



Financial Report Package

March 2025

Prepared for

Windsor Creek Subdivision

By

World Class Properties



Income Statement - Operating

Windsor Creek Subdivision

From 03/01/2025 to 03/31/2025

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
ASSESSMENT INCOME							
4000-00 Assessment Income	\$22,780.11	\$9,362.50	\$13,417.61	\$69,666.48	\$28,087.50	\$41,578.98	\$112,350.00
4030-00 Late Fees	25.00	-	25.00	25.00	-	25.00	-
4035-00 Late Fee Interest	12.74	-	12.74	90.84	-	90.84	-
4040-00 Fines / Violations	165.00	-	165.00	945.00	-	945.00	-
4045-00 Buyer Transfer Fees	-	-	-	550.00	-	550.00	-
4055-00 Returned Payment Fees	12.00	-	12.00	12.00	-	12.00	-
Total ASSESSMENT INCOME	\$22,994.85	\$9,362.50	\$13,632.35	\$71,289.32	\$28,087.50	\$43,201.82	\$112,350.00
Total OPERATING INCOME	\$22,994.85	\$9,362.50	\$13,632.35	\$71,289.32	\$28,087.50	\$43,201.82	\$112,350.00
OPERATING EXPENSE							
ADMINISTRATIVE							
5000-00 Management Fees	1,125.00	1,125.00	-	3,375.00	3,375.00	-	13,500.00
5010-00 Office Supplies	37.45	41.67	4.22	491.45	125.01	(366.44)	500.00
5020-00 Postage & Delivery	19.35	108.33	88.98	559.50	324.99	(234.51)	1,300.00
5027-00 Social/Meeting Expense	-	8.33	8.33	-	24.99	24.99	100.00
5040-00 Annual Meetings / Signs	-	22.92	22.92	-	68.76	68.76	275.00
5045-00 Ownership Transfer Fees	-	-	-	300.00	-	(300.00)	-
5055-00 State Filing Fees	-	0.83	0.83	-	2.49	2.49	10.00
5057-00 Tax Preparation	-	11.25	11.25	-	33.75	33.75	135.00
5060-00 Liens & Legal Expenses	-	41.67	41.67	25.00	125.01	100.01	500.00
5080-00 Contest Prizes	-	-	-	150.00	-	(150.00)	-
Total ADMINISTRATIVE	\$1,181.80	\$1,360.00	\$178.20	\$4,900.95	\$4,080.00	(\$820.95)	\$16,320.00
TAXES & INSURANCE							
5400-00 Insurance	-	235.67	235.67	2,917.61	707.01	(2,210.60)	2,828.00
Total TAXES & INSURANCE	\$-	\$235.67	\$235.67	\$2,917.61	\$707.01	(\$2,210.60)	\$2,828.00
LANDSCAPING							
5700-00 Landscape Maintenance	10,750.00	5,375.00	(5,375.00)	16,125.00	16,125.00	-	64,500.00
5720-00 Snow Plow/Removal	757.50	62.50	(695.00)	757.50	187.50	(570.00)	750.00
5740-00 Tree Maintenance	-	83.33	83.33	-	249.99	249.99	1,000.00
5750-00 Sprinkler/Irrigation Repairs	-	625.00	625.00	-	1,875.00	1,875.00	7,500.00
5755-00 Irrigation Tax	2,557.38	204.17	(2,353.21)	2,557.38	612.51	(1,944.87)	2,450.00
Total LANDSCAPING	\$14,064.88	\$6,350.00	(\$7,714.88)	\$19,439.88	\$19,050.00	(\$389.88)	\$76,200.00
REPAIRS & MAINTENANCE							
6000-00 General Repairs & Maintenance	1,197.54	1,250.00	52.46	1,197.54	3,750.00	2,552.46	15,000.00
6010-00 Vandalism Repairs	-	41.67	41.67	-	125.01	125.01	500.00
6035-00 Playground Equipment/Maintenance	-	83.33	83.33	39.99	249.99	210.00	1,000.00
Total REPAIRS & MAINTENANCE	\$1,197.54	\$1,375.00	\$177.46	\$1,237.53	\$4,125.00	\$2,887.47	\$16,500.00
UTILITIES							
6300-00 Electricity	225.00	108.33	(116.67)	336.19	324.99	(11.20)	1,300.00
Total UTILITIES	\$225.00	\$108.33	(\$116.67)	\$336.19	\$324.99	(\$11.20)	\$1,300.00
Total OPERATING EXPENSE	\$16,669.22	\$9,429.00	(\$7,240.22)	\$28,832.16	\$28,287.00	(\$545.16)	\$113,148.00
Net Income:	\$6,325.63	(\$66.50)	\$6,392.13	\$42,457.16	(\$199.50)	\$42,656.66	(\$798.00)



