allan Schmekel &amp; Kylene Schmekel Owner</b> 16712 Abram Ave					<b>Last Payment: \$275.00 on 05/17/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16759ABR - Antonio Alvarez Owner</b> 16759 Abram Ave					<b>Last Payment: \$353.50 on 08/30/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16771ABR - Craig Allison Owner</b> 16771 Abram Ave					<b>Last Payment: \$357.00 on 10/02/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16772ABR - Berry Scott Baity &amp; Susan Baity Owner</b> 16772 Abram Ave					<b>Last Payment: \$225.00 on 01/19/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16921ELS - Reyna Martinez Mendoza &amp; Daniel Martinez Owner</b> 16921 Elsinore Ave					<b>Last Payment: \$275.00 on 09/25/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 04/30/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>WCS16927GAR - Chris Woodland Owner</b> 16927 Gardner Ave					<b>Last Payment: \$350.00 on 04/26/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16939GAR - Daniela Gonzalez Aguilera &amp; Miguel Gonzalez Martinez Owner</b> 16939 Gardner Ave Lot 29					<b>Last Payment: \$275.00 on 11/20/2024</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16954ELS - Oscar R Sutton &amp; Beverly M Sutton Owner</b> 16954 Elsinore Ave					<b>Last Payment: \$725.00 on 12/19/2023</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$378.50</b>
<b>WCS16786ARD - Eileen Rosales &amp; Alfredo Rosales Owner</b> 16786 Ardyce Ave					<b>Last Payment: \$275.00 on 04/01/2025</b>
<b>Total:</b>	<b>\$25.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$375.00</b>
<b>WCS16762ARD - Luz Moncada &amp; Martha Torrez Owner</b> 16762 Ardyce Ave					<b>Last Payment: \$350.00 on 02/21/2024</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$350.00</b>
<b>WCS16951GAR - Edgar Alaniz &amp; Marie Alaniz Owner</b> 16951 Gardner Ave Lot 30					<b>Last Payment: \$50.00 on 04/04/2025</b>
<b>Total:</b>	<b>\$28.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$300.00</b>	<b>\$328.00</b>
<b>WCS16942ELS - US Department of Housing Urban Development Owner</b> 16942 Elsinore Ave					
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$275.00</b>	<b>\$0.00</b>	<b>\$275.00</b>
<b>WCS16667BER - Cory Willmore &amp; Hailey Willmore Owner</b> 16667 Berkley Ave					<b>Last Payment: \$101.00 on 03/31/2025</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$249.00</b>	<b>\$249.00</b>
<b>WCS12976ALI - Susan Puentes Owner</b> 12976 Alicia St					<b>Last Payment: \$50.00 on 04/25/2025</b>
<b>Total:</b>	<b>\$27.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$200.00</b>	<b>\$227.50</b>
<b>WCS16668BER - Laura M Tucker Owner</b> 16668 Berkley Ave					<b>Last Payment: \$350.00 on 04/14/2025</b>
<b>Total:</b>	<b>\$29.63</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$127.53</b>	<b>\$157.16</b>
<b>WCS16872ABR - Sarah E Valenzuela Owner</b> 16872 Abram Ave					<b>Last Payment: \$50.00 on 04/08/2025</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$150.00</b>	<b>\$150.00</b>
<b>WCS16969GAR - Juan Espinoza Owner</b> 16969 Gardner Ave					<b>Last Payment: \$300.00 on 04/07/2025</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$50.00</b>	<b>\$50.00</b>
<b>WCS16601DAW - Rebecca Gintz &amp; Joshua Gintz Owner</b> 16601 Dawson Ave					<b>Last Payment: \$350.00 on 04/23/2025</b>
<b>Total:</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$28.50</b>
<b>WCS12838ALI - Mark Bonnett &amp; Carrie Bonnett Owner</b> 12838 Alicia St					<b>Last Payment: \$550.00 on 02/07/2025</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25.00</b>	<b>\$25.00</b>
<b>WCS12823SON - Baylee Wangsgard Owner</b> 12823 Sondra St					<b>Last Payment: \$350.00 on 03/31/2025</b>
<b>Total:</b>	<b>(\$3.50)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3.50</b>	<b>\$0.00</b>



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 04/30/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>WCS12879MAR - Kelsey Wilson &amp; Richard Gibson Owner</b> 12879 Marna St					
					Last Payment: \$325.00 on 01/31/2025
<b>Total:</b>	<b>(\$25.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25.00</b>	<b>\$0.00</b>
<b>WCS12905ALI - John McMillan Owner</b> 12905 Alicia St					
					Last Payment: \$30.00 on 04/29/2025
<b>Total:</b>	<b>(\$30.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$30.00)</b>
<b>WCS16641BER - Virginia Nieto-Reyes Owner</b> 16641 Berkley Ave					
					Last Payment: \$100.00 on 03/13/2025
<b>Total:</b>	<b>(\$100.00)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$100.00)</b>

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Windsor Creek Subdivision	<b>\$2,767.92</b>	<b>\$480.35</b>	<b>\$851.51</b>	<b>\$59,315.56</b>	<b>\$63,415.34</b>

