



# **Financial Report Package**

**May 2025**

**Prepared for**

**Windsor Creek Subdivision**

**By**

**World Class Properties**



# Income Statement - Operating

Windsor Creek Subdivision

From 05/01/2025 to 05/31/2025

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	\$6,050.92	\$9,362.50	(\$3,311.58)	\$96,231.45	\$46,812.50	\$49,418.95	\$112,350.00
4030-00 Late Fees	350.00	-	350.00	876.00	-	876.00	-
4035-00 Late Fee Interest	81.91	-	81.91	487.08	-	487.08	-
4040-00 Fines / Violations	76.02	-	76.02	1,421.02	-	1,421.02	-
4045-00 Buyer Transfer Fees	550.00	-	550.00	1,925.00	-	1,925.00	-
4050-00 Collections/Lien Fees Income	-	-	-	134.50	-	134.50	-
4055-00 Returned Payment Fees	-	-	-	12.00	-	12.00	-
4099-00 Balance Forward	550.00	-	550.00	1,166.36	-	1,166.36	-
<b>Total ASSESSMENT INCOME</b>	<b>\$7,658.85</b>	<b>\$9,362.50</b>	<b>(\$1,703.65)</b>	<b>\$102,253.41</b>	<b>\$46,812.50</b>	<b>\$55,440.91</b>	<b>\$112,350.00</b>
<b>Total OPERATING INCOME</b>	<b>\$7,658.85</b>	<b>\$9,362.50</b>	<b>(\$1,703.65)</b>	<b>\$102,253.41</b>	<b>\$46,812.50</b>	<b>\$55,440.91</b>	<b>\$112,350.00</b>
<b>OPERATING EXPENSE</b>							
<b>ADMINISTRATIVE</b>							
5000-00 Management Fees	1,125.00	1,125.00	-	5,625.00	5,625.00	-	13,500.00
5010-00 Office Supplies	148.40	41.67	(106.73)	643.43	208.35	(435.08)	500.00
5020-00 Postage & Delivery	314.63	108.33	(206.30)	882.16	541.65	(340.51)	1,300.00
5027-00 Social/Meeting Expense	-	8.33	8.33	-	41.65	41.65	100.00
5040-00 Annual Meetings / Signs	-	22.92	22.92	-	114.60	114.60	275.00
5045-00 Ownership Transfer Fees	450.00	-	(450.00)	750.00	-	(750.00)	-
5055-00 State Filing Fees	-	0.83	0.83	-	4.15	4.15	10.00
5057-00 Tax Preparation	-	11.25	11.25	150.00	56.25	(93.75)	135.00
5060-00 Liens & Legal Expenses	-	41.67	41.67	25.00	208.35	183.35	500.00
5080-00 Contest Prizes	-	-	-	150.00	-	(150.00)	-
<b>Total ADMINISTRATIVE</b>	<b>\$2,038.03</b>	<b>\$1,360.00</b>	<b>(\$678.03)</b>	<b>\$8,225.59</b>	<b>\$6,800.00</b>	<b>(\$1,425.59)</b>	<b>\$16,320.00</b>
<b>TAXES &amp; INSURANCE</b>							
5400-00 Insurance	2,129.00	235.67	(1,893.33)	5,046.61	1,178.35	(3,868.26)	2,828.00
5450-00 Real Estate Taxes	-	-	-	10.00	-	(10.00)	-
<b>Total TAXES &amp; INSURANCE</b>	<b>\$2,129.00</b>	<b>\$235.67</b>	<b>(\$1,893.33)</b>	<b>\$5,056.61</b>	<b>\$1,178.35</b>	<b>(\$3,878.26)</b>	<b>\$2,828.00</b>
<b>LANDSCAPING</b>							
5700-00 Landscape Maintenance	5,375.00	5,375.00	-	26,875.00	26,875.00	-	64,500.00
5720-00 Snow Plow/Removal	-	62.50	62.50	757.50	312.50	(445.00)	750.00
5740-00 Tree Maintenance	-	83.33	83.33	-	416.65	416.65	1,000.00
5750-00 Sprinkler/Irrigation Repairs	2,805.00	625.00	(2,180.00)	2,805.00	3,125.00	320.00	7,500.00
5755-00 Irrigation Tax	-	204.17	204.17	2,557.38	1,020.85	(1,536.53)	2,450.00
<b>Total LANDSCAPING</b>	<b>\$8,180.00</b>	<b>\$6,350.00</b>	<b>(\$1,830.00)</b>	<b>\$32,994.88</b>	<b>\$31,750.00</b>	<b>(\$1,244.88)</b>	<b>\$76,200.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>							
6000-00 General Repairs & Maintenance	244.38	1,250.00	1,005.62	1,441.92	6,250.00	4,808.08	15,000.00
6010-00 Vandalism Repairs	-	41.67	41.67	-	208.35	208.35	500.00
6035-00 Playground Equipment/Maintenance	950.00	83.33	(866.67)	989.99	416.65	(573.34)	1,000.00
<b>Total REPAIRS &amp; MAINTENANCE</b>	<b>\$1,194.38</b>	<b>\$1,375.00</b>	<b>\$180.62</b>	<b>\$2,431.91</b>	<b>\$6,875.00</b>	<b>\$4,443.09</b>	<b>\$16,500.00</b>
<b>UTILITIES</b>							
6300-00 Electricity	109.51	108.33	(1.18)	557.27	541.65	(15.62)	1,300.00
<b>Total UTILITIES</b>	<b>\$109.51</b>	<b>\$108.33</b>	<b>(\$1.18)</b>	<b>\$557.27</b>	<b>\$541.65</b>	<b>(\$15.62)</b>	<b>\$1,300.00</b>
<b>Total OPERATING EXPENSE</b>	<b>\$13,650.92</b>	<b>\$9,429.00</b>	<b>(\$4,221.92)</b>	<b>\$49,266.26</b>	<b>\$47,145.00</b>	<b>(\$2,121.26)</b>	<b>\$113,148.00</b>
<b>Net Income:</b>	<b>(\$5,992.07)</b>	<b>(\$66.50)</b>	<b>(\$5,925.57)</b>	<b>\$52,987.15</b>	<b>(\$332.50)</b>	<b>\$53,319.65</b>	<b>(\$798.00)</b>