Balance Sheet - Operating

Windsor Creek Subdivision

End Date: 03/31/2025

Assets

CASH - OPERATING

10-1010-00 Wells Fargo Checking \$86,057.14

Total CASH - OPERATING: \$86,057.14

Total Assets:

\$86,057.14

Liabilities & Equity

CURRENT LIABILITIES

20-2100-00 Prepaid Assessments 94.02

Total CURRENT LIABILITIES: \$94.02

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 42,457.16

\$42,457.16

Total Liabilities & Equity:

\$86,057.14



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS12896TRI - Sally McCollough Owner 12896 Tricia St					
					Last Payment: \$300.00 on 04/19/2024
Total:	\$183.33	\$176.93	\$525.38	\$3,026.76	\$3,912.40
WCS12853MAR - Chelsea Goossens Owner 12853 Marna St Lot 22					
Total:	\$21.17	\$21.17	\$371.17	\$2,203.59	\$2,617.10
WCS12791MAR - Kate Brown Family Trust Owner 12791 Marna St Lot 17					
Total:	\$19.52	\$19.52	\$369.52	\$2,031.99	\$2,440.55
WCS12883SON - Jose A Galvan & Cala N Galvan Owner 12883 Sondra St Lot 31					
Total:	\$19.37	\$19.37	\$369.37	\$2,015.86	\$2,423.97
WCS16840ABR - Sarah Kent Owner 16840 Abram Ave					
					Last Payment: \$150.00 on 02/12/2025
Total:	\$17.18	\$18.68	\$368.68	\$1,795.25	\$2,199.79
WCS16562COR - Emanuel White & Kristin White Owner 16562 Corrine Ave					
Total:	\$25.55	\$159.15	\$507.75	\$1,190.80	\$1,883.25
WCS16791RAC - Harry Steimer Owner 16791 Rachel Ave Lot 6					
					Last Payment: \$100.45 on 03/07/2025
Total:	\$14.13	\$15.14	\$365.14	\$1,481.72	\$1,876.13
WCS12806MAR - Lawrence Gomez Owner 12806 Marna St Lot 44					
					Last Payment: \$150.00 on 04/06/2023
Total:	\$13.11	\$13.11	\$363.11	\$1,365.42	\$1,754.75
WCS16605BER - Hector D Campos & Alejandra G Flores Owner 16605 Berkley Ave Lot 14					
Total:	\$12.89	\$12.89	\$362.89	\$1,342.35	\$1,731.02
WCS12782SON - Alex Garza & Marie Contreras Owner 12782 Sondra St					
Total:	\$15.49	\$10.49	\$360.49	\$1,092.77	\$1,479.24
WCS16553DAW - NVI Dawson LLC Owner 16553 Dawson Ave					
Total:	\$9.76	\$9.76	\$359.76	\$1,016.95	\$1,396.23
WCS12826ALI - Jerry Arce & Samantha Arce Owner 12826 Alicia St					
					Last Payment: \$350.00 on 03/04/2025
Total:	\$7.45	\$9.30	\$136.20	\$1,217.05	\$1,370.00
WCS12759ADE - Ashley Delgado & Rebecca Najjar Owner 12759 Adelaide St					
Total:	\$7.75	\$7.75	\$357.75	\$808.00	\$1,181.25
WCS12844ADE - Mychaela Baber & Thomas Clemens Owner 12844 Adelaide St					
Total:	\$7.75	\$7.75	\$357.75	\$808.00	\$1,181.25
WCS12850ALI - Reagan Lewis & Geoff Lewis Owner 12850 Alicia St					
Total:	\$7.75	\$7.75	\$357.75	\$808.00	\$1,181.25