Description	Total
Assessment - Homeowner (Delinquent Fee) 2023	\$525.00
Assessment - Homeowner (Delinquent Fee) 2025	\$2,050.00
Assessment - Homeowner (Delinquent Interest) 2024	\$126.70
Assessment - Homeowner 2023	\$4,628.87
Assessment - Homeowner 2024	\$11,492.06
Assessment - Homeowner 2025	\$28,644.42
Balance Forward 2023	\$7,138.76
Late Fee (Delinquent Interest) 2024	\$1,154.85
Late Fee (Delinquent Interest) 2025	\$1,397.18
Late Fee 2024	\$3.50
Lien Fee (Collection Fee) 2023	\$360.00
Lien Fee 2024	\$450.00
Owner Fines for Rules Violations 2023	\$300.00
Owner Fines for Rules Violations 2024	\$4,029.00
Owner Fines for Rules Violations 2025	\$970.00
PrePaid	(\$130.00)
Transfer Fee 2025	\$275.00
<b>Total:</b>	<b>\$63,415.34</b>
<b>AR Total (Exclude Prepaid Assessments):</b>	<b>\$63,545.34</b>



# Bank Account Register

Windsor Creek Subdivision

4/1/2025 - 4/30/2025

Date	Description	Ref No	R	P	Transaction Amount
<b>Wells Fargo checking - ***7487</b>		Prior Balance			\$88,913.14
04/01/2025	Deposit from batch 16040	433	X	X	\$700.00
04/01/2025	Deposit from batch 16042	434	X	X	500.00
04/01/2025	Deposit from batch 16043	435	X	X	1,205.00
04/01/2025	Deposit from batch 16050	436	X	X	101.00
04/01/2025	Deposit from batch 16052	437	X	X	350.00
04/01/2025	Deposit from batch 16019	432	X	X	4,467.50
04/02/2025	Deposit from batch 16068	438	X	X	710.00
04/03/2025	Deposit from batch 16080	439	X	X	1,750.00
04/03/2025	Deposit from batch 16081	440	X	X	480.00
04/04/2025	Deposit from batch 16098	441	X	X	550.00
04/07/2025	Deposit from batch 16115	442	X	X	1,175.00
04/08/2025	Idaho State Tax Commission -	143	X	X	(10.00)
04/08/2025	Deposit from batch 16166	445	X	X	50.00
04/08/2025	Deposit from batch 16167	446	X	X	350.00
04/08/2025	Return per Cinc email 4.8.25 reason: No Account	0	X	X	(380.00)
04/09/2025	Deposit from batch 16154	443	X	X	50.00
04/09/2025	Deposit from batch 16155	444	X	X	375.00
04/10/2025	Deposit from batch 16210	449	X	X	350.00
04/14/2025	Deposit from batch 16200	448	X	X	350.00
04/14/2025	Deposit from batch 16199	447	X	X	625.00
04/15/2025	Deposit from batch 16223	450	X	X	378.50
04/15/2025	Deposit from batch 16224	451	X	X	378.50
04/21/2025	Deposit from batch 16282	452	X	X	378.50
04/21/2025	Deposit from batch 16284	453	X	X	1,517.00
04/22/2025	Deposit from batch 16297	454	X	X	378.50
04/22/2025	Deposit from batch 16303	455	X	X	757.00
04/23/2025	Deposit from batch 16312	456	X	X	500.00
04/23/2025	Deposit from batch 16330	457	X	X	1,812.99
04/25/2025	Idaho Power - ID -	144	X	X	(82.96)
04/25/2025	Idaho Power - ID -	145	X	X	(28.61)
04/25/2025	World Class Properties, INC -	146	X	X	(1,286.61)
04/25/2025	Sevy Brothers Landscaping LLC - Invoice: 628	147	X	X	(5,375.00)
04/28/2025	Deposit from batch 16375	458	X	X	50.00
04/29/2025	Deposit from batch 16410	462	X	X	378.50
04/29/2025	Deposit from batch 16411	463	X	X	378.50
04/29/2025	Deposit from batch 16386	459	X	X	1,540.25
04/29/2025	Deposit from batch 16403	460	X	X	720.00
04/29/2025	Deposit from batch 16404	461	X	X	378.50
04/30/2025	Deposit from batch 16422	464	X	X	30.00
<b>Wells Fargo checking Total</b>					<b>\$102,609.20</b>
<b>Association Total</b>					<b>\$102,609.20</b>



**Resale List**

Windsor Creek Subdivision

From 4/1/2025 To 4/30/2025

Account No:	New Owner	Previous Owner	Posting Date	Settlement Date
WCS16786ARD	Eileen Rosales & Alfredo Rosales 16786 Ardyce Ave	Rex Bergquist	04/01/2025	03/24/2025
			<b>Resale Amount :</b>	\$0.00
WCS16774ARD	Sheamus Oshane Shannon 16774 Ardyce Ave	Gregory Robert Bocox	04/07/2025	04/07/2025
			<b>Resale Amount :</b>	\$0.00
WCS12915TRI	Clarissa Greensmyth 12915 Tricia St	Joshua Kramer	04/14/2025	04/14/2025
			<b>Resale Amount :</b>	\$0.00
<b>Windsor Creek Subdivision Count :</b>				<b>3</b>