



Financial Report Package

July 2025

Prepared for

Windsor Creek Subdivision

By

World Class Properties



Income Statement - Operating

Windsor Creek Subdivision

From 07/01/2025 to 07/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment Income	\$7,191.89	\$9,362.50	(\$2,170.61)	\$108,572.73	\$65,537.50	\$43,035.23	\$112,350.00
4030-00 Late Fees	375.00	-	375.00	1,551.00	-	1,551.00	-
4035-00 Late Fee Interest	437.34	-	437.34	1,158.57	-	1,158.57	-
4040-00 Fines / Violations	40.30	-	40.30	1,491.32	-	1,491.32	-
4045-00 Buyer Transfer Fees	550.00	-	550.00	3,025.00	-	3,025.00	-
4050-00 Collections/Lien Fees Income	60.00	-	60.00	194.50	-	194.50	-
4055-00 Returned Payment Fees	25.00	-	25.00	37.00	-	37.00	-
4099-00 Balance Forward	671.52	-	671.52	2,362.88	-	2,362.88	-
Total ASSESSMENT INCOME	\$9,351.05	\$9,362.50	(\$11.45)	\$118,393.00	\$65,537.50	\$52,855.50	\$112,350.00
Total OPERATING INCOME	\$9,351.05	\$9,362.50	(\$11.45)	\$118,393.00	\$65,537.50	\$52,855.50	\$112,350.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Fees	1,125.00	1,125.00	-	7,875.00	7,875.00	-	13,500.00
5010-00 Office Supplies	144.70	41.67	(103.03)	832.19	291.69	(540.50)	500.00
5020-00 Postage & Delivery	130.36	108.33	(22.03)	1,124.06	758.31	(365.75)	1,300.00
5027-00 Social/Meeting Expense	-	8.33	8.33	-	58.31	58.31	100.00
5040-00 Annual Meetings / Signs	-	22.92	22.92	-	160.44	160.44	275.00
5045-00 Ownership Transfer Fees	150.00	-	(150.00)	1,350.00	-	(1,350.00)	-
5055-00 State Filing Fees	-	0.83	0.83	-	5.81	5.81	10.00
5057-00 Tax Preparation	-	11.25	11.25	150.00	78.75	(71.25)	135.00
5060-00 Liens & Legal Expenses	-	41.67	41.67	25.00	291.69	266.69	500.00
5080-00 Contest Prizes	-	-	-	150.00	-	(150.00)	-
Total ADMINISTRATIVE	\$1,550.06	\$1,360.00	(\$190.06)	\$11,506.25	\$9,520.00	(\$1,986.25)	\$16,320.00
TAXES & INSURANCE							
5400-00 Insurance	-	235.67	235.67	2,790.12	1,649.69	(1,140.43)	2,828.00
5450-00 Real Estate Taxes	-	-	-	10.00	-	(10.00)	-
Total TAXES & INSURANCE	\$-	\$235.67	\$235.67	\$2,800.12	\$1,649.69	(\$1,150.43)	\$2,828.00
LANDSCAPING							
5700-00 Landscape Maintenance	5,375.00	5,375.00	-	37,625.00	37,625.00	-	64,500.00
5720-00 Snow Plow/Removal	-	62.50	62.50	757.50	437.50	(320.00)	750.00
5740-00 Tree Maintenance	-	83.33	83.33	-	583.31	583.31	1,000.00
5750-00 Sprinkler/Irrigation Repairs	2,083.00	625.00	(1,458.00)	7,723.76	4,375.00	(3,348.76)	7,500.00
5755-00 Irrigation Tax	-	204.17	204.17	2,557.38	1,429.19	(1,128.19)	2,450.00
Total LANDSCAPING	\$7,458.00	\$6,350.00	(\$1,108.00)	\$48,663.64	\$44,450.00	(\$4,213.64)	\$76,200.00
REPAIRS & MAINTENANCE							
6000-00 General Repairs & Maintenance	-	1,250.00	1,250.00	9,441.92	8,750.00	(691.92)	15,000.00
6010-00 Vandalism Repairs	-	41.67	41.67	140.51	291.69	151.18	500.00
6035-00 Playground Equipment/Maintenance	-	83.33	83.33	989.99	583.31	(406.68)	1,000.00
Total REPAIRS & MAINTENANCE	\$-	\$1,375.00	\$1,375.00	\$10,572.42	\$9,625.00	(\$947.42)	\$16,500.00
UTILITIES							
6300-00 Electricity	102.87	108.33	5.46	767.65	758.31	(9.34)	1,300.00
Total UTILITIES	\$102.87	\$108.33	\$5.46	\$767.65	\$758.31	(\$9.34)	\$1,300.00
Total OPERATING EXPENSE	\$9,110.93	\$9,429.00	\$318.07	\$74,310.08	\$66,003.00	(\$8,307.08)	\$113,148.00
Net Income:	\$240.12	(\$66.50)	\$306.62	\$44,082.92	(\$465.50)	\$44,548.42	(\$798.00)