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS12928ALI - Jesus Moreno Owner 12928 Alicia St					
Total:	\$7.75	\$7.75	\$357.75	\$808.00	\$1,181.25
WCS16626BER - Barbara L Shipley & Sheryl Wilson Owner 16626 Berkley Ave					
Total:	\$7.75	\$7.75	\$357.75	\$808.00	\$1,181.25
WCS16723ABR - Joshua T Rush Owner 16723 Abram Ave					
Total:	\$7.75	\$7.75	\$357.75	\$808.00	\$1,181.25
WCS16943ABR - Gonzalo Patlan Nunez & Maria Patlan Owner 16943 Abram Ave					
Total:	\$7.54	\$7.54	\$357.54	\$785.95	\$1,158.57
				Last Payment: \$21.21 on 02/01/2023	
WCS16918ELS - Ermlinda Hurtado & Jesus Martinez Albor Owner 16918 Elsinore Ave					
Total:	\$7.50	\$7.50	\$357.50	\$782.50	\$1,155.00
				Last Payment: \$816.72 on 02/01/2023	
WCS16883ABR - Eliot A. Smith & Merianne Smith Owner 16883 Abram Ave					
Total:	\$6.75	\$6.75	\$356.75	\$705.08	\$1,075.33
				Last Payment: \$49.92 on 02/01/2023	
WCS12898CON - Candido Alapisco & Mary Contreras Alapisco Owner 12898 Conner St					
Total:	\$6.25	\$7.25	\$357.25	\$657.00	\$1,027.75
				Last Payment: \$100.00 on 02/11/2025	
WCS12847ALE - George Bailey Owner 12847 Alexa St					
Total:	\$4.85	\$4.85	\$354.85	\$507.90	\$872.45
				Last Payment: \$350.00 on 03/30/2023	
WCS12884SON - Raul Araiza Jr Owner 12884 Sondra St					
Total:	\$4.25	\$4.25	\$354.25	\$451.00	\$813.75
				Last Payment: \$300.00 on 09/25/2024	
WCS16557BER - Evaristo Ayard & Esmeralda Ayard Owner 16557 Berkley Ave					
Total:	\$3.75	\$3.75	\$353.75	\$400.00	\$761.25
				Last Payment: \$400.00 on 11/13/2024	
WCS12786CON - Daniel Cortazar Owner 12786 Conner St					
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
				Last Payment: \$275.00 on 05/03/2023	
WCS12819ADE - Michelle Janey Valdez & Gustavo S Valdez Owner 12819 Adelaide St					
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
				Last Payment: \$375.00 on 11/30/2023	
WCS12864MAR - Miranda Weeks Owner 12864 Marna St					
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
				Last Payment: \$350.00 on 03/07/2023	
WCS12886CON - Alyssa Zamora & Adam Zamora Owner 12886 Conner St					
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
				Last Payment: \$371.08 on 05/17/2023	
WCS12897ALI - Grant Weddle & Kari Weddle Owner 12897 Alicia St					
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
				Last Payment: \$350.00 on 01/23/2023	