# Balance Sheet - Operating

Windsor Creek Subdivision

End Date: 05/31/2025

## Assets

### CASH - OPERATING

10-1010-00 Wells Fargo Checking \$96,617.13

Total CASH - OPERATING: \$96,617.13

### Total Assets:

\$96,617.13

## 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 52,987.15

\$52,987.15

### Total Liabilities & Equity:

\$96,617.13



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 05/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>WCS12853MAR - Chelsea Goossens Owner</b> 12853 Marna St Lot 22					
<b>Total:</b>	<b>\$24.67</b>	<b>\$49.67</b>	<b>\$21.17</b>	<b>\$2,595.93</b>	<b>\$2,691.44</b>
<b>WCS12791MAR - Kate Brown Family Trust Owner</b> 12791 Marna St Lot 17					
<b>Total:</b>	<b>\$23.02</b>	<b>\$48.02</b>	<b>\$19.52</b>	<b>\$2,421.03</b>	<b>\$2,511.59</b>
<b>WCS12883SON - Jose A Galvan &amp; Cala N Galvan Owner</b> 12883 Sondra St Lot 31					
<b>Total:</b>	<b>\$22.87</b>	<b>\$47.87</b>	<b>\$19.37</b>	<b>\$2,404.60</b>	<b>\$2,494.71</b>
<b>WCS16562COR - Emanuel White &amp; Kristin White Owner</b> 16562 Corrine Ave					
<b>Total:</b>	<b>\$18.20</b>	<b>\$42.15</b>	<b>\$20.55</b>	<b>\$1,862.70</b>	<b>\$1,943.60</b>
<b>WCS12806MAR - Lawrence Gomez Owner</b> 12806 Marna St Lot 44					
<b>Total:</b>	<b>\$16.61</b>	<b>\$41.61</b>	<b>\$13.11</b>	<b>\$1,741.64</b>	<b>\$1,812.97</b>
<b>WCS16605BER - Hector D Campos &amp; Alejandra G Flores Owner</b> 16605 Berkley Ave Lot 14					
<b>Total:</b>	<b>\$16.39</b>	<b>\$41.39</b>	<b>\$12.89</b>	<b>\$1,718.13</b>	<b>\$1,788.80</b>
<b>WCS12782SON - Alex Garza &amp; Marie Contreras Owner</b> 12782 Sondra St					
<b>Total:</b>	<b>\$68.99</b>	<b>\$188.99</b>	<b>\$15.49</b>	<b>\$1,463.75</b>	<b>\$1,737.22</b>
<b>WCS16791RAC - Harry Steimer Owner</b> 16791 Rachel Ave Lot 6					
<b>Total:</b>	<b>\$14.88</b>	<b>\$41.38</b>	<b>\$14.13</b>	<b>\$1,587.00</b>	<b>\$1,657.39</b>
<b>WCS12896TRI - Sally McCollough Owner</b> 12896 Tricia St					
<b>Total:</b>	<b>\$0.00</b>	<b>\$25.00</b>	<b>\$0.00</b>	<b>\$1,421.76</b>	<b>\$1,446.76</b>
<b>WCS16840ABR - Sarah Kent Owner</b> 16840 Abram Ave					
<b>Total:</b>	<b>\$15.68</b>	<b>\$43.68</b>	<b>\$17.18</b>	<b>\$1,282.61</b>	<b>\$1,359.15</b>
<b>WCS12844ADE - Mychaela Baber &amp; Thomas Clemens Owner</b> 12844 Adelaide St					
<b>Total:</b>	<b>\$11.25</b>	<b>\$36.25</b>	<b>\$7.75</b>	<b>\$1,173.50</b>	<b>\$1,228.75</b>
<b>WCS12850ALI - Reagan Lewis &amp; Geoff Lewis Owner</b> 12850 Alicia St					
<b>Total:</b>	<b>\$11.25</b>	<b>\$36.25</b>	<b>\$7.75</b>	<b>\$1,173.50</b>	<b>\$1,228.75</b>
<b>WCS12928ALI - Jesus Moreno Owner</b> 12928 Alicia St					
<b>Total:</b>	<b>\$11.25</b>	<b>\$36.25</b>	<b>\$7.75</b>	<b>\$1,173.50</b>	<b>\$1,228.75</b>
<b>WCS16626BER - Barbara L Shipley &amp; Sheryl Wilson Owner</b> 16626 Berkley Ave					
<b>Total:</b>	<b>\$11.25</b>	<b>\$36.25</b>	<b>\$7.75</b>	<b>\$1,173.50</b>	<b>\$1,228.75</b>
<b>WCS16943ABR - Gonzalo Patlan Nunez &amp; Maria Patlan Owner</b> 16943 Abram Ave					
<b>Total:</b>	<b>\$11.04</b>	<b>\$36.04</b>	<b>\$7.54</b>	<b>\$1,151.03</b>	<b>\$1,205.65</b>



