



Financial Report Package

June 2025

Prepared for

Windsor Creek Subdivision

By

World Class Properties



Income Statement - Operating

Windsor Creek Subdivision

From 06/01/2025 to 06/30/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment Income	\$5,149.39	\$9,362.50	(\$4,213.11)	\$101,380.84	\$56,175.00	\$45,205.84	\$112,350.00
4030-00 Late Fees	300.00	-	300.00	1,176.00	-	1,176.00	-
4035-00 Late Fee Interest	234.15	-	234.15	721.23	-	721.23	-
4040-00 Fines / Violations	30.00	-	30.00	1,451.02	-	1,451.02	-
4045-00 Buyer Transfer Fees	550.00	-	550.00	2,475.00	-	2,475.00	-
4050-00 Collections/Lien Fees Income	-	-	-	134.50	-	134.50	-
4055-00 Returned Payment Fees	-	-	-	12.00	-	12.00	-
4099-00 Balance Forward	525.00	-	525.00	1,691.36	-	1,691.36	-
Total ASSESSMENT INCOME	\$6,788.54	\$9,362.50	(\$2,573.96)	\$109,041.95	\$56,175.00	\$52,866.95	\$112,350.00
Total OPERATING INCOME	\$6,788.54	\$9,362.50	(\$2,573.96)	\$109,041.95	\$56,175.00	\$52,866.95	\$112,350.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Fees	1,125.00	1,125.00	-	6,750.00	6,750.00	-	13,500.00
5010-00 Office Supplies	44.06	41.67	(2.39)	687.49	250.02	(437.47)	500.00
5020-00 Postage & Delivery	111.54	108.33	(3.21)	993.70	649.98	(343.72)	1,300.00
5027-00 Social/Meeting Expense	-	8.33	8.33	-	49.98	49.98	100.00
5040-00 Annual Meetings / Signs	-	22.92	22.92	-	137.52	137.52	275.00
5045-00 Ownership Transfer Fees	450.00	-	(450.00)	1,200.00	-	(1,200.00)	-
5055-00 State Filing Fees	-	0.83	0.83	-	4.98	4.98	10.00
5057-00 Tax Preparation	-	11.25	11.25	150.00	67.50	(82.50)	135.00
5060-00 Liens & Legal Expenses	-	41.67	41.67	25.00	250.02	225.02	500.00
5080-00 Contest Prizes	-	-	-	150.00	-	(150.00)	-
Total ADMINISTRATIVE	\$1,730.60	\$1,360.00	(\$370.60)	\$9,956.19	\$8,160.00	(\$1,796.19)	\$16,320.00
TAXES & INSURANCE							
5400-00 Insurance	(2,256.49)	235.67	2,492.16	2,790.12	1,414.02	(1,376.10)	2,828.00
5450-00 Real Estate Taxes	-	-	-	10.00	-	(10.00)	-
Total TAXES & INSURANCE	(\$2,256.49)	\$235.67	\$2,492.16	\$2,800.12	\$1,414.02	(\$1,386.10)	\$2,828.00
LANDSCAPING							
5700-00 Landscape Maintenance	5,375.00	5,375.00	-	32,250.00	32,250.00	-	64,500.00
5720-00 Snow Plow/Removal	-	62.50	62.50	757.50	375.00	(382.50)	750.00
5740-00 Tree Maintenance	-	83.33	83.33	-	499.98	499.98	1,000.00
5750-00 Sprinkler/Irrigation Repairs	2,835.76	625.00	(2,210.76)	5,640.76	3,750.00	(1,890.76)	7,500.00
5755-00 Irrigation Tax	-	204.17	204.17	2,557.38	1,225.02	(1,332.36)	2,450.00
Total LANDSCAPING	\$8,210.76	\$6,350.00	(\$1,860.76)	\$41,205.64	\$38,100.00	(\$3,105.64)	\$76,200.00
REPAIRS & MAINTENANCE							
6000-00 General Repairs & Maintenance	8,000.00	1,250.00	(6,750.00)	9,441.92	7,500.00	(1,941.92)	15,000.00
6010-00 Vandalism Repairs	140.51	41.67	(98.84)	140.51	250.02	109.51	500.00
6035-00 Playground Equipment/Maintenance	-	83.33	83.33	989.99	499.98	(490.01)	1,000.00
Total REPAIRS & MAINTENANCE	\$8,140.51	\$1,375.00	(\$6,765.51)	\$10,572.42	\$8,250.00	(\$2,322.42)	\$16,500.00
UTILITIES							
6300-00 Electricity	107.51	108.33	0.82	664.78	649.98	(14.80)	1,300.00
Total UTILITIES	\$107.51	\$108.33	\$0.82	\$664.78	\$649.98	(\$14.80)	\$1,300.00
Total OPERATING EXPENSE	\$15,932.89	\$9,429.00	(\$6,503.89)	\$65,199.15	\$56,574.00	(\$8,625.15)	\$113,148.00
Net Income:	(\$9,144.35)	(\$66.50)	(\$9,077.85)	\$43,842.80	(\$399.00)	\$44,241.80	(\$798.00)