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS12957TRI - Rodney Frisbey Owner 12957 Tricia St					Last Payment: \$350.00 on 05/22/2024
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
WCS16533BER - Stephen A Guinn Jr Owner 16533 Berkley Ave Lot 21					Last Payment: \$1,577.96 on 11/13/2023
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
WCS16590BER - Marvin Altamirano-Gramajo Owner 16590 Berkley Ave					Last Payment: \$275.00 on 11/17/2023
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
WCS16622COR - Michelle Cicotte & Matthias Cicotte Owner 16622 Corrine Ave					Last Payment: \$400.00 on 11/17/2023
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
WCS16629BER - Phillip Corral & Vanessa Cordova Owner 16629 Berkley Ave					Last Payment: \$375.00 on 07/28/2023
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
WCS16735ABR - Kristopher Alexander Taylor Owner 16735 Abram Ave					Last Payment: \$350.00 on 02/04/2023
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
WCS16748ABR - Cristobal Ramirez Escobar Owner 16748 Abram Ave					Last Payment: \$625.00 on 01/31/2023
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
WCS16905ELS - Karina & Fidel S Castro & Maria Salud Valencia Owner 16905 Elsinore Ave					Last Payment: \$375.00 on 08/17/2023
Total:	\$3.50	\$3.50	\$353.50	\$367.50	\$728.00
WCS12867MAR - Christopher Patton & Rupa Owen Owner 12867 Marna St					Last Payment: \$390.70 on 02/01/2023
Total:	\$3.09	\$3.09	\$353.09	\$324.75	\$684.02
WCS16823ABR - Kelly Soto Owner 16823 Abram Ave					Last Payment: \$450.00 on 06/10/2024
Total:	\$2.75	\$2.75	\$352.75	\$288.00	\$646.25
WCS12880ADE - Kavin Paulson & Carrie Paulson Owner 12880 Adelaide St					Last Payment: \$461.96 on 02/01/2023
Total:	\$2.38	\$2.38	\$352.38	\$249.94	\$607.08
WCS16818ARD - Daniel Bishop & Ritta Bishop Owner 16818 Ardyce Ave					Last Payment: \$30.00 on 02/28/2025
Total:	\$0.00	\$0.00	\$355.85	\$213.20	\$569.05
WCS16891GAR - Carlin Taylor & Yvonne Smith-St German Owner 16891 Gardner Ave					Last Payment: \$120.00 on 01/24/2025
Total:	\$0.00	\$0.00	\$352.50	\$147.50	\$500.00
WCS16668BER - Laura M Tucker Owner 16668 Berkley Ave					Last Payment: \$70.00 on 12/05/2024
Total:	\$0.00	\$0.00	\$351.13	\$126.40	\$477.53
WCS16711ABR - David Eicholtz & Frances Eicholtz Owner 16711 Abram Ave					Last Payment: \$350.00 on 01/19/2024
Total:	\$0.00	\$0.00	\$351.15	\$120.47	\$471.62