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 05/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>WCS16918ELS - Ermlinda Hurtado &amp; Jesus Martinez Albor Owner</b> 16918 Elsinore Ave					<b>Last Payment: \$816.72 on 02/01/2023</b>
<b>Total:</b>	<b>\$11.00</b>	<b>\$36.00</b>	<b>\$7.50</b>	<b>\$1,147.50</b>	<b>\$1,202.00</b>
<b>WCS16883ABR - Eliot A. Smith &amp; Merianne Smith Owner</b> 16883 Abram Ave					<b>Last Payment: \$49.92 on 02/01/2023</b>
<b>Total:</b>	<b>\$10.25</b>	<b>\$35.25</b>	<b>\$6.75</b>	<b>\$1,068.58</b>	<b>\$1,120.83</b>
<b>WCS12898CON - Candido Alapisco &amp; Mary Contreras Alapisco Owner</b> 12898 Conner St					<b>Last Payment: \$100.00 on 02/11/2025</b>
<b>Total:</b>	<b>\$9.75</b>	<b>\$34.75</b>	<b>\$6.25</b>	<b>\$1,021.50</b>	<b>\$1,072.25</b>
<b>WCS12826ALI - Jerry Arce &amp; Samantha Arce Owner</b> 12826 Alicia St					<b>Last Payment: \$350.00 on 03/04/2025</b>
<b>Total:</b>	<b>\$10.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,000.00</b>	<b>\$1,010.00</b>
<b>WCS12847ALE - George Bailey Owner</b> 12847 Alexa St					<b>Last Payment: \$350.00 on 03/30/2023</b>
<b>Total:</b>	<b>\$8.35</b>	<b>\$33.35</b>	<b>\$4.85</b>	<b>\$867.60</b>	<b>\$914.15</b>
<b>WCS16557BER - Evaristo Ayard &amp; Esmeralda Ayard Owner</b> 16557 Berkley Ave					<b>Last Payment: \$400.00 on 11/13/2024</b>
<b>Total:</b>	<b>\$7.25</b>	<b>\$32.25</b>	<b>\$3.75</b>	<b>\$757.50</b>	<b>\$800.75</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>\$28.43</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$724.50</b>	<b>\$788.43</b>
<b>WCS12786CON - Daniel Cortazar Owner</b> 12786 Conner St					<b>Last Payment: \$275.00 on 05/03/2023</b>
<b>Total:</b>	<b>\$7.00</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$724.50</b>	<b>\$767.00</b>
<b>WCS12819ADE - Michelle Janey Valdez &amp; Gustavo S Valdez Owner</b> 12819 Adelaide St					<b>Last Payment: \$375.00 on 11/30/2023</b>
<b>Total:</b>	<b>\$7.00</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$724.50</b>	<b>\$767.00</b>
<b>WCS12864MAR - Miranda Weeks Owner</b> 12864 Marna St					<b>Last Payment: \$350.00 on 03/07/2023</b>
<b>Total:</b>	<b>\$7.00</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$724.50</b>	<b>\$767.00</b>
<b>WCS12886CON - Alyssa Zamora &amp; Adam Zamora Owner</b> 12886 Conner St					<b>Last Payment: \$371.08 on 05/17/2023</b>
<b>Total:</b>	<b>\$7.00</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$724.50</b>	<b>\$767.00</b>
<b>WCS12957TRI - Rodney Frisbey Owner</b> 12957 Tricia St					<b>Last Payment: \$350.00 on 05/22/2024</b>
<b>Total:</b>	<b>\$7.00</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$724.50</b>	<b>\$767.00</b>
<b>WCS16590BER - Marvin Altamirano-Gramajo Owner</b> 16590 Berkley Ave					<b>Last Payment: \$275.00 on 11/17/2023</b>
<b>Total:</b>	<b>\$7.00</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$724.50</b>	<b>\$767.00</b>
<b>WCS16622COR - Michelle Cicotte &amp; Matthias Cicotte Owner</b> 16622 Corrine Ave					<b>Last Payment: \$400.00 on 11/17/2023</b>
<b>Total:</b>	<b>\$7.00</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$724.50</b>	<b>\$767.00</b>
<b>WCS16735ABR - Kristopher Alexander Taylor Owner</b> 16735 Abram Ave					<b>Last Payment: \$350.00 on 02/04/2023</b>
<b>Total:</b>	<b>\$7.00</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$724.50</b>	<b>\$767.00</b>