Balance Sheet - Operating

Windsor Creek Subdivision

End Date: 06/30/2025

Assets

CASH - OPERATING

10-1010-00 Wells Fargo Checking \$87,472.78

Total CASH - OPERATING: \$87,472.78

Total Assets:

\$87,472.78

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 43,842.80

\$43,842.80

Total Liabilities & Equity:

\$87,472.78



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 06/30/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS12853MAR - Chelsea Goossens Owner 12853 Marna St Lot 22					
Total:	\$24.92	\$24.67	\$49.67	\$2,617.10	\$2,716.36
WCS12791MAR - Kate Brown Family Trust Owner 12791 Marna St Lot 17					
Total:	\$23.27	\$23.02	\$48.02	\$2,440.55	\$2,534.86
WCS12883SON - Jose A Galvan & Cala N Galvan Owner 12883 Sondra St Lot 31					
Total:	\$23.12	\$22.87	\$47.87	\$2,423.97	\$2,517.83
WCS16562COR - Emanuel White & Kristin White Owner 16562 Corrine Ave					
Total:	\$18.45	\$18.20	\$42.15	\$1,883.25	\$1,962.05
WCS12806MAR - Lawrence Gomez Owner 12806 Marna St Lot 44					
Total:	\$16.86	\$16.61	\$41.61	\$1,754.75	\$1,829.83
				Last Payment: \$150.00 on 04/06/2023	
WCS16605BER - Hector D Campos & Alejandra G Flores Owner 16605 Berkley Ave Lot 14					
Total:	\$16.64	\$16.39	\$41.39	\$1,731.02	\$1,805.44
WCS12782SON - Alex Garza & Marie Contreras Owner 12782 Sondra St					
Total:	\$14.89	\$68.99	\$188.99	\$1,479.24	\$1,752.11
WCS16791RAC - Harry Steimer Owner 16791 Rachel Ave Lot 6					
Total:	\$13.88	\$14.88	\$41.38	\$1,476.13	\$1,546.27
				Last Payment: \$125.00 on 06/01/2025	
WCS12896TRI - Sally McCollough Owner 12896 Tricia St					
Total:	\$12.68	\$0.00	\$25.00	\$1,421.76	\$1,459.44
				Last Payment: \$300.00 on 04/19/2024	
WCS12844ADE - Mychaela Baber & Thomas Clemens Owner 12844 Adelaide St					
Total:	\$11.50	\$11.25	\$36.25	\$1,181.25	\$1,240.25
WCS12850ALI - Reagan Lewis & Geoff Lewis Owner 12850 Alicia St					
Total:	\$11.50	\$11.25	\$36.25	\$1,181.25	\$1,240.25
WCS12928ALI - Jesus Moreno Owner 12928 Alicia St					
Total:	\$11.50	\$11.25	\$36.25	\$1,181.25	\$1,240.25
WCS16626BER - Barbara L Shipley & Sheryl Wilson Owner 16626 Berkley Ave					
Total:	\$11.50	\$11.25	\$36.25	\$1,181.25	\$1,240.25
WCS16943ABR - Gonzalo Patlan Nunez & Maria Patlan Owner 16943 Abram Ave					
Total:	\$11.29	\$11.04	\$36.04	\$1,158.57	\$1,216.94
				Last Payment: \$21.21 on 02/01/2023	
WCS16918ELS - Ermlinda Hurtado & Jesus Martinez Albor Owner 16918 Elsinore Ave					
Total:	\$11.25	\$11.00	\$36.00	\$1,155.00	\$1,213.25
				Last Payment: \$816.72 on 02/01/2023	