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS12925ALE - Hibbard Properties LLC Owner 12925 Alexa St					Last Payment: \$350.00 on 02/28/2025
Total:	\$0.00	\$4.00	\$4.00	\$408.00	\$416.00
WCS12930HAY - American Homes 4 Rent Owner 12930 Hayes St					Last Payment: \$5.08 on 03/24/2025
Total:	\$0.00	\$0.00	\$345.46	\$54.54	\$400.00
WCS12942HAY - Nichole Comparato Owner 12942 Hayes St					Last Payment: \$350.00 on 03/10/2024
Total:	\$30.00	\$0.00	\$350.00	\$0.00	\$380.00
WCS16879GAR - Darryal Maurice Canada Owner 16879 Gardner Ave					Last Payment: \$350.00 on 11/20/2024
Total:	\$0.00	\$0.00	\$350.00	\$10.50	\$360.50
WCS12885CON - Thomas Howard & James Howard Owner 12885 Conner St					Last Payment: \$350.00 on 09/03/2024
Total:	\$0.00	\$0.00	\$350.00	\$3.50	\$353.50
WCS16898ELS - George M Parkhurst & William N. Garner Owner 16898 Elsinore Ave					Last Payment: \$175.00 on 09/25/2024
Total:	\$0.00	\$0.00	\$350.00	\$1.75	\$351.75
WCS12779MAR - Ramon Hurtado Owner 12779 Marna St Lot 16					Last Payment: \$1,348.73 on 04/01/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12781SON - 12781 Sondra LLC Owner 12781 Sondra St					Last Payment: \$275.00 on 11/20/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12790DAY - Wanda Manzo Owner 12790 Dayside St					Last Payment: \$74.60 on 12/20/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12790SON - Emily Burt & Jedadiah Burt Owner 12790 Sondra St					Last Payment: \$350.00 on 05/08/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12794CON - Kathryn L Horner Owner 12794 Conner St					Last Payment: \$350.00 on 02/05/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12795CON - Shanta Gurung Owner 12795 Conner St					Last Payment: \$350.00 on 02/14/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12797SON - Rowena Walag & Kenneth Walag Owner 12797 Sondra St					Last Payment: \$732.00 on 09/17/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12805MAR - Gillermo Melara & Xiomara Ruano Melara Owner 12805 Marna St					Last Payment: \$375.00 on 03/22/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12818MAR - Mustafa Suhrabi & Farida Suhrabi Owner 12818 Marna St					Last Payment: \$350.00 on 04/02/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS12822ALI - Juan J Arreguin Owner 12822 Alicia St					Last Payment: \$375.00 on 02/21/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12822SON - Abigail Torres & Jonathan Torres Owner 12822 Sondra St					Last Payment: \$350.00 on 02/15/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12823SON - Baylee Wangsgard Owner 12823 Sondra St					Last Payment: \$364.00 on 11/20/2024
Total:	(\$3.50)	\$0.00	\$350.00	\$3.50	\$350.00
WCS12826DAY - Eric Hurtado Owner 12826 Dayside St Lot 6					Last Payment: \$926.31 on 06/18/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12830SON - Alexander Dozier & Allison Carver Owner 12830 Sondra St					Last Payment: \$725.00 on 08/19/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12840DAY - Jessica Berry & Austin Olson Owner 12840 Dayside St					Last Payment: \$275.00 on 08/05/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12843ADE - Leo Taylor Owner 12843 Adelaide St					Last Payment: \$725.00 on 03/21/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12848DAY - Brett Jenkinds Owner 12848 Dayside St					Last Payment: \$350.00 on 08/21/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12849ALI - Taylor Schriener & Destinee Schriener Owner 12849 Alicia St					Last Payment: \$732.00 on 08/30/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12850CON - Jason Trabakoolas Owner 12850 Conner St					Last Payment: \$375.00 on 01/23/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12855ADE - Lucy C Stolpe Owner 12855 Adelaide St					Last Payment: \$350.00 on 02/12/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12868ADE - Codey Benishek & Katy Magee Owner 12868 Adelaide					Last Payment: \$350.00 on 03/26/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12872HAY - Maria M Hernandez Owner 12872 Hayes St					Last Payment: \$350.00 on 01/29/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12885ALI - Patricia Martinez Owner 12885 Alicia St					Last Payment: \$275.00 on 04/19/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12887MAR - Nicholas Rohall & Citlalli Salinas Owner 12887 Marna St					Last Payment: \$275.00 on 10/21/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS12892ADE - Michael Griffith & April Griffith Owner 12892 Adelaide St					Last Payment: \$350.00 on 03/06/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12895SON - Richard A Boggess & Jennifer M Martin Owner 12895 Sondra St					Last Payment: \$350.00 on 02/16/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12896HAY - Evan B Funk & Erin E Curran-Funk Owner 12896 Hayes St					Last Payment: \$950.66 on 06/22/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12901ALE - Loebardo Salvador Lira Owner 12901 Alexa St					Last Payment: \$382.00 on 10/07/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12903ADE - Sara Podesta & Frankie Augustus Podesta III Owner 12903 Adelaide St					Last Payment: \$1,000.00 on 05/15/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12906HAY - Juan Rodriguez & Leticia Rodriguez Owner 12906 Hayes St					Last Payment: \$350.00 on 02/14/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12913ALE - Daina Selkow & Matthew Kingston Owner 12913 Alexa St					Last Payment: \$350.00 on 02/15/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12915TRI - Joshua Kramer & Carrie Kramer Previous Owner 12915 Tricia St					Last Payment: \$350.00 on 02/16/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12920MAR - Lacey Hill & James Rutherford Owner 12920 Marna St					Last Payment: \$732.00 on 09/04/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12931SON - Crocker Enterprises LLC Owner 12931 Sondra St					Last Payment: \$350.00 on 02/05/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12932TRI - Michael Dais & Andrea Davis Owner 12932 Tricia St					Last Payment: \$375.00 on 02/26/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12953ALI - Fancisco Ochoa-Ramirez Owner 12953 Alicia St					Last Payment: \$353.50 on 09/03/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12962ADE - Isaac Brockman & Stephani Brockman Owner 12962 Adelaide St					Last Payment: \$350.00 on 03/18/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12964ALI - Chris Thompson & Lynne Thompson Owner 12964 Alicia St					Last Payment: \$1,171.10 on 11/04/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16536COR - Maria Cronsell Owner 16536 Corrine Ave					Last Payment: \$25.00 on 09/23/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS16542BER - Daniel Arce & Maria Milagro