Balance Sheet - Operating

Windsor Creek Subdivision

End Date: 07/31/2025

Assets

CASH - OPERATING

10-1010-00 Wells Fargo Checking \$85,718.88

Total CASH - OPERATING: \$85,718.88

CASH - RESERVE

12-1210-00 Primary Savings 1,000.00

12-1220-00 Project Savings 1,000.00

Total CASH - RESERVE: \$2,000.00

Total Assets: **\$87,718.88**

Liabilities & Equity

CURRENT LIABILITIES

20-2100-00 Prepaid Assessments 130.00

Total CURRENT LIABILITIES: \$130.00

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 44,082.92 \$44,082.92

Total Liabilities & Equity: **\$87,718.88**



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 07/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS12853MAR - Chelsea Goossens Owner 12853 Marna St Lot 22					
Total:	\$24.92	\$24.92	\$24.67	\$2,666.77	\$2,741.28
WCS12791MAR - Kate Brown Family Trust Owner 12791 Marna St Lot 17					
Total:	\$23.27	\$23.27	\$23.02	\$2,488.57	\$2,558.13
WCS12883SON - Jose A Galvan & Cala N Galvan Owner 12883 Sondra St Lot 31					
Total:	\$23.12	\$23.12	\$22.87	\$2,471.84	\$2,540.95
WCS16562COR - Emanuel White & Kristin White Owner 16562 Corrine Ave					
Total:	\$18.45	\$18.45	\$18.20	\$1,925.40	\$1,980.50
WCS12806MAR - Lawrence Gomez Owner 12806 Marna St Lot 44					
Total:	\$16.86	\$16.86	\$16.61	\$1,796.36	\$1,846.69
WCS12782SON - Alex Garza & Marie Contreras Owner 12782 Sondra St					
Total:	\$16.34	\$14.89	\$63.99	\$1,673.23	\$1,768.45
WCS12896TRI - Sally McCollough Owner 12896 Tricia St					
Total:	\$13.53	\$12.68	\$0.00	\$1,446.76	\$1,472.97
WCS16791RAC - Harry Steimer Owner 16791 Rachel Ave Lot 6					
Total:	\$12.63	\$13.88	\$14.88	\$1,392.51	\$1,433.90
WCS12844ADE - Mychaela Baber & Thomas Clemens Owner 12844 Adelaide St					
Total:	\$11.50	\$11.50	\$11.25	\$1,217.50	\$1,251.75
WCS12850ALI - Reagan Lewis & Geoff Lewis Owner 12850 Alicia St					
Total:	\$11.50	\$11.50	\$11.25	\$1,217.50	\$1,251.75
WCS12928ALI - Jesus Moreno Owner 12928 Alicia St					
Total:	\$11.50	\$11.50	\$11.25	\$1,217.50	\$1,251.75
WCS16626BER - Barbara L Shipley & Sheryl Wilson Owner 16626 Berkley Ave					
Total:	\$11.50	\$11.50	\$11.25	\$1,217.50	\$1,251.75
WCS16943ABR - Gonzalo Patlan Nunez & Maria Patlan Owner 16943 Abram Ave					
Total:	\$11.29	\$11.29	\$11.04	\$1,194.61	\$1,228.23
WCS16918ELS - Ermlinda Hurtado & Jesus Martinez Albor Owner 16918 Elsinore Ave					
Total:	\$11.25	\$11.25	\$11.00	\$1,191.00	\$1,224.50
WCS16883ABR - Eliot A. Smith & Merianne Smith Owner 16883 Abram Ave					
Total:	\$10.50	\$10.50	\$10.25	\$1,110.58	\$1,141.83