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 05/31/2025

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>\$7.00</b>	<b>\$32.00</b>	<b>\$3.50</b>	<b>\$724.50</b>	<b>\$767.00</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>\$6.59</b>	<b>\$31.59</b>	<b>\$3.09</b>	<b>\$680.93</b>	<b>\$722.20</b>
<b>WCS16823ABR - Kelly Soto Owner</b> 16823 Abram Ave					<b>Last Payment: \$450.00 on 06/10/2024</b>
<b>Total:</b>	<b>\$6.25</b>	<b>\$31.25</b>	<b>\$2.75</b>	<b>\$643.50</b>	<b>\$683.75</b>
<b>WCS12884SON - Raul Araiza Jr Owner</b> 12884 Sondra St					<b>Last Payment: \$200.00 on 05/16/2025</b>
<b>Total:</b>	<b>\$7.75</b>	<b>\$32.75</b>	<b>\$4.25</b>	<b>\$609.50</b>	<b>\$654.25</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>\$5.88</b>	<b>\$30.88</b>	<b>\$2.38</b>	<b>\$604.70</b>	<b>\$643.84</b>
<b>WCS16818ARD - Daniel Bishop &amp; Ritta Bishop Owner</b> 16818 Ardyce Ave					<b>Last Payment: \$30.00 on 04/30/2025</b>
<b>Total:</b>	<b>\$4.95</b>	<b>\$30.25</b>	<b>\$0.00</b>	<b>\$509.05</b>	<b>\$544.25</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>\$4.65</b>	<b>\$29.65</b>	<b>\$0.00</b>	<b>\$471.62</b>	<b>\$505.92</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>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$353.50</b>	<b>\$385.50</b>
<b>WCS12790DAY - Wanda Manzo Owner</b> 12790 Dayside St					<b>Last Payment: \$74.60 on 12/20/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS12797SON - Rowena Walag &amp; Kenneth Walag Owner</b> 12797 Sondra St					<b>Last Payment: \$732.00 on 09/17/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS12818MAR - Mustafa Suhrabi &amp; Farida Suhrabi Owner</b> 12818 Marna St					<b>Last Payment: \$350.00 on 04/02/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS12826DAY - Eric Hurtado Owner</b> 12826 Dayside St Lot 6					<b>Last Payment: \$926.31 on 06/18/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS12830SON - Alexander Dozier &amp; Allison Carver Owner</b> 12830 Sondra St					<b>Last Payment: \$725.00 on 08/19/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS12843ADE - Leo Taylor Owner</b> 12843 Adelaide St					<b>Last Payment: \$725.00 on 03/21/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS12848DAY - Brett Jenkinds Owner</b> 12848 Dayside St					<b>Last Payment: \$350.00 on 08/21/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 05/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>WCS12849ALI - Taylor Schriener &amp; Destinee Schriener Owner</b> 12849 Alicia St					<b>Last Payment: \$732.00 on 08/30/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS12892ADE - Michael Griffith &amp; April Griffith Owner</b> 12892 Adelaide St					<b>Last Payment: \$350.00 on 03/06/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS12896HAY - Evan B Funk &amp; Erin E Curran-Funk Owner</b> 12896 Hayes St					<b>Last Payment: \$950.66 on 06/22/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS12901ALE - Loebardo Salvador Lira Owner</b> 12901 Alexa St					<b>Last Payment: \$382.00 on 10/07/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS12920MAR - Lacey Hill &amp; James Rutherford Owner</b> 12920 Marna St					<b>Last Payment: \$732.00 on 09/04/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS12953ALI - Fancisco Ochoa-Ramirez Owner</b> 12953 Alicia St					<b>Last Payment: \$353.50 on 09/03/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</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>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS16589DAW - Landon Cureton Owner</b> 16589 Dawson Ave					<b>Last Payment: \$275.00 on 08/07/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</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>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</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>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</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>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</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>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</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>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS16759ABR - Antonio Alvarez Owner</b> 16759 Abram Ave					<b>Last Payment: \$353.50 on 08/30/2024</b>
<b>Total:</b>	<b>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</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>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 05/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<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>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</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>\$3.50</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$350.00</b>	<b>\$382.00</b>
<b>WCS16629BER - Phillip Corral &amp; Vanessa Cordova Owner</b> 16629 Berkley Ave					<b>Last Payment: \$381.25 on 05/06/2025</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$28.25</b>	<b>\$3.50</b>	<b>\$349.50</b>	<b>\$381.25</b>
<b>WCS12937ALE - James Spencer Rowlands &amp; Odette Rowlands Owner</b> 12937 Alexa St					
<b>Total:</b>	<b>\$275.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$275.00</b>
<b>WCS16951GAR - Edgar Alaniz &amp; Marie Alaniz Owner</b> 16951 Gardner Ave Lot 30					<b>Last Payment: \$50.00 on 05/15/2025</b>
<b>Total:</b>	<b>\$2.50</b>	<b>\$28.00</b>	<b>\$0.00</b>	<b>\$200.00</b>	<b>\$230.50</b>
<b>WCS16667BER - Cory Willmore &amp; Hailey Willmore Owner</b> 16667 Berkley Ave					<b>Last Payment: \$50.00 on 04/29/2025</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$199.00</b>	<b>\$199.00</b>
<b>WCS16927GAR - Chris Woodland Owner</b> 16927 Gardner Ave					<b>Last Payment: \$200.00 on 04/30/2025</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$150.00</b>	<b>\$178.50</b>
<b>WCS12976ALI - Susan Puentes Owner</b> 12976 Alicia St					<b>Last Payment: \$50.00 on 05/25/2025</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$27.50</b>	<b>\$0.00</b>	<b>\$150.00</b>	<b>\$177.50</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>\$0.00</b>	<b>\$29.63</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 04/30/2025</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$100.00</b>	<b>\$100.00</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>WCS12930HAY - American Homes 4 Rent Owner</b> 12930 Hayes St					<b>Last Payment: \$400.00 on 05/16/2025</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$32.98</b>	<b>\$32.98</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>\$0.00</b>	<b>\$28.50</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$28.50</b>
<b>WCS12879MAR - Kelsey Wilson &amp; Richard Gibson Owner</b> 12879 Marna St					<b>Last Payment: \$325.00 on 01/31/2025</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>WCS16786ARD - Eileen Rosales &amp; Alfredo Rosales Owner</b> 16786 Ardyce Ave					<b>Last Payment: \$350.00 on 05/06/2025</b>
<b>Total:</b>	<b>\$0.00</b>	<b>\$25.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$25.00</b>