Arce Owner 16542 Berkley Ave					Last Payment: \$350.00 on 02/21/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16554BER - Suri Saday Solorio Farias Owner 16554 Berkley Ave					Last Payment: \$350.00 on 05/17/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16577DAW - Nyabageni Aimme Mugabo Petro Owner 16577 Dawson Ave					Last Payment: \$275.00 on 04/26/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16578BER - Codey Benishek & Katy L Magee Owner 16578 Berkley Ave					Last Payment: \$350.00 on 03/25/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16589DAW - Landon Cureton Owner 16589 Dawson Ave					Last Payment: \$275.00 on 08/07/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16593BER - Michael Warby & Sara Warby Owner 16593 Berkley Ave					Last Payment: \$350.00 on 02/05/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16598COR - Luke Schumacher & Naomi Schumacher Owner 16598 Corrine Ave					Last Payment: \$350.00 on 03/01/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16601DAW - Rebecca Gintz & Joshua Gintz Owner 16601 Dawson Ave					Last Payment: \$345.00 on 04/29/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16602BER - Christopher Johnson & Skye Johnson Owner 16602 Berkley Ave					Last Payment: \$625.00 on 03/21/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16613DAW - Lisa Noelle Martinez & Cristobal Martinez-Aceves Owner 16613 Dawson Ave					Last Payment: \$350.00 on 05/24/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16614BER - Christopher Wilke & Rane Wilke Owner 16614 Berkley Ave					Last Payment: \$350.00 on 03/18/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16625DAW - Gary Narberes Owner 16625 Dawson Ave					Last Payment: \$350.00 on 01/17/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16650BER - Esieas F Martinez & Ana Martinez Owner 16650 Berkley Ave					Last Payment: \$275.00 on 09/25/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16667BER - Cory Willmore & Hailey Willmore Owner 16667 Berkley Ave					Last Payment: \$350.00 on 02/15/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16702ARD - Keith (Norman) Waggoner Owner 16702 Ardyce Ave					Last Payment: \$350.00 on 12/29/2023
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS16705ABR - Ana Landeros & Gabriel Lara Owner 16705 Abram Ave Lot 58					Last Payment: \$275.00 on 10/30/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16712ABR - Allan Schmekel & Kylene Schmekel Owner 16712 Abram Ave					Last Payment: \$275.00 on 05/17/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16724ABR - Shaun Kerr & Bonnie Kerr Owner 16724 Abram Ave					Last Payment: \$350.00 on 02/12/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16753ARD - Ryan Wright & Heidi Ramsayer Owner 16753 Ardyce Ave					Last Payment: \$350.00 on 02/14/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16759ABR - Antonio Alvarez Owner 16759 Abram Ave					Last Payment: \$353.50 on 08/30/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16762ARD - Luz Moncada & Martha Torrez Owner 16762 Ardyce Ave					Last Payment: \$350.00 on 02/21/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16771ABR - Craig Allison Owner 16771 Abram Ave					Last Payment: \$357.00 on 10/02/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16772ABR - Berry Scott Baity & Susan Baity Owner 16772 Abram Ave					Last Payment: \$225.00 on 01/19/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16774ARD - Sheamus Oshane Shannon Owner 16774 Ardyce Ave					
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16786ARD - Eileen Rosales & Alfredo Rosales Owner 16786 Ardyce Ave					
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16831ABR - Pamela Whitt & Jorge Irizarry Owner 16831 Abram Ave					Last Payment: \$350.00 on 01/17/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16848ABR - Katrina M. Garvey & Adam M Garvey Owner 16848 Abram Ave					Last Payment: \$350.00 on 01/25/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16850ELS - Luis Martinez Owner 16850 Elsinore Ave					Last Payment: \$350.00 on 02/27/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16919ABR - Benjamin Rowley & Emily Rowley Owner 16919 Abram Ave					Last Payment: \$350.00 on 01/12/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16921ELS - Reyna Martinez Mendoza & Daniel Martinez Owner 16921 Elsinore Ave					Last Payment: \$275.00 on 09/25/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS16927GAR - Chris Woodland Owner 16927 Gardner Ave					Last Payment: \$350.00 on 04/26/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16939GAR - Daniela Gonzalez Aguilera & Miguel Gonzalez Martinez Owner 16939 Gardner Ave Lot 29					Last Payment: \$275.00 on 11/20/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16946BAS - Adam Fletcher & Andrea Fletcher Owner 16946 Bastian Ave					Last Payment: \$350.00 on 04/10/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16951GAR - Edgar Alaniz & Marie Alaniz Owner 16951 Gardner Ave Lot 30					Last Payment: \$1,218.44 on 10/18/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16954ELS - Oscar R Sutton & Beverly M Sutton Owner 16954 Elsinore Ave					Last Payment: \$725.00 on 12/19/2023
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16963GAR - Aaron Griggs Owner 16963 Gardner Ave					Last Payment: \$350.00 on 04/20/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16969GAR - Juan Espinoza Owner 16969 Gardner Ave					Last Payment: \$350.00 on 04/02/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS16975GAR - Maricela Diaz-Ocampo Owner 16975 Gardner Ave					Last Payment: \$350.00 on 01/30/2024
Total:	\$0.00	\$0.00	\$350.00	\$0.00	\$350.00
WCS12859ALE - Jaralea Gaye Pierce-Tully & Patrick Gale Tully Owner 12859 Alexa St					Last Payment: \$100.00 on 03/14/2025
Total:	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00
WCS12976ALI - Susan Puentes Owner 12976 Alicia St					Last Payment: \$50.00 on 03/25/2025
Total:	\$0.00	\$0.00	\$250.00	\$0.00	\$250.00
WCS16872ABR - Sarah E Valenzuela Owner 16872 Abram Ave					Last Payment: \$50.00 on 03/08/2025
Total:	\$0.00	\$0.00	\$200.00	\$0.00	\$200.00
WCS12894ALE - Dena Mast & James Mast Owner 12894 Alexa St					Last Payment: \$100.00 on 03/24/2025
Total:	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00
WCS12926ADE - Rachel Nay Buys & Erik Buys Owner 12926 Adelaide St					Last Payment: \$200.00 on 03/27/2025
Total:	\$0.00	\$0.00	\$150.00	\$0.00	\$150.00
WCS16908ABR - Jesus Arcos & Elia Arcos Owner 16908 Abram Ave					Last Payment: \$120.00 on 03/24/2025
Total:	\$0.00	\$0.00	\$110.00	\$1.00	\$111.00
WCS16729ARD - Douglas Naasz & Roberta Naasz Owner 16729 Ardyce Ave					Last Payment: \$100.00 on 02/28/2025
Total:	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00