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 07/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS12898CON - Candido Alapisco & Mary Contreras Alapisco Owner 12898 Conner St					Last Payment: \$100.00 on 02/11/2025
Total:	\$10.00	\$10.00	\$9.75	\$1,062.50	\$1,092.25
WCS12847ALE - George Bailey Owner 12847 Alexa St					Last Payment: \$350.00 on 03/30/2023
Total:	\$8.60	\$8.60	\$8.35	\$905.80	\$931.35
WCS12826ALI - Jerry Arce & Samantha Arce Owner 12826 Alicia St					Last Payment: \$50.00 on 07/14/2025
Total:	\$0.00	\$0.00	\$0.00	\$929.70	\$929.70
WCS16557BER - Evaristo Ayard & Esmeralda Ayard Owner 16557 Berkley Ave					Last Payment: \$400.00 on 11/13/2024
Total:	\$7.50	\$7.50	\$7.25	\$793.50	\$815.75
WCS16905ELS - Karina & Fidel S Castro & Maria Salud Valencia Owner 16905 Elsinore Ave					Last Payment: \$375.00 on 04/29/2025
Total:	\$7.25	\$7.25	\$28.43	\$760.00	\$802.93
WCS12819ADE - Michelle Janey Valdez & Gustavo S Valdez Owner 12819 Adelaide St					Last Payment: \$375.00 on 11/30/2023
Total:	\$7.25	\$7.25	\$7.00	\$760.00	\$781.50
WCS12864MAR - Miranda Weeks Owner 12864 Marna St					Last Payment: \$350.00 on 03/07/2023
Total:	\$7.25	\$7.25	\$7.00	\$760.00	\$781.50
WCS12886CON - Alyssa Zamora & Adam Zamora Owner 12886 Conner St					Last Payment: \$371.08 on 05/17/2023
Total:	\$7.25	\$7.25	\$7.00	\$760.00	\$781.50
WCS16590BER - Marvin Altamirano-Gramajo Owner 16590 Berkley Ave					Last Payment: \$275.00 on 11/17/2023
Total:	\$7.25	\$7.25	\$7.00	\$760.00	\$781.50
WCS16748ABR - Cristobal Ramirez Escobar Owner 16748 Abram Ave					Last Payment: \$625.00 on 01/31/2023
Total:	\$7.25	\$7.25	\$7.00	\$760.00	\$781.50
WCS16823ABR - Kelly Soto Owner 16823 Abram Ave					Last Payment: \$450.00 on 06/10/2024
Total:	\$6.50	\$6.50	\$6.25	\$677.50	\$696.75
WCS16840ABR - Sarah Kent Owner 16840 Abram Ave					Last Payment: \$200.00 on 07/16/2025
Total:	\$6.93	\$7.93	\$15.68	\$643.47	\$674.01
WCS12884SON - Raul Araiza Jr Owner 12884 Sondra St					Last Payment: \$100.00 on 07/16/2025
Total:	\$6.00	\$6.00	\$7.75	\$546.50	\$566.25
WCS16711ABR - David Eicholtz & Frances Eicholtz Owner 16711 Abram Ave					Last Payment: \$350.00 on 01/19/2024
Total:	\$4.90	\$4.90	\$4.65	\$501.27	\$515.72
WCS16818ARD - Daniel Bishop & Ritta Bishop Owner 16818 Ardyce Ave					Last Payment: \$30.00 on 06/30/2025
Total:	\$4.60	\$4.90	\$4.95	\$479.30	\$493.75