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 06/30/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS16883ABR - Eliot A. Smith & Merianne Smith Owner 16883 Abram Ave					Last Payment: \$49.92 on 02/01/2023
Total:	\$10.50	\$10.25	\$35.25	\$1,075.33	\$1,131.33
WCS12898CON - Candido Alapisco & Mary Contreras Alapisco Owner 12898 Conner St					Last Payment: \$100.00 on 02/11/2025
Total:	\$10.00	\$9.75	\$34.75	\$1,027.75	\$1,082.25
WCS12826ALI - Jerry Arce & Samantha Arce Owner 12826 Alicia St					Last Payment: \$50.00 on 06/10/2025
Total:	\$0.00	\$0.00	\$0.00	\$970.00	\$970.00
WCS16840ABR - Sarah Kent Owner 16840 Abram Ave					Last Payment: \$400.00 on 06/05/2025
Total:	\$7.93	\$15.68	\$43.68	\$899.79	\$967.08
WCS12847ALE - George Bailey Owner 12847 Alexa St					Last Payment: \$350.00 on 03/30/2023
Total:	\$8.60	\$8.35	\$33.35	\$872.45	\$922.75
WCS16557BER - Evaristo Ayard & Esmeralda Ayard Owner 16557 Berkley Ave					Last Payment: \$400.00 on 11/13/2024
Total:	\$7.50	\$7.25	\$32.25	\$761.25	\$808.25
WCS16905ELS - Karina & Fidel S Castro & Maria Salud Valencia Owner 16905 Elsinore Ave					Last Payment: \$375.00 on 04/29/2025
Total:	\$7.25	\$28.43	\$32.00	\$728.00	\$795.68
WCS12819ADE - Michelle Janey Valdez & Gustavo S Valdez Owner 12819 Adelaide St					Last Payment: \$375.00 on 11/30/2023
Total:	\$7.25	\$7.00	\$32.00	\$728.00	\$774.25
WCS12864MAR - Miranda Weeks Owner 12864 Marna St					Last Payment: \$350.00 on 03/07/2023
Total:	\$7.25	\$7.00	\$32.00	\$728.00	\$774.25
WCS12886CON - Alyssa Zamora & Adam Zamora Owner 12886 Conner St					Last Payment: \$371.08 on 05/17/2023
Total:	\$7.25	\$7.00	\$32.00	\$728.00	\$774.25
WCS12957TRI - Rodney Frisbey Owner 12957 Tricia St					Last Payment: \$350.00 on 05/22/2024
Total:	\$7.25	\$7.00	\$32.00	\$728.00	\$774.25
WCS16590BER - Marvin Altamirano-Gramajo Owner 16590 Berkley Ave					Last Payment: \$275.00 on 11/17/2023
Total:	\$7.25	\$7.00	\$32.00	\$728.00	\$774.25
WCS16622COR - Michelle Cicotte & Matthias Cicotte Owner 16622 Corrine Ave					Last Payment: \$400.00 on 11/17/2023
Total:	\$7.25	\$7.00	\$32.00	\$728.00	\$774.25
WCS16748ABR - Cristobal Ramirez Escobar Owner 16748 Abram Ave					Last Payment: \$625.00 on 01/31/2023
Total:	\$7.25	\$7.00	\$32.00	\$728.00	\$774.25
WCS16823ABR - Kelly Soto Owner 16823 Abram Ave					Last Payment: \$450.00 on 06/10/2024
Total:	\$6.50	\$6.25	\$31.25	\$646.25	\$690.25