Homeowner Aging Report

Windsor Creek Subdivision

End Date: 03/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
WCS12838ALI - Mark Bonnett & Carrie Bonnett Owner 12838 Alicia St					
					Last Payment: \$550.00 on 02/07/2025
Total:	\$0.00	\$0.00	\$25.00	\$0.00	\$25.00
WCS12905ALI - John McMillan Owner 12905 Alicia St					
					Last Payment: \$30.00 on 12/01/2024
Total:	\$0.00	\$0.00	\$10.00	\$0.00	\$10.00
WCS12879MAR - Kelsey Wilson & Richard Gibson Owner 12879 Marna St					
					Last Payment: \$325.00 on 01/31/2025
Total:	(\$25.00)	\$0.00	\$25.00	\$0.00	\$0.00
WCS16641BER - Virginia Nieto-Reyes Owner 16641 Berkley Ave					
					Last Payment: \$100.00 on 03/13/2025
Total:	(\$100.00)	\$0.00	\$0.00	\$0.00	(\$100.00)

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Windsor Creek Subdivision	\$401.56	\$631.62	\$46,131.66	\$35,648.49	\$82,813.33

Description	Total
Assessment - Homeowner (Delinquent Fee) 2023	\$601.00
Assessment - Homeowner (Delinquent Interest) 2024	\$147.70
Assessment - Homeowner 2023	\$5,888.42
Assessment - Homeowner 2024	\$14,030.06
Assessment - Homeowner 2025	\$45,339.92
Balance Forward 2023	\$7,755.12
Late Fee (Delinquent Interest) 2024	\$1,325.19
Late Fee (Delinquent Interest) 2025	\$988.42
Late Fee 2024	\$3.50
Lien Fee (Collection Fee) 2023	\$360.00
Lien Fee 2024	\$600.00
Owner Fines for Rules Violations 2023	\$300.00
Owner Fines for Rules Violations 2024	\$4,629.00
Owner Fines for Rules Violations 2025	\$945.00
PrePaid	(\$100.00)
Total:	\$82,813.33
AR Total (Exclude Prepaid Assessments):	\$82,913.33