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 07/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS12797SON - Rowena Walag & Kenneth Walag Owner 12797 Sondra St					Last Payment: \$732.00 on 09/17/2024
Total:	\$3.75	\$3.75	\$3.50	\$378.50	\$389.50
WCS12826DAY - Eric Hurtado Owner 12826 Dayside St Lot 6					Last Payment: \$926.31 on 06/18/2024
Total:	\$3.75	\$3.75	\$3.50	\$378.50	\$389.50
WCS12830SON - Alexander Dozier & Allison Carver Owner 12830 Sondra St					Last Payment: \$725.00 on 08/19/2024
Total:	\$3.75	\$3.75	\$3.50	\$378.50	\$389.50
WCS12843ADE - Leo Taylor Owner 12843 Adelaide St					Last Payment: \$725.00 on 03/21/2024
Total:	\$3.75	\$3.75	\$3.50	\$378.50	\$389.50
WCS12953ALI - Fancisco Ochoa-Ramirez Owner 12953 Alicia St					Last Payment: \$353.50 on 09/03/2024
Total:	\$3.75	\$3.75	\$3.50	\$378.50	\$389.50
WCS16602BER - Christopher Johnson & Skye Johnson Owner 16602 Berkley Ave					Last Payment: \$625.00 on 03/21/2024
Total:	\$3.75	\$3.75	\$3.50	\$378.50	\$389.50
WCS16705ABR - Ana Landeros & Gabriel Lara Owner 16705 Abram Ave Lot 58					Last Payment: \$275.00 on 10/30/2024
Total:	\$3.75	\$3.75	\$3.50	\$378.50	\$389.50
WCS12790DAY - Wanda Manzo Owner 12790 Dayside St					Last Payment: \$125.00 on 06/30/2025
Total:	\$2.50	\$3.75	\$3.50	\$253.50	\$263.25
WCS12818MAR - Mustafa Suhrabi & Farida Suhrabi Owner 12818 Marna St					Last Payment: \$200.00 on 06/20/2025
Total:	\$0.00	\$3.75	\$3.50	\$178.50	\$185.75
WCS16951GAR - Edgar Alaniz & Marie Alaniz Owner 16951 Gardner Ave Lot 30					Last Payment: \$50.00 on 07/24/2025
Total:	\$0.00	\$0.00	\$2.50	\$178.00	\$180.50
WCS16668BER - Laura M Tucker Owner 16668 Berkley Ave					Last Payment: \$350.00 on 04/14/2025
Total:	\$0.00	\$0.00	\$0.00	\$157.16	\$157.16
WCS16667BER - Cory Willmore & Hailey Willmore Owner 16667 Berkley Ave					Last Payment: \$50.00 on 07/01/2025
Total:	\$0.00	\$0.00	\$0.00	\$99.00	\$99.00
WCS16969GAR - Juan Espinoza Owner 16969 Gardner Ave					Last Payment: \$300.00 on 04/07/2025
Total:	\$0.00	\$0.00	\$0.00	\$50.00	\$50.00
WCS12930HAY - American Homes 4 Rent Owner 12930 Hayes St					Last Payment: \$400.00 on 05/16/2025
Total:	\$0.00	\$0.00	\$0.00	\$32.98	\$32.98
WCS12879MAR - Kelsey Wilson & Richard Gibson Owner 12879 Marna St					Last Payment: \$325.00 on 01/31/2025
Total:	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 07/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS16786ARD - Eileen Rosales & Alfredo Rosales Owner 16786 Ardyce Ave					
					Last Payment: \$350.00 on 05/06/2025
Total:	\$0.00	\$0.00	\$0.00	\$25.00	\$25.00
WCS12823SON - Baylee Wangsgard Owner 12823 Sondra St					
					Last Payment: \$350.00 on 03/31/2025
Total:	\$0.00	\$0.00	\$0.00	\$3.50	\$3.50

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Windsor Creek Subdivision	\$355.44	\$360.69	\$423.59	\$38,979.31	\$40,119.03

Description	Total
Assessment - Homeowner (Delinquent Fee) 2023	\$525.00
Assessment - Homeowner (Delinquent Fee) 2025	\$1,025.00
Assessment - Homeowner (Delinquent Interest) 2024	\$100.23
Assessment - Homeowner 2023	\$4,228.87
Assessment - Homeowner 2024	\$8,907.25
Assessment - Homeowner 2025	\$13,267.00
Balance Forward 2023	\$5,392.24
Late Fee (Delinquent Interest) 2024	\$1,002.07
Late Fee (Delinquent Interest) 2025	\$2,095.19
Late Fee 2024	\$3.50
Lien Fee (Collection Fee) 2023	\$300.00
Lien Fee 2024	\$450.00
NSF Fees 2025	\$25.00
Owner Fines for Rules Violations 2023	\$300.00
Owner Fines for Rules Violations 2024	\$1,977.68
Owner Fines for Rules Violations 2025	\$520.00
Total:	\$40,119.03
AR Total (Exclude Prepaid Assessments):	\$40,119.03



