# WILDWOOD BOARD UPDATES

Weymouth Consulting
Wildwood Homeowners Association

MARCH 2025

# Wildwood HOA
# Board Minutes
# 01-29- 2025

Present: Patrick Bohner, Fred

Dozsa, Tania Hicks, Lisa Lindsay, Guests

The Board resolved to approve the Minutes

M-Fred

S- Tania

C-All

A = n/a

The Board resolved to accept the Manager's report to include a presentation for financing next meeting.

M-Fred

S- Tania

C-All

A = n/a

Motion to go accept the financials for October, November, and December 2024.

M- Fred

S- Tania

C-All

A = n/a

Motion to close general meeting and enter into the executive session

M- Fred

C-All

A = n/a

General Meeting closed @ 3:45 pm

*Lisa Lindsay for the Secretary*

***LEGEND***

***S = SECOND  M = MOTION C = CARRY  A = ABSTAIN***

# March 2025 WW Financials

Weymouth Consulting

Wildwood Homeowners Association

Thursday, April 24, 2025

# Wildwood Homeowners Association

Run Date: 04/23/2025
Run Time: 06:51 PM

BALANCE SHEET

As of: 03/31/2025

## Assets

| Account # | Account Name | Total |
|---|---|---|
| **Asset** | | |
| 01025 | Cash Operating - GPB 7805 | $1,475.05 |
| 01075 | Reserves - GPB 07813 | $174.80 |
| 01200 | Accounts Receivable | $234,207.04 |
| 01205 | Allowance for Bad Debt | ($154,292.00) |
| 01330 | Special Assmts. Receiv. | $39,589.49 |
| 01480 | Due to Reserves | $187,800.00 |
| 01485 | Due to Operating | $154,931.18 |
| 01490 | Due From reserves | ($154,931.18) |
| 01495 | Due From Operating | ($187,800.00) |
| 01515 | Key Replacement | ($35.00) |
| 01610 | Prepaid Insurance | $3,527.00 |
| 02550 | Refundable Deposits | $1,200.00 |
| 02590 | Exchange Account | $5,225.00 |
| | ASSET TOTAL: | $131,071.38 |
| | TOTAL ASSETS: | $131,071.38 |

## Liabilities

| Account # | Account Name | Total |
|---|---|---|
| **Liability** | | |
| 03005 | Prepaid Dues | $78,563.72 |
| 03007 | Security Deposit | $2,810.00 |
| 03010 | Accounts Payable | $43,521.46 |
| 03015 | Contract - Liability | $42.00 |
| 03030 | Due to/from MCE | $113.83 |
| 03340 | Prev Acctg Suspense Activity | ($18,101.50) |
| | LIABILITY TOTAL: | $106,949.51 |
| | TOTAL LIABILITIES: | $106,949.51 |

## Equity

| Account # | Account Name | Total |
|---|---|---|
| **Reserves** | | |
| 05001 | Replacement Fund | $41.90 |
| 05003 | Reserve Expenses | ($11,990.00) |
| 05010 | Reserves - Unallocated | $51,797.54 |
| 05020 | Reserve Interest | $20.54 |
| 05060 | Reserves - Landscaping | $375.00 |
| 05070 | Reserves - Plumbing | ($12,810.30) |
| 05080 | Reserves - Building Repairs | ($375.55) |
| 05082 | Reserves - Construction | ($800.00) |

| Account # | Account Name | Total |
|---|---|---|
| 05090 | Reserves - Pool | ($3,732.00) |
| | RESERVES TOTAL: | $22,527.13 |
| **Members Equity** | | |
| 05510 | Prior Yr Net/Loss | $9,814.01 |
| | MEMBERS EQUITY TOTAL: | $9,814.01 |
| | Current Year Net Income/(Loss) | ($8,219.27) |
| | TOTAL EQUITY: | $24,121.87 |
| | TOTAL LIABILITIES AND EQUITY: | $131,071.38 |

Run Date: 04/23/2025
Run Time: 06:51 PM

# Wildwood Homeowners Association

## INCOME STATEMENT

## Start: 03/01/2025 | End: 03/31/2025

### Income

| Account | Current | | | Year to Date | | | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **Income** | | | | | | | |
| 06310 Assessment Income | 39,730.00 | 38,080.00 | 1,650.00 | 119,190.00 | 114,240.00 | 4,950.00 | 456,960.00 |
| 06330 Special Assmt. Income | 11,234.00 | 0.00 | 11,234.00 | 33,702.00 | 0.00 | 33,702.00 | 0.00 |
| 06332 Reimbursement Income | 2,350.00 | 0.00 | 2,350.00 | 2,350.00 | 0.00 | 2,350.00 | 0.00 |
| 06340 Late Fee Income | 0.00 | 3,808.00 | (3,808.00) | 0.00 | 11,424.00 | (11,424.00) | 45,696.00 |
| 06342 NSF Income | 0.00 | 0.00 | 0.00 | 35.00 | 0.00 | 35.00 | 0.00 |
| 06355 Key Replacement Income | 32.00 | 0.00 | 32.00 | 32.00 | 0.00 | 32.00 | 0.00 |
| 06370 Owner Collection Costs | 0.00 | 0.00 | 0.00 | (910.77) | 0.00 | (910.77) | 0.00 |
| 06510 Transfer Fees | (514.22) | 0.00 | (514.22) | (2,274.76) | 0.00 | (2,274.76) | 0.00 |
| **Income Total** | **52,831.78** | **41,888.00** | **10,943.78** | **152,123.47** | **125,664.00** | **26,459.47** | **502,656.00** |
| **Total Income** | **52,831.78** | **41,888.00** | **10,943.78** | **152,123.47** | **125,664.00** | **26,459.47** | **502,656.00** |

### Expense

| Account | Current | | | Year to Date | | | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| **General & Administrative** | | | | | | | |
| 07005 Management Contract (LWC) | 200.00 | 0.00 | (200.00) | 200.00 | 0.00 | (200.00) | 0.00 |
| 07010 Bookkeeping | 0.00 | 833.33 | 833.33 | 0.00 | 2,499.99 | 2,499.99 | 10,000.00 |
| 07012 Contract Change Order | 0.00 | 83.33 | 83.33 | 0.00 | 249.99 | 249.99 | 1,000.00 |
| 07014 Accounting Services | 225.00 | 0.00 | (225.00) | 450.00 | 0.00 | (450.00) | 0.00 |
| 07030 Consulting Services | 250.00 | 0.00 | (250.00) | 2,450.00 | 0.00 | (2,450.00) | 0.00 |
| 07160 Legal Fee Expense | 0.00 | 125.00 | 125.00 | 0.00 | 375.00 | 375.00 | 1,500.00 |
| 07250 Bank Charges | 103.99 | 333.33 | 229.34 | 201.98 | 999.99 | 798.01 | 4,000.00 |
| 07260 Postage | 50.99 | 250.00 | 199.01 | 110.97 | 750.00 | 639.03 | 3,000.00 |
| 07265 Screening Fee Expense | 0.00 | 166.67 | 166.67 | 0.00 | 500.01 | 500.01 | 2,000.00 |
| 07280 Insurance | 5,000.00 | 2,083.33 | (2,916.67) | 14,729.90 | 6,249.99 | (8,479.91) | 25,000.00 |
| 07310 Software/ Scanner | 0.00 | 125.00 | 125.00 | 0.00 | 375.00 | 375.00 | 1,500.00 |
| 07320 Office Supplies | 0.00 | 166.67 | 166.67 | 0.00 | 500.01 | 500.01 | 2,000.00 |
| 07322 Office Cleaning | 0.00 | 250.00 | 250.00 | 1,700.00 | 750.00 | (950.00) | 3,000.00 |
| 07400 Copies | 0.00 | 166.67 | 166.67 | 0.00 | 500.01 | 500.01 | 2,000.00 |
| 07401 Copier Lease | 0.00 | 166.67 | 166.67 | 0.00 | 500.01 | 500.01 | 2,000.00 |
| 07405 Computer Software | 0.00 | 0.00 | 0.00 | 641.87 | 0.00 | (641.87) | 0.00 |
| 07407 Website | 0.00 | 0.00 | 0.00 | 1,500.00 | 0.00 | (1,500.00) | 0.00 |
| 07412 IT Services | 0.00 | 333.33 | 333.33 | 0.00 | 999.99 | 999.99 | 4,000.00 |
| 07415 Office Rent | 0.00 | 650.00 | 650.00 | 1,950.00 | 1,950.00 | 0.00 | 7,800.00 |
| 07416 Police Services | 0.00 | 500.00 | 500.00 | 0.00 | 1,500.00 | 1,500.00 | 6,000.00 |
| 07418 IT Work | 1,000.00 | 0.00 | (1,000.00) | 1,110.00 | 0.00 | (1,110.00) | 0.00 |
| 07419 Onsite  Manager | 16,600.00 | 7,500.00 | (9,100.00) | 43,460.00 | 22,500.00 | (20,960.00) | 90,000.00 |
| 07425 Tax Preparation | 0.00 | 125.00 | 125.00 | 0.00 | 375.00 | 375.00 | 1,500.00 |
| 07445 State Filing Fees | 0.00 | 2.58 | 2.58 | 0.00 | 7.74 | 7.74 | 31.00 |
| 07460 Reserve Study | 0.00 | 158.33 | 158.33 | 0.00 | 474.99 | 474.99 | 1,900.00 |
| 07465 Storage Offsite | 224.00 | 0.00 | (224.00) | 672.00 | 0.00 | (672.00) | 0.00 |
| 07550 City Inspection Violation | 0.00 | 0.00 | 0.00 | 500.00 | 0.00 | (500.00) | 0.00 |
| 08055 Pest Control | 200.00 | 0.00 | (200.00) | 700.00 | 0.00 | (700.00) | 0.00 |
| 08095 Building Repairs & Materials | 1,075.00 | 0.00 | (1,075.00) | 3,910.00 | 0.00 | (3,910.00) | 0.00 |
| **General & Administrative Total** | **24,928.98** | **14,019.24** | **(10,909.74)** | **74,286.72** | **42,057.72** | **(32,229.00)** | **168,231.00** |

**Pool**

| Account | Current | | | Year to Date | | | Yearly |
|---|---|---|---|---|---|---|---|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| 08200 POOL: | 0.00 | 0.00 | 0.00 | 1,000.00 | 0.00 | (1,000.00) | 0.00 |
| 08210 Pool Contract | 0.00 | 333.33 | 333.33 | 0.00 | 999.99 | 999.99 | 4,000.00 |
| 08230 Pool Supervisor | 0.00 | 291.67 | 291.67 | 0.00 | 875.01 | 875.01 | 3,500.00 |
| **Pool Total** | **0.00** | **625.00** | **625.00** | **1,000.00** | **1,875.