Bank Account Register

Windsor Creek Subdivision

3/1/2025 - 3/31/2025

Date	Description	Ref No	R	P	Transaction Amount
Wells Fargo checking - ***7487		Prior Balance			\$80,811.51
03/03/2025	Deposit from batch 14607	394	X	X	\$1,050.00
03/03/2025	Deposit from batch 14610	395	X	X	130.00
03/04/2025	Deposit from batch 14632	396	X	X	1,050.00
03/04/2025	Deposit from batch 14639	397	X	X	350.00
03/04/2025	Deposit from batch 14647	398	X	X	600.00
03/04/2025	Idaho Power - ID -	134	X	X	(84.58)
03/04/2025	Idaho Power - ID -	135	X	X	(28.62)
03/04/2025	Caldwell Municipal Irrigation District -	136	X	X	(2,557.38)
03/04/2025	Sevy Brothers Landscaping LLC -	137	X	X	(6,132.50)
03/04/2025	Deposit from batch 14648	399	X	X	700.00
03/05/2025	Deposit from batch 14666	400	X	X	700.00
03/07/2025	Deposit from batch 14696	401	X	X	3,499.32
03/07/2025	Deposit from batch 14706	402	X	X	350.00
03/07/2025	Deposit from batch 14707	403	X	X	350.00
03/10/2025	Deposit from batch 14736	404	X	X	350.00
03/10/2025	Deposit from batch 15751	405	X	X	450.45
03/11/2025	Deposit from batch 15761	407	X	X	1,050.00
03/11/2025	Deposit from batch 15762	408	X	X	50.00
03/12/2025	Fix IT Boise -	138	X	X	(1,197.54)
03/13/2025	Deposit from batch 15796	409	X	X	350.00
03/14/2025	Deposit from batch 15810	410	X	X	1,500.00
03/14/2025	Deposit from batch 15814	411	X	X	275.00
03/17/2025	Deposit from batch 15835	412	X	X	350.00
03/18/2025	Deposit from batch 15850	413	X	X	515.00
03/18/2025	Deposit from batch 15856	414	X	X	350.00
03/19/2025	Deposit from batch 15867	415	X	X	350.00
03/20/2025	Deposit from batch 15877	416	X	X	350.00
03/21/2025	Deposit from batch 15886	417	X	X	700.00
03/21/2025	Deposit from batch 15888	418	X	X	1,050.00
03/21/2025	Return Unable to Locate Account Cinc email 3.21.25	0	X	X	(350.00)
03/24/2025	Deposit from batch 15924	420	X	X	700.00
03/24/2025	Deposit from batch 15925	421	X	X	350.00
03/24/2025	Deposit from batch 15912	419	X	X	2,475.08
03/25/2025	Deposit from batch 15935	422	X	X	875.00
03/25/2025	Deposit from batch 15936	423	X	X	50.00
03/25/2025	Deposit from batch 15943	424	X	X	175.00
03/26/2025	Deposit from batch 15958	425	X	X	350.00
03/26/2025	Deposit from batch 15960	426	X	X	50.00
03/27/2025	Deposit from batch 15974	427	X	X	350.00
03/28/2025	Idaho Power - ID -	139		X	(28.61)
03/28/2025	Idaho Power - ID -	140		X	(83.19)
03/28/2025	World Class Properties, INC -	141		X	(1,181.80)
03/28/2025	Sevy Brothers Landscaping LLC - Invoice: 607	142		X	(5,375.00)
03/28/2025	Deposit from batch 15985	428	X	X	350.00
03/28/2025	Deposit from batch 15986	429	X	X	200.00
03/31/2025	Deposit from batch 16013	430	X	X	700.00
03/31/2025	Deposit from batch 16015	431	X	X	350.00
Wells Fargo checking Total					\$86,057.14



Resale List

Windsor Creek Subdivision

From 3/1/2025 To 3/31/2025

Account No:	New Owner	Previous Owner	Posting Date	Settlement Date
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Resale Amount :

Windsor Creek Subdivision Count : 0