# Homeowner Aging Report

Windsor Creek Subdivision

End Date: 05/31/2025

Description	Current	Over 30	Over 60	Over 90	Balance
<b>WCS12823SON - Baylee Wangsgard Owner</b>					
12823 Sondra St					
					Last Payment: \$350.00 on 03/31/2025
<b>Total:</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$3.50</b>	<b>\$3.50</b>

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Windsor Creek Subdivision	<b>\$826.45</b>	<b>\$2,336.65</b>	<b>\$272.02</b>	<b>\$51,112.17</b>	<b>\$54,547.29</b>

Description	Total
Assessment - Homeowner (Delinquent Fee) 2023	\$550.00
Assessment - Homeowner (Delinquent Fee) 2025	\$1,700.00
Assessment - Homeowner (Delinquent Interest) 2024	\$126.70
Assessment - Homeowner 2023	\$4,578.87
Assessment - Homeowner 2024	\$11,562.06
Assessment - Homeowner 2025	\$22,577.00
Balance Forward 2023	\$6,588.76
Late Fee (Delinquent Interest) 2024	\$1,147.31
Late Fee (Delinquent Interest) 2025	\$1,735.11
Late Fee 2024	\$3.50
Lien Fee (Collection Fee) 2023	\$360.00
Lien Fee 2024	\$450.00
NSF Fees 2025	\$25.00
Owner Fines for Rules Violations 2023	\$300.00
Owner Fines for Rules Violations 2024	\$2,047.98
Owner Fines for Rules Violations 2025	\$520.00
Transfer Fee 2025	\$275.00
<b>Total:</b>	<b>\$54,547.29</b>
<b>AR Total (Exclude Prepaid Assessments):</b>	<b>\$54,547.29</b>



# Bank Account Register

Windsor Creek Subdivision

5/1/2025 - 5/31/2025

Date	Description	Ref No	R	P	Transaction Amount
<b>Wells Fargo checking - ***7487</b>		Prior Balance			\$102,609.20
05/01/2025	Return Reason: Invalid Acct Number 5.1.25	0	X	X	(\$378.50)
05/02/2025	Deposit from batch 16445	465	X	X	280.00
05/02/2025	Deposit from batch 16448	466	X	X	50.00
05/02/2025	Deposit from batch 16451	467	X	X	987.35
05/05/2025	Rick Hull - Picnic table repair	148	X	X	(244.38)
05/05/2025	Deposit from batch 16472	468	X	X	1,107.00
05/06/2025	Gillette Testing and Inspection, LLC - Invoice: 1898	149	X	X	(950.00)
05/06/2025	Deposit from batch 16479	469	X	X	1,107.00
05/07/2025	Deposit from batch 16506	470	X	X	150.00
05/07/2025	Deposit from batch 16507	471	X	X	381.25
05/08/2025	Auto Owner Insurance - EFT - Misc. Check	0	X	X	(2,129.00)
05/09/2025	Return Insufficient Funds per Cinc 5.9.25	0	X	X	(381.25)
05/12/2025	Deposit from batch 16558	473	X	X	767.50
05/12/2025	Deposit from batch 16554	472	X	X	378.50
05/13/2025	Deposit from batch 16568	474	X	X	400.00
05/16/2025	Deposit from batch 16600	476	X	X	382.00
05/16/2025	Deposit from batch 16602	477	X	X	50.00
05/16/2025	Deposit from batch 16596	475	X	X	400.00
05/20/2025	Deposit from batch 16634	478	X	X	200.00
05/21/2025	Deposit from batch 16680	479	X	X	382.00
05/21/2025	Deposit from batch 16617	481	X	X	382.00
05/27/2025	Deposit from batch 16690	480	X	X	50.00
05/28/2025	Idaho Power - ID -	150		X	(80.90)
05/28/2025	Idaho Power - ID -	151		X	(28.61)
05/28/2025	World Class Properties, INC - Invoice: 5316	152		X	(2,038.03)
05/28/2025	Sevy Brothers Landscaping LLC - Invoice: 649	153		X	(8,180.00)
05/28/2025	Return CK# 114 Insufficient funds	0	X	X	(375.00)
05/30/2025	Deposit from batch 16734	482		X	957.00
05/30/2025	Deposit from batch 16740	483	X	X	382.00
<b>Wells Fargo checking Total</b>					<b>\$96,617.13</b>
<b>Association Total</b>					<b>\$96,617.13</b>