Bank Account Register

Windsor Creek Subdivision

7/1/2025 - 7/31/2025

Date	Description	Ref No	R	P	Transaction Amount
Project Savings - ***7759		Prior Balance			\$-
07/18/2025	Transfer from Wells Fargo checking		X		\$1,000.00
Project Savings Total					\$1,000.00
Wells Fargo checking - ***7487		Prior Balance			\$87,478.76
07/01/2025	Deposit from batch 18068	506	X	X	649.97
07/01/2025	Deposit from batch 18071	507	X	X	125.00
07/01/2025	Deposit from batch 18072	508	X	X	30.00
07/03/2025	Deposit from batch 18095	509	X	X	946.50
07/03/2025	Deposit from batch 18101	510	X	X	306.25
07/07/2025	Deposit from batch 18124	512	X	X	192.87
07/07/2025	Deposit from batch 18122	511	X	X	100.00
07/08/2025	Deposit from batch 18131	513	X	X	550.00
07/09/2025	Deposit from batch 18156	514	X	X	774.25
07/14/2025	Deposit from batch 18186	515	X	X	50.00
07/14/2025	Deposit from batch 18195	516	X	X	546.63
07/15/2025	Deposit from batch 18202	517	X	X	178.50
07/17/2025	Deposit from batch 18223	518	X	X	100.00
07/18/2025	Deposit from batch 18236	519	X	X	981.50
07/18/2025	Transfer to Project Savings		X		(1,000.00)
07/18/2025	Transfer to Primary Savings		X		(1,000.00)
07/22/2025	Deposit from batch 18269	520	X	X	389.50
07/24/2025	Deposit from batch 18290	521	X	X	389.50
07/24/2025	Deposit from batch 18292	522	X	X	389.50
07/25/2025	Deposit from batch 18294	523	X	X	1,822.08
07/25/2025	Deposit from batch 18301	524	X	X	389.50
07/28/2025	Deposit from batch 18323	525	X	X	50.00
07/30/2025	World Class Properties, INC - Invoice: 5403	159		X	(1,550.06)
07/30/2025	Sevy Brothers Landscaping LLC - Invoice: 692	160		X	(7,458.00)
07/31/2025	Idaho Power - ID - EFT - Misc. Check	0	X	X	(102.87)
07/31/2025	Deposit from batch 18357	526	X	X	389.50
Wells Fargo checking Total					\$85,718.88
Primary Savings - ***0695		Prior Balance			\$-
07/18/2025	Transfer from Wells Fargo checking		X		1,000.00
Primary Savings Total					\$1,000.00
Association Total					\$87,718.88



Resale List

Windsor Creek Subdivision

From 7/1/2025 To 7/31/2025

Account No:	New Owner	Previous Owner	Posting Date	Settlement Date
WCS12842CON	Alexander Morris-Kay & Natasha Morris-Kay 12842 Conner St	Stephanie Armfield	07/08/2025	07/08/2025
			Resale Amount :	\$0.00
WCS12919SON	Hunter Hall & Reina Hall 12919 Sondra St	Bridget K Mix	07/08/2025	07/08/2025
			Resale Amount :	\$0.00
			Windsor Creek Subdivision Count :	2



Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 08/19/2025

Account #	Homeowner Name	Address	Lot / Block
WCS16706ABR	Christa Smith	16706 Abram Ave	(Current Owner)
Violation ID#: 10503 Type: Landscaping			
Violations	Initial Date: 07-10-2025	Level: Fine Hearing Notice	Next Contact:
Escalation Date: 09-13-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please treat or remove the weeds in the lawn and in the sidewalk cracks.			
WCS16723ABR	Joshua T Rush	16723 Abram Ave	(Current Owner)
Violation ID#: 10300 Type: Landscaping			
Violations	Initial Date: 06-22-2025	Level: Fine Hearing Notice	Next Contact:
Escalation Date: 08-25-2025			
Brown or Dying Grass Needs Attention			
Desc: Please check the sprinklers.			
Desc: Please treat or remove the weeds.			
WCS16832ABR	John Hawbaker & Heather Hawbaker	16832 Abram Ave	(Current Owner)
Violation ID#: 10890 Type: Parking and Vehicles			
Violations	Initial Date: 07-26-2025	Level: Second Notice	Next Contact:
Escalation Date: 08-29-2025			
Recreational Boats, Campers, and Trailers			
Desc: Please park the boat behind the fence or offsite.			
WCS16883ABR	Eliot A. Smith & Merianne Smith	16883 Abram Ave	(Current Owner)
Violation ID#: 9412 Type: Landscaping			
Violations	Initial Date: 05-11-2025	Level: Hearing Result- Fine	Next Contact:
Escalation Date: 09-06-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please remove the weeds in the lawn, flower beds, rock, and/or cracks in the concrete.			
Violation ID#: 10889 Type: Parking and Vehicles			
Violations	Initial Date: 07-26-2025	Level: Second Notice	Next Contact:
Escalation Date: 08-29-2025			
Inoperable Vehicle			
Desc: Please park the unregistered Dodge Journey in the garage or under a car cover.			
WCS12962ADE	Isaac Brockman & Stephani Brockman	12962 Adelaide St	(Current Owner)
Violation ID#: 11033 Type: Landscaping			
Violations	Initial Date: 08-14-2025	Level: 15 day Notice	Next Contact:
Escalation Date: 08-29-2025			
Brown or Dying Grass Needs Attention			
Desc: Please check the irrigation system.			



Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 08/19/2025

Account #	Homeowner Name	Address	Lot / Block
WCS12838ALI	Mark Bonnett & Carrie Bonnett	12838 Alicia St	(Current Owner)
Violation ID#: 10898 Type: Landscaping			
Violations	Initial Date: 07-26-2025	Level: Second Notice	Next Contact:
			Escalation Date: 08-29-2025
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please treat or remove the weeds and clover in the yard.			
WCS12849ALI	Taylor Schriener & Destinee Schriener	12849 Alicia St	(Current Owner)
Violation ID#: 10896 Type: Landscaping			
Violations	Initial Date: 07-26-2025	Level: Second Notice	Next Contact:
			Escalation Date: 08-29-2025
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please treat or remove the weeds in the lawn. Along with the tree suckers.			
WCS12862ALI	American Homes 4 Rent	12862 Alicia St	(Current Owner)
Violation ID#: 9422 Type: Landscaping			
Violations	Initial Date: 05-11-2025	Level: Hearing Result- Fine	Next Contact:
			Escalation Date: 09-06-2025
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please remove the weeds/clover in the lawn, flower beds, rock, and/or cracks in the concrete.			
WCS16818ARD	Daniel Bishop & Ritta Bishop	16818 Ardyce Ave	(Current Owner)
Violation ID#: 11032 Type: Landscaping			
Violations	Initial Date: 08-14-2025	Level: 15 day Notice	Next Contact:
			Escalation Date: 08-29-2025
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: The lawn is now a majority of weeds and clover. Please treat and remove the weeds and replace the lawn with seed or sod.			
WCS16557BER	Evaristo Ayard & Esmeralda Ayard	16557 Berkley Ave	(Current Owner)
Violation ID#: 10905 Type: Parking and Vehicles			
Violations	Initial Date: 07-26-2025	Level: Second Notice	Next Contact:
			Escalation Date: 08-29-2025
Recreational Boats, Campers, and Trailers			
Desc: Please park the trailer behind the fence or offsite.			
WCS16605BER	Hector D Campos & Alejandra G Flores	16605 Berkley Ave	14 / 21 (Current Owner)
Violation ID#: 10838 Type: Exterior Maintenance			
Violations	Initial Date: 07-18-2025	Level: Second Notice	Next Contact:
			Escalation Date: 10-31-2025
Item in need of repair			
Desc: Please repair the roof of the storage shed. Thank you!			



Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 08/19/2025

Account #	Homeowner Name	Address	Lot / Block
WCS16626BER	Barbara L Shipley & Sheryl Wilson	16626 Berkley Ave	(Current Owner)
Violation ID#: 9851 Type: Landscaping			
Violations	Initial Date: 06-06-2025	Level: Fine Hearing Notice	Next Contact:
Escalation Date: 08-09-2025			
Lawn Needs Mowing and Edging			
Desc: Please mow the lawn. And treat the weeds or remove them.			
WCS16629BER	Phillip Corral & Vanessa Cordova	16629 Berkley Ave	(Current Owner)
Violation ID#: 10904 Type: Landscaping			
Violations	Initial Date: 07-26-2025	Level: Second Notice	Next Contact:
Escalation Date: 08-29-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please treat or remove the weeds in the lawn.			
WCS16641BER	Virginia Nieto-Reyes	16641 Berkley Ave	(Current Owner)
Violation ID#: 11047 Type: Nuisances			
Violations	Initial Date: 08-18-2025	Level: 15 Day Notice	Next Contact:
Escalation Date: 09-02-2025			
Barking Dogs			
Desc: We received a complaint that on more than one occasion your dogs have been outdoors consistently barking for more than 1 hour. Please bring your dogs inside if they are barking more than 10 minutes.			
WCS16653BER	River Hammond	16653 Berkley Ave	(Current Owner)
Violation ID#: 10903 Type: Landscaping			
Violations	Initial Date: 07-26-2025	Level: Second Notice	Next Contact:
Escalation Date: 08-29-2025			
Brown or Dying Grass Needs Attention			
Desc: Please check the irrigation system.			
WCS16667BER	Cory Willmore & Hailey Willmore	16667 Berkley Ave	(Current Owner)
Violation ID#: 11034 Type: Parking and Vehicles			
Violations	Initial Date: 08-14-2025	Level: 15 Day Notice	Next Contact:
Escalation Date: 08-29-2025			
Recreational Boats, Campers, and Trailers			
Desc: Please park the camper behind the fence or offsite or email the management company for a request to park it on site.			
WCS12828CON	Debra Spencer-Hinig & Ewin Hinig	12828 Conner St	(Current Owner)
Violation ID#: 10515 Type: Parking and Vehicles			
Violations	Initial Date: 07-10-2025	Level: Second Notice	Next Contact:
Escalation Date: 08-10-2025			
Recreational Boats, Campers, and Trailers			
Desc: Please email the management company to request parking permission for your boat.			
Violation ID#: 11038 Type: Trash and Recycling			



Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 08/19/2025

Account #	Homeowner Name	Address	Lot / Block
WCS16562COR	Emanuel White & Kristin White	16562 Corrine Ave	(Current Owner)
Violation ID#: 10290 Type: Parking and Vehicles			
Violations	Initial Date: 08-14-2025	Level: 15 Day Notice	Next Contact:
Trash Not In Proper Recepticle			
	Desc:		Escalation Date: 08-29-2025
Recreational Boats, Campers, and Trailers			
	Desc: There was a trailer on the street. Please store this item behind the fence or off site.		
WCS16589DAW	Landon Cureton	16589 Dawson Ave	(Current Owner)
Violation ID#: 11036 Type: Unsightly Items			
Violations	Initial Date: 08-14-2025	Level: 15 Day Notice	Next Contact:
Tools, equipment, yard debris, scrap metal, recycling, etc. accumulating or being stored improp			
	Desc: Please store the refrigerators in the garage or offsite.		Escalation Date: 08-29-2025
WCS12790DAY	Wanda Manzo	12790 Dayside St	(Current Owner)
Violation ID#: 11037 Type: Landscaping			
Violations	Initial Date: 08-14-2025	Level: 15 day Notice	Next Contact:
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
	Desc: Please treat the weeds or remove them.		Escalation Date: 08-29-2025
WCS12826DAY	Eric Hurtado	12826 Dayside St	6 / 3 (Current Owner)
Violation ID#: 11031 Type: Landscaping			
Violations	Initial Date: 08-14-2025	Level: 15 day Notice	Next Contact:
Lawn Needs Mowing and Edging			
	Desc: Please be sure to keep the lawn mowed.		Escalation Date: 08-29-2025
WCS12848DAY	Brett Jenkinds	12848 Dayside St	(Current Owner)
Violation ID#: 11030 Type: Parking and Vehicles			
Violations	Initial Date: 08-14-2025	Level: 15 Day Notice	Next Contact:
Recreational Boats, Campers, and Trailers			
	Desc: Please park the camper behind the fence or offsite or email worldclasshoa@gmail.com for in our request form.		Escalation Date: 08-29-2025
WCS12848DAY	Brett Jenkinds	12848 Dayside St	(Current Owner)
Violation ID#: 11029 Type: Landscaping			
Violations	Initial Date: 08-14-2025	Level: 15 day Notice	Next Contact:
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
			Escalation Date: 08-29-2025



Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 08/19/2025

Account #	Homeowner Name	Address	Lot / Block
<p>Desc: Please remove the large weeds in the yard.</p>			
WCS16942ELS	US Department of Housing Urban Developme	16942 Elsinore Ave	(Previous Owner)
Violation ID#: 9829 Type: Landscaping			
Violations	Initial Date: 06-06-2025	Level: 15 day Notice	Next Contact:
Escalation Date: 06-21-2025			
Lawn Needs Mowing and Edging			
Desc: Please mow the lawn			
WCS16942ELS	AutumnGold Senior Services	16942 Elsinore Ave	(Current Owner)
Violation ID#: 10884 Type: Exterior Maintenance			
Violations	Initial Date: 07-26-2025	Level: Second Notice	Next Contact:
Escalation Date: 08-29-2025			
Item in need of repair			
Desc: Please fill this area with landscape rock or reach out to our office and let us know if you plan on pouring concrete.			
WCS16951GAR	Edgar Alaniz & Marie Alaniz	16951 Gardner Ave	30 / 1 (Current Owner)
Violation ID#: 10273 Type: Landscaping			
Violations	Initial Date: 06-22-2025	Level: Fine Hearing Notice	Next Contact:
Escalation Date: 09-13-2025			
Brown or Dying Grass Needs Attention			
Desc: Please check the sprinkler system.			
WCS12930HAY	American Homes 4 Rent	12930 Hayes St	(Current Owner)
Violation ID#: 10282 Type: Landscaping			
Violations	Initial Date: 06-22-2025	Level: Hearing Result- Fine	Next Contact:
Escalation Date: 09-06-2025			
Brown or Dying Grass Needs Attention			
Desc: Please check the sprinklers			
WCS12797SON	Rowena Walag & Kenneth Walag	12797 Sondra St	(Current Owner)
Violation ID#: 11035 Type: Landscaping			
Violations	Initial Date: 08-14-2025	Level: 15 day Notice	Next Contact:
Escalation Date: 08-29-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please treat or remove the weeds in the lawn.			
WCS12823SON	Baylee Wangsgard	12823 Sondra St	(Current Owner)
Violation ID#: 9438 Type: Landscaping			
Violations	Initial Date: 05-12-2025	Level: Fine Hearing Notice	Next Contact:
Escalation Date: 07-22-2025			
Brown or Dying Grass Needs Attention Ended: 06/22/25			
Desc:			



Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 08/19/2025

Account #	Homeowner Name	Address	Lot / Block
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Desc: Please remove or treat the weeds in the lawn, flower beds, tree beds and sidewalk cracks.

WCS12830SON	Alexander Dozier & Allison Carver	12830 Sondra St	(Current Owner)
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Violation ID#: 10907 Type: Landscaping

Violations	Initial Date: 07-26-2025	Level: Second Notice	Next Contact:	Escalation Date: 08-29-2025
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Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)

Desc: Please treat or remove the weeds and clover in the yard.

WCS12896TRI	Sally McCollough	12896 Tricia St	(Current Owner)
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Violation ID#: 10500 Type: Landscaping

Violations	Initial Date: 07-10-2025	Level: Second Notice	Next Contact:	Escalation Date: 08-29-2025
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Brown or Dying Grass Needs Attention

Desc:

Desc: Please treat or remove the weeds in the yard.

WCS12915TRI	Clarissa Greensmyth	12915 Tricia St	(Current Owner)
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Violation ID#: 10885 Type: Landscaping

Violations	Initial Date: 07-26-2025	Level: Second Notice	Next Contact:	Escalation Date: 08-29-2025
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Lawn Needs Mowing and Edging

Desc: Please mow the lawn.

WCS12932TRI	Michael Dais & Andrea Davis	12932 Tricia St	(Current Owner)
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Violation ID#: 10274 Type: Landscaping

Violations	Initial Date: 06-22-2025	Level: Fine Hearing Notice	Next Contact:	Escalation Date: 08-25-2025
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Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)

Desc: Please treat or remove the weeds.