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 06/30/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS12884SON - Raul Araiza Jr Owner 12884 Sondra St					Last Payment: \$200.00 on 05/16/2025
Total:	\$6.00	\$7.75	\$32.75	\$613.75	\$660.25
WCS12880ADE - Kavin Paulson & Carrie Paulson Owner 12880 Adelaide St					Last Payment: \$461.96 on 02/01/2023
Total:	\$6.13	\$5.88	\$30.88	\$607.08	\$649.97
WCS16818ARD - Daniel Bishop & Ritta Bishop Owner 16818 Ardyce Ave					Last Payment: \$30.00 on 05/31/2025
Total:	\$4.90	\$4.95	\$30.25	\$479.05	\$519.15
WCS16711ABR - David Eicholtz & Frances Eicholtz Owner 16711 Abram Ave					Last Payment: \$350.00 on 01/19/2024
Total:	\$4.90	\$4.65	\$29.65	\$471.62	\$510.82
WCS12790DAY - Wanda Manzo Owner 12790 Dayside St					Last Payment: \$74.60 on 12/20/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS12797SON - Rowena Walag & Kenneth Walag Owner 12797 Sondra St					Last Payment: \$732.00 on 09/17/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS12826DAY - Eric Hurtado Owner 12826 Dayside St Lot 6					Last Payment: \$926.31 on 06/18/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS12830SON - Alexander Dozier & Allison Carver Owner 12830 Sondra St					Last Payment: \$725.00 on 08/19/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS12843ADE - Leo Taylor Owner 12843 Adelaide St					Last Payment: \$725.00 on 03/21/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS12849ALI - Taylor Schriener & Destinee Schriener Owner 12849 Alicia St					Last Payment: \$732.00 on 08/30/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS12896HAY - Evan B Funk & Erin E Curran-Funk Owner 12896 Hayes St					Last Payment: \$950.66 on 06/22/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS12901ALE - Loebardo Salvador Lira Owner 12901 Alexa St					Last Payment: \$382.00 on 10/07/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS12920MAR - Lacey Hill & James Rutherford Owner 12920 Marna St					Last Payment: \$732.00 on 09/04/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS12953ALI - Fancisco Ochoa-Ramirez Owner 12953 Alicia St					Last Payment: \$353.50 on 09/03/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS16554BER - Suri Saday Solorio Farias Owner 16554 Berkley Ave					Last Payment: \$350.00 on 05/17/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 06/30/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS16589DAW - Landon Cureton Owner 16589 Dawson Ave					Last Payment: \$275.00 on 08/07/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS16602BER - Christopher Johnson & Skye Johnson Owner 16602 Berkley Ave					Last Payment: \$625.00 on 03/21/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS16650BER - Esieas F Martinez & Ana Martinez Owner 16650 Berkley Ave					Last Payment: \$275.00 on 09/25/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS16705ABR - Ana Landeros & Gabriel Lara Owner 16705 Abram Ave Lot 58					Last Payment: \$275.00 on 10/30/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS16772ABR - Berry Scott Baity & Susan Baity Owner 16772 Abram Ave					Last Payment: \$225.00 on 01/19/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS16921ELS - Reyna Martinez Mendoza & Daniel Martinez Owner 16921 Elsinore Ave					Last Payment: \$275.00 on 09/25/2024
Total:	\$3.75	\$3.50	\$28.50	\$350.00	\$385.75
WCS16629BER - Phillip Corral & Vanessa Cordova Owner 16629 Berkley Ave					Last Payment: \$100.00 on 06/05/2025
Total:	\$25.00	\$0.00	\$28.25	\$253.00	\$306.25
WCS16951GAR - Edgar Alaniz & Marie Alaniz Owner 16951 Gardner Ave Lot 30					Last Payment: \$50.00 on 05/15/2025
Total:	\$0.00	\$2.50	\$28.00	\$200.00	\$230.50
WCS12818MAR - Mustafa Suhrabi & Farida Suhrabi Owner 12818 Marna St					Last Payment: \$200.00 on 06/20/2025
Total:	\$3.75	\$3.50	\$28.50	\$150.00	\$185.75
WCS16927GAR - Chris Woodland Owner 16927 Gardner Ave					Last Payment: \$200.00 on 04/30/2025
Total:	\$0.00	\$0.00	\$28.50	\$150.00	\$178.50
WCS16668BER - Laura M Tucker Owner 16668 Berkley Ave					Last Payment: \$350.00 on 04/14/2025
Total:	\$0.00	\$0.00	\$29.63	\$127.53	\$157.16
WCS16667BER - Cory Willmore & Hailey Willmore Owner 16667 Berkley Ave					Last Payment: \$50.00 on 05/30/2025
Total:	\$0.00	\$0.00	\$0.00	\$149.00	\$149.00
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: 06/30/2025

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	\$25.00	\$0.00	\$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	\$456.71	\$496.36	\$1,985.56	\$45,605.67	\$48,544.30

Description	Total
Assessment - Homeowner (Delinquent Fee) 2023	\$550.00
Assessment - Homeowner (Delinquent Fee) 2025	\$1,400.00
Assessment - Homeowner (Delinquent Interest) 2024	\$116.61
Assessment - Homeowner 2023	\$4,578.87
Assessment - Homeowner 2024	\$10,552.76
Assessment - Homeowner 2025	\$18,447.00
Balance Forward 2023	\$6,063.76
Late Fee (Delinquent Interest) 2024	\$1,103.45
Late Fee (Delinquent Interest) 2025	\$2,030.37
Late Fee 2024	\$3.50
Lien Fee (Collection Fee) 2023	\$360.00
Lien Fee 2024	\$450.00
NSF Fees 2025	\$50.00
Owner Fines for Rules Violations 2023	\$300.00
Owner Fines for Rules Violations 2024	\$2,017.98
Owner Fines for Rules Violations 2025	\$520.00
Total:	\$48,544.30
AR Total (Exclude Prepaid Assessments):	\$48,544.30



Bank Account Register

Windsor Creek Subdivision

6/1/2025 - 6/30/2025

Date	Description	Ref No	R	P	Transaction Amount
Wells Fargo checking - ***7487		Prior Balance			\$96,617.13
06/02/2025	Deposit from batch 16763	484	X	X	\$50.00
06/03/2025	Deposit from batch 16777	485	X	X	30.00
06/03/2025	Deposit from batch 16784	486	X	X	125.00
06/04/2025	Deposit from batch 16793	487	X	X	150.25
06/05/2025	Deposit from batch 16800	488	X	X	382.00
06/06/2025	Deposit from batch 16809	489	X	X	100.00
06/06/2025	Deposit from batch 16812	490	X	X	400.00
06/10/2025	Deposit from batch 16851	492	X	X	100.00
06/10/2025	Deposit from batch 16842	491	X	X	50.00
06/10/2025	Return Ins Funds	0	X	X	(150.25)
06/12/2025	Deposit from batch 16867	493	X	X	563.25
06/13/2025	Deposit from batch 16876	494	X	X	275.00
06/13/2025	Deposit from batch 16889	495	X	X	729.04
06/16/2025	Deposit from batch 17908	496	X	X	275.00
06/17/2025	Deposit from batch 17924	497	X	X	1,157.25
06/18/2025	- Refund from State Farm	499	X	X	201.88
06/18/2025	Deposit from batch 17943	501	X	X	774.25
06/18/2025	Deposit from batch 17933	499	X	X	28.50
06/18/2025	- Misc.Deposit	497	X	X	2,054.61
06/20/2025	Deposit from batch 17961	502	X	X	774.25
06/23/2025	Barzee Electric - Invoice #426	154		X	(188.76)
06/23/2025	Fix IT Boise - Fence Repair in Windsor Creek	155	X	X	(140.51)
06/23/2025	Deposit from batch 17980	503	X	X	200.00
06/24/2025	Deposit from batch 17985	504	X	X	389.25
06/27/2025	Deposit from batch 18034	505	X	X	385.75
06/27/2025	RF Enterprises, LLC -	156	X	X	(8,000.00)
06/30/2025	World Class Properties, INC - Invoice: 5344	157		X	(1,730.60)
06/30/2025	Sevy Brothers Landscaping LLC - Invoice: 669	158		X	(8,022.00)
06/30/2025	Idaho Power - ID - EFT - Misc. Check	0		X	(107.51)
Wells Fargo checking Total					\$87,472.78
Association Total					\$87,472.78



Resale List

Windsor Creek Subdivision

From 6/1/2025 To 6/30/2025

Account No:	New Owner	Previous Owner	Posting Date	Settlement Date
WCS16942ELS	AutumnGold Senior Services 16942 Elsinore Ave	US Department of Housing Urban Development	06/13/2025	06/13/2025
			Resale Amount :	\$0.00
			Windsor Creek Subdivision Count :	1



Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 07/09/2025

Account #	Homeowner Name	Address	Lot / Block	
WCS16705ABR	Ana Landeros & Gabriel Lara	16705 Abram Ave	58 / 5	(Current Owner)
Violation ID#: 9842 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				
WCS16712ABR	Allan Schmekel & Kylene Schmekel	16712 Abram Ave		(Current Owner)
Violation ID#: 10280 Type: Landscaping				
Violations	Initial Date: 06-22-2025	Level: 15 day Notice	Next Contact:	Escalation Date: 07-07-2025
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)				
Desc: Please treat or remove the weeds in the flower beds , near the bushes at the sidewalk, and in the cement cracks.				
WCS16723ABR	Joshua T Rush	16723 Abram Ave		(Current Owner)
Violation ID#: 10281 Type: Trash and Recycling				
Violations	Initial Date: 06-22-2025	Level: 15 Day Notice	Next Contact:	Escalation Date: 07-07-2025
Trash Not In Proper Recepticle				
Desc: There was a cardboard box on the porch.				
WCS16801ABR	Brady A Robertson	16801 Abram Ave		(Current Owner)
Violation ID#: 10300 Type: Landscaping				
Violations	Initial Date: 06-22-2025	Level: 15 day Notice	Next Contact:	Escalation Date: 07-07-2025
Brown or Dying Grass Needs Attention				
Desc: Please check the sprinklers.				
Desc: Please treat or remove the weeds.				
WCS16823ABR	Kelly Soto	16823 Abram Ave		(Current Owner)
Violation ID#: 9841 Type: Landscaping				
Violations	Initial Date: 06-06-2025	Level: 15 day Notice	Next Contact:	Escalation Date: 06-21-2025
Brown or Dying Grass Needs Attention				
Desc: Please check the sprinkler system.				



Account #	Homeowner Name	Address	Lot / Block
WCS16848ABR	Katrina M. Garvey & Adam M Garvey	16848 Abram Ave	(Current Owner)
Violation ID#: 9840 Type: Landscaping			
Violations	Initial Date: 06-06-2025	Level: Second Notice	Next Contact:
Escalation Date: 07-07-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please treat or remove the clover in the lawn.			
WCS16883ABR	Eliot A. Smith & Merianne Smith	16883 Abram Ave	(Current Owner)
Violation ID#: 9412 Type: Landscaping			
Violations	Initial Date: 05-11-2025	Level: Fine Hearing Notice	Next Contact:
Escalation Date: 07-22-2025			
Brown or Dying Grass Needs Attention			
Desc:			
Desc: Please remove the weeds in the lawn, flower beds, rock, and/or cracks in the concrete.			
WCS16884ABR	David McGee & Harlene McGee	16884 Abram Ave	(Current Owner)
Violation ID#: 10277 Type: Landscaping			
Violations	Initial Date: 06-22-2025	Level: 15 day Notice	Next Contact:
Escalation Date: 07-07-2025			
Lawn Needs Mowing and Edging			
Desc: Please trim the tall grass on the right side.			
Desc: Please treat or remove the weeds up by the house.			
WCS16895ABR	Elida Flores & Gilberto Flores	16895 Abram Ave	(Current Owner)
Violation ID#: 10276 Type: Landscaping			
Violations	Initial Date: 06-22-2025	Level: 15 day Notice	Next Contact:
Escalation Date: 07-07-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please treat the clover in the yard.			
WCS12879ADE	Joseph Layne Brant	12879 Adelaide St	(Current Owner)
Violation ID#: 9429 Type: Landscaping			
Violations	Initial Date: 05-12-2025	Level: Second Notice	Next Contact:
Escalation Date: 07-15-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please treat or remove weeds in the lawn, flower beds, rock, and/or cracks in the concrete.			
Violations	Initial Date: 06-06-2025	Level: Second Notice	Next Contact:
Escalation Date: 07-15-2025			
Brown or Dying Grass Needs Attention			
Desc: Please check the sprinkler system.			



Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 07/09/2025

Account #	Homeowner Name	Address	Lot / Block
WCS12891ADE	Jacob Wilde & Kylie Timmons	12891 Adelaide St	(Current Owner)
Violation ID#: 9430 Type: Landscaping			
Violations	Initial Date: 05-12-2025	Level: Fine Hearing Notice	Next Contact:
Escalation Date: 07-22-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please remove or treat the weeds in the lawn (near the electrical boxes).			
WCS12938ADE	Ryan Hirano	12938 Adelaide St	(Current Owner)
Violation ID#: 10284 Type: Landscaping			
Violations	Initial Date: 06-22-2025	Level: 15 day Notice	Next Contact:
Escalation Date: 07-20-2025			
Brown or Dying Grass Needs Attention			
Desc: Please check the sprinklers.			
WCS12838ALI	Mark Bonnett & Carrie Bonnett	12838 Alicia St	(Current Owner)
Violation ID#: 10283 Type: Parking and Vehicles			
Violations	Initial Date: 06-22-2025	Level: 15 Day Notice	Next Contact:
Escalation Date: 07-07-2025			
Recreational Boats, Campers, and Trailers			
Desc: There was a trailer in the driveway. Please store this vehicle behind the fence or off site.			
WCS12862ALI	American Homes 4 Rent	12862 Alicia St	(Current Owner)
Violation ID#: 9422 Type: Landscaping			
Violations	Initial Date: 05-11-2025	Level: Fine Hearing Notice	Next Contact:
Escalation Date: 07-22-2025			
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.			
WCS16626BER	Barbara L Shipley & Sheryl Wilson	16626 Berkley Ave	(Current Owner)
Violation ID#: 9851 Type: Landscaping			
Violations	Initial Date: 06-06-2025	Level: Second Notice	Next Contact:
Escalation Date: 07-07-2025			
Lawn Needs Mowing and Edging			
Desc: Please mow the lawn.			
WCS16629BER	Phillip Corral & Vanessa Cordova	16629 Berkley Ave	(Current Owner)
Violation ID#: 10287 Type: Landscaping			
Violations	Initial Date: 06-22-2025	Level: 15 day Notice	Next Contact:
Escalation Date: 07-07-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please treat or remove the weeds.			



Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 07/09/2025

Account #	Homeowner Name	Address	Lot / Block
WCS16641BER	Virginia Nieto-Reyes	16641 Berkley Ave	(Current Owner)
Violation ID#: 10286 Type: Landscaping			
Violations	Initial Date: 06-22-2025	Level: 15 day Notice	Next Contact:
Escalation Date: 07-07-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please treat or remove the weeds.			
WCS16653BER	River Hammond	16653 Berkley Ave	(Current Owner)
Violation ID#: 10285 Type: Landscaping			
Violations	Initial Date: 06-22-2025	Level: 15 day Notice	Next Contact:
Escalation Date: 07-07-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
Desc: Please treat or remove the weeds in the rock and lawn.			
WCS12807CON	Jason James Lobb & Christine T Lobb	12807 Conner St	(Current Owner)
Violation ID#: 10292 Type: Parking and Vehicles			
Violations	Initial Date: 06-22-2025	Level: 15 Day Notice	Next Contact:
Escalation Date: 07-07-2025			
Recreational Boats, Campers, and Trailers			
Desc: There was a trailer with 4 wheelers on the street. Please park this behind the fence or off site.			
WCS16562COR	Emanuel White & Kristin White	16562 Corrine Ave	(Current Owner)
Violation ID#: 10290 Type: Parking and Vehicles			
Violations	Initial Date: 06-22-2025	Level: 15 Day Notice	Next Contact:
Escalation Date: 07-07-2025			
Recreational Boats, Campers, and Trailers			
Desc: There was a trailer on the street. Please store this item behind the fence or off site.			
WCS12790DAY	Wanda Manzo	12790 Dayside St	(Current Owner)
Violation ID#: 9837 Type: Landscaping			
Violations	Initial Date: 06-06-2025	Level: Second Notice	Next Contact:
Escalation Date: 07-07-2025			
Brown or Dying Grass Needs Attention			
Desc: Please check the sprinkler system.			
WCS12840DAY	Jessica Berry & Austin Olson	12840 Dayside St	(Current Owner)
Violation ID#: 10275 Type: Parking and Vehicles			
Violations	Initial Date: 06-22-2025	Level: 15 Day Notice	Next Contact:
Escalation Date: 07-07-2025			
Recreational Boats, Campers, and Trailers			
Desc: There was a boar on the street. Please park this item behind the fence or off site.			



Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 07/09/2025

Account #	Homeowner Name	Address	Lot / Block
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:
Lawn Needs Mowing and Edging			
		Escalation Date: 06-21-2025	
	Desc: Please mow the lawn		
WCS16942ELS	AutumnGold Senior Services	16942 Elsinore Ave	(Current Owner)
Violation ID#: 10270 Type: Landscaping			
Violations	Initial Date: 06-22-2025	Level: 15 day Notice	Next Contact:
Brown or Dying Grass Needs Attention			
		Escalation Date: 07-07-2025	
	Desc: Please check the sprinklers.		
WCS16951GAR	Edgar Alaniz & Marie Alaniz	16951 Gardner Ave	30 / 1 (Current Owner)
Violation ID#: 10273 Type: Landscaping			
Violations	Initial Date: 06-22-2025	Level: 15 day Notice	Next Contact:
Brown or Dying Grass Needs Attention			
		Escalation Date: 07-07-2025	
	Desc: Please check the sprinkler system.		
WCS16963GAR	Aaron Griggs	16963 Gardner Ave	(Current Owner)
Violation ID#: 9833 Type: Landscaping			
Violations	Initial Date: 06-06-2025	Level: Second Notice	Next Contact:
Brown or Dying Grass Needs Attention			
		Escalation Date: 07-07-2025	
	Desc: Please check the sprinkler system.		
Violations	Initial Date: 06-22-2025	Level: 15 day Notice	Next Contact:
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
		Escalation Date: 07-07-2025	
	Desc: Please treat or remove the weeds by the driveway.		
WCS12930HAY	American Homes 4 Rent	12930 Hayes St	(Current Owner)
Violation ID#: 9135 Type: Landscaping			
Violations	Initial Date: 04-19-2025	Level: Fine Hearing Notice	Next Contact:
Lawn Needs Mowing and Edging Ended: 06/22/25			
		Escalation Date: 07-22-2025	
	Desc: Please cut down the overgrown lawn.		
	Desc: Please treat and/or remove the weeds.		
Violations	Initial Date: 06-22-2025	Level: 15 day Notice	Next Contact:
Brown or Dying Grass Needs Attention			
		Escalation Date: 07-07-2025	
	Desc: Please check the sprinklers		



Account #	Homeowner Name	Address	Lot / Block
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WCS12826MAR **Christelle L Mukendi Mukuna & William N. Mu** **12826 Marna St** **(Current Owner)**

Violation ID#: 10291 Type: Landscaping

Violations **Initial Date:** 06-22-2025 **Level:** 15 day Notice **Next Contact:** **Escalation Date:** 07-07-2025

Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)

Desc: Please treat or remove the weeds in the rocks on the right side of the house.

WCS12790SON **Emily Burt & Jedadiah Burt** **12790 Sondra St** **(Current Owner)**

Violation ID#: 9440 Type: Landscaping

Violations **Initial Date:** 05-12-2025 **Level:** Second Notice **Next Contact:** **Escalation Date:** 06-22-2025

Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)

Desc: Please remove or treat the weeds in the lawn, flower beds, tree beds and sidewalk cracks. Especially in the rock area under the tree.

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:

Desc: Please remove or treat the weeds in the lawn, flower beds, tree beds and sidewalk cracks.

Violations **Initial Date:** 06-22-2025 **Level:** 15 day Notice **Next Contact:** **Escalation Date:** 07-07-2025

Brown or Dying Grass Needs Attention

Desc: Please check the sprinklers.

WCS12931SON **Crocker Enterprises LLC** **12931 Sondra St** **(Current Owner)**

Violation ID#: 10288 Type: Parking and Vehicles

Violations **Initial Date:** 06-22-2025 **Level:** 15 Day Notice **Next Contact:** **Escalation Date:** 07-07-2025

Recreational Boats, Campers, and Trailers

Desc: There was a trailer in front of the house. Please park this behind the fence or off site.

WCS12932TRI **Michael Dais & Andrea Davis** **12932 Tricia St** **(Current Owner)**

Violation ID#: 10274 Type: Landscaping

Violations **Initial Date:** 06-22-2025 **Level:** 15 day Notice **Next Contact:** **Escalation Date:** 07-07-2025

Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)

Desc: Please treat or remove the weeds.