# Resale List

Windsor Creek Subdivision

From 5/1/2025 To 5/31/2025

Account No:	New Owner	Previous Owner	Posting Date	Settlement Date
WCS16942ELS	US Department of Housing Urban Development 16942 Elsinore Ave	Idaho Housing And Finance Association	05/02/2025	02/10/2025
			<b>Resale Amount :</b>	\$0.00
WCS12843CON	Gregory Roesberry & Janice Roesberry 12843 Conner St	Gar T Elison	05/06/2025	05/06/2025
			<b>Resale Amount :</b>	\$0.00
WCS12937ALE	James Spencer Rowlands & Odette Rowlands 12937 Alexa St	Hiroko Komori	05/11/2025	05/11/2025
			<b>Resale Amount :</b>	\$0.00
<b>Windsor Creek Subdivision Count :</b>				<b>3</b>



# Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 06/23/2025

Account #	Homeowner Name	Address	Lot / Block	
<b>WCS16705ABR</b>	<b>Ana Landeros &amp; Gabriel Lara</b>	<b>16705 Abram Ave</b>	<b>58 / 5</b>	<b>(Current Owner)</b>
<b>Violation ID#: 9842 Type: Landscaping</b>				
<b>Violations</b>	<b>Initial Date:</b> 06-06-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>	<b>Escalation Date:</b> 06-21-2025
Lawn Needs Mowing and Edging				
		<b>Desc:</b> Please Mow the Lawn		
<b>WCS16712ABR</b>	<b>Allan Schmekel &amp; Kylene Schmekel</b>	<b>16712 Abram Ave</b>		<b>(Current Owner)</b>
<b>Violation ID#: 10280 Type: Landscaping</b>				
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>	<b>Escalation Date:</b> 07-07-2025
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)				
		<b>Desc:</b> Please treat or remove the weeds in the flower beds , near the bushes at the sidewalk, and in the cement cracks.		
<b>WCS16723ABR</b>	<b>Joshua T Rush</b>	<b>16723 Abram Ave</b>		<b>(Current Owner)</b>
<b>Violation ID#: 10281 Type: Trash and Recycling</b>				
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 Day Notice	<b>Next Contact:</b>	<b>Escalation Date:</b> 07-07-2025
Trash Not In Proper Recepticle				
		<b>Desc:</b> There was a cardboard box on the porch.		
<b>WCS16723ABR</b>	<b>Joshua T Rush</b>	<b>16723 Abram Ave</b>		<b>(Current Owner)</b>
<b>Violation ID#: 10300 Type: Landscaping</b>				
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>	<b>Escalation Date:</b> 07-07-2025
Brown or Dying Grass Needs Attention				
		<b>Desc:</b> Please check the sprinklers.		
		<b>Desc:</b> Please treat or remove the weeds.		
<b>WCS16801ABR</b>	<b>Brady A Robertson</b>	<b>16801 Abram Ave</b>		<b>(Current Owner)</b>
<b>Violation ID#: 10278 Type: Landscaping</b>				
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>	<b>Escalation Date:</b> 07-07-2025
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)				
		<b>Desc:</b> Please treat or remove the clover in the yard.		
<b>WCS16823ABR</b>	<b>Kelly Soto</b>	<b>16823 Abram Ave</b>		<b>(Current Owner)</b>
<b>Violation ID#: 9841 Type: Landscaping</b>				
<b>Violations</b>	<b>Initial Date:</b> 06-06-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>	<b>Escalation Date:</b> 06-21-2025
Brown or Dying Grass Needs Attention				
		<b>Desc:</b> Please check the sprinkler system.		



Account #	Homeowner Name	Address	Lot / Block
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**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:** 06-21-2025

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:** 06-21-2025

Brown or Dying Grass Needs Attention

**Desc:** Please check the sprinkler system.



# Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 06/23/2025

Account #	Homeowner Name	Address	Lot / Block
<b>WCS12891ADE</b>	<b>Jacob Wilde &amp; Kylie Timmons</b>	<b>12891 Adelaide St</b>	<b>(Current Owner)</b>
<b>Violation ID#: 9430 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 05-12-2025	<b>Level:</b> Fine Hearing Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-22-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
<b>Desc:</b> Please remove or treat the weeds in the lawn (near the electrical boxes).			
<b>WCS12938ADE</b>	<b>Ryan Hirano</b>	<b>12938 Adelaide St</b>	<b>(Current Owner)</b>
<b>Violation ID#: 10284 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-20-2025			
Brown or Dying Grass Needs Attention			
<b>Desc:</b> Please check the sprinklers.			
<b>WCS12950ADE</b>	<b>Michael Shirey &amp; Margrit Spallek</b>	<b>12950 Adelaide St</b>	<b>(Current Owner)</b>
<b>Violation ID#: 9849 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 06-06-2025	<b>Level:</b> Second Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-07-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
<b>Desc:</b> Please treat or remove the weeds in the yard especially near the electrical boxes.			
<b>WCS12838ALI</b>	<b>Mark Bonnett &amp; Carrie Bonnett</b>	<b>12838 Alicia St</b>	<b>(Current Owner)</b>
<b>Violation ID#: 10283 Type: Parking and Vehicles</b>			
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 Day Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-07-2025			
Recreational Boats, Campers, and Trailers			
<b>Desc:</b> There was a trailer in the driveway. Please store this vehicle behind the fence or off site.			
<b>WCS12862ALI</b>	<b>American Homes 4 Rent</b>	<b>12862 Alicia St</b>	<b>(Current Owner)</b>
<b>Violation ID#: 9422 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 05-11-2025	<b>Level:</b> Fine Hearing Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-22-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
<b>Desc:</b> Please remove the weeds/clover in the lawn, flower beds, rock, and/or cracks in the concrete.			
<b>WCS16626BER</b>	<b>Barbara L Shipley &amp; Sheryl Wilson</b>	<b>16626 Berkley Ave</b>	<b>(Current Owner)</b>
<b>Violation ID#: 9851 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 06-06-2025	<b>Level:</b> Second Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-07-2025			
Lawn Needs Mowing and Edging			
<b>Desc:</b> Please mow the lawn.			



# Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 06/23/2025

Account #	Homeowner Name	Address	Lot / Block
<b>WCS16629BER</b>	<b>Phillip Corral &amp; Vanessa Cordova</b>	<b>16629 Berkley Ave</b>	<b>(Current Owner)</b>
<b>Violation ID#: 10287 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date: 06-22-2025</b>	<b>Level: 15 day Notice</b>	<b>Next Contact:</b>
<b>Escalation Date: 07-07-2025</b>			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
<b>Desc:</b> Please treat or remove the weeds.			
<b>WCS16641BER</b>	<b>Virginia Nieto-Reyes</b>	<b>16641 Berkley Ave</b>	<b>(Current Owner)</b>
<b>Violation ID#: 10286 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date: 06-22-2025</b>	<b>Level: 15 day Notice</b>	<b>Next Contact:</b>
<b>Escalation Date: 07-07-2025</b>			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
<b>Desc:</b> Please treat or remove the weeds.			
<b>WCS16653BER</b>	<b>River Hammond</b>	<b>16653 Berkley Ave</b>	<b>(Current Owner)</b>
<b>Violation ID#: 10285 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date: 06-22-2025</b>	<b>Level: 15 day Notice</b>	<b>Next Contact:</b>
<b>Escalation Date: 07-07-2025</b>			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
<b>Desc:</b> Please treat or remove the weeds in the rock and lawn.			
<b>WCS12807CON</b>	<b>Jason James Lobb &amp; Christine T Lobb</b>	<b>12807 Conner St</b>	<b>(Current Owner)</b>
<b>Violation ID#: 10292 Type: Parking and Vehicles</b>			
<b>Violations</b>	<b>Initial Date: 06-22-2025</b>	<b>Level: 15 Day Notice</b>	<b>Next Contact:</b>
<b>Escalation Date: 07-07-2025</b>			
Recreational Boats, Campers, and Trailers			
<b>Desc:</b> There was a trailer with 4 wheelers on the street. Please park this behind the fence or off site.			
<b>WCS16562COR</b>	<b>Emanuel White &amp; Kristin White</b>	<b>16562 Corrine Ave</b>	<b>(Current Owner)</b>
<b>Violation ID#: 10290 Type: Parking and Vehicles</b>			
<b>Violations</b>	<b>Initial Date: 06-22-2025</b>	<b>Level: 15 Day Notice</b>	<b>Next Contact:</b>
<b>Escalation Date: 07-07-2025</b>			
Recreational Boats, Campers, and Trailers			
<b>Desc:</b> There was a trailer on the street. Please store this item behind the fence or off site.			
<b>WCS12790DAY</b>	<b>Wanda Manzo</b>	<b>12790 Dayside St</b>	<b>(Current Owner)</b>
<b>Violation ID#: 9837 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date: 06-06-2025</b>	<b>Level: Second Notice</b>	<b>Next Contact:</b>
<b>Escalation Date: 07-07-2025</b>			
Brown or Dying Grass Needs Attention			
<b>Desc:</b> Please check the sprinkler system.			



Account #	Homeowner Name	Address	Lot / Block
<b>WCS12840DAY</b>	<b>Jessica Berry &amp; Austin Olson</b>	<b>12840 Dayside St</b>	<b>(Current Owner)</b>
<b>Violation ID#: 10275 Type: Parking and Vehicles</b>			
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 Day Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-07-2025			
Recreational Boats, Campers, and Trailers			
<b>Desc:</b> There was a boar on the street. Please park this item behind the fence or off site.			
<b>WCS16921ELS</b>	<b>Reyna Martinez Mendoza &amp; Daniel Martinez</b>	<b>16921 Elsinore Ave</b>	<b>(Current Owner)</b>
<b>Violation ID#: 10271 Type: Accessory Structures</b>			
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 Day Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-07-2025			
Damaged or Improper Fence – Attention Required			
<b>Desc:</b> Please remove and replace the chain link fence on the side of the house. Chain link fencing is not allowed.			
<b>WCS16942ELS</b>	<b>US Department of Housing Urban Developme</b>	<b>16942 Elsinore Ave</b>	<b>(Previous Owner)</b>
<b>Violation ID#: 9829 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 06-06-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 06-21-2025			
Lawn Needs Mowing and Edging			
<b>Desc:</b> Please mow the lawn			
<b>WCS16942ELS</b>	<b>AutumnGold Senior Services</b>	<b>16942 Elsinore Ave</b>	<b>(Current Owner)</b>
<b>Violation ID#: 10270 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-07-2025			
Brown or Dying Grass Needs Attention			
<b>Desc:</b> Please check the sprinklers.			
<b>WCS16951GAR</b>	<b>Edgar Alaniz &amp; Marie Alaniz</b>	<b>16951 Gardner Ave</b>	<b>30 / 1 (Current Owner)</b>
<b>Violation ID#: 10273 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-07-2025			
Brown or Dying Grass Needs Attention			
<b>Desc:</b> Please check the sprinkler system.			
<b>WCS16963GAR</b>	<b>Aaron Griggs</b>	<b>16963 Gardner Ave</b>	<b>(Current Owner)</b>
<b>Violation ID#: 9833 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 06-06-2025	<b>Level:</b> Second Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-07-2025			
Brown or Dying Grass Needs Attention			
<b>Desc:</b> Please check the sprinkler system.			



# Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 06/23/2025

Account #	Homeowner Name	Address	Lot / Block
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-07-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
<b>Desc:</b> Please treat or remove the weeds by the driveway.			
<b>WCS12930HAY</b>	<b>American Homes 4 Rent</b>	<b>12930 Hayes St</b>	<b>(Current Owner)</b>
<b>Violation ID#: 9135 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 04-19-2025	<b>Level:</b> Fine Hearing Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-22-2025			
Lawn Needs Mowing and Edging Ended: 06/22/25			
<b>Desc:</b> Please cut down the overgrown lawn.			
<b>Desc:</b> Please treat and/or remove the weeds.			
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-07-2025			
Brown or Dying Grass Needs Attention			
<b>Desc:</b> Please check the sprinklers			
<b>WCS12826MAR</b>	<b>Christelle L Mukendi Mukuna &amp; William N. Mu</b>	<b>12826 Marna St</b>	<b>(Current Owner)</b>
<b>Violation ID#: 10291 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-07-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
<b>Desc:</b> Please treat or remove the weeds in the rocks on the right side of the house.			
<b>WCS12790SON</b>	<b>Emily Burt &amp; Jedadiah Burt</b>	<b>12790 Sondra St</b>	<b>(Current Owner)</b>
<b>Violation ID#: 9440 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 05-12-2025	<b>Level:</b> Second Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 06-22-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
<b>Desc:</b> Please remove or treat the weeds in the lawn, flower beds, tree beds and sidewalk cracks. Especially in the rock area under the tree.			
<b>WCS12823SON</b>	<b>Baylee Wangsgard</b>	<b>12823 Sondra St</b>	<b>(Current Owner)</b>
<b>Violation ID#: 9438 Type: Landscaping</b>			
<b>Violations</b>	<b>Initial Date:</b> 05-12-2025	<b>Level:</b> Fine Hearing Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-22-2025			
Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)			
<b>Desc:</b> Please remove or treat the weeds in the lawn, flower beds, tree beds and sidewalk cracks.			
<b>Desc:</b>			
<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>
<b>Escalation Date:</b> 07-07-2025			
Brown or Dying Grass Needs Attention			
<b>Desc:</b> Please check the sprinklers.			



# Homeowner Violations

Windsor Creek Subdivision

All Levels

From 01/01/2025 to 06/23/2025

Account #	Homeowner Name	Address	Lot / Block
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<b>WCS12931SON</b>	<b>Crocker Enterprises LLC</b>	<b>12931 Sondra St</b>	<b>(Current Owner)</b>
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**Violation ID#: 10288 Type: Parking and Vehicles**

<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 Day Notice	<b>Next Contact:</b>	<b>Escalation Date:</b> 07-07-2025
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Recreational Boats, Campers, and Trailers

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

<b>WCS12932TRI</b>	<b>Michael Dais &amp; Andrea Davis</b>	<b>12932 Tricia St</b>	<b>(Current Owner)</b>
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**Violation ID#: 10274 Type: Landscaping**

<b>Violations</b>	<b>Initial Date:</b> 06-22-2025	<b>Level:</b> 15 day Notice	<b>Next Contact:</b>	<b>Escalation Date:</b> 07-07-2025
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Weeds in Lawn or Landscape (ie Flower beds, Tree beds, Cement cracks)

**Desc:** Please treat or remove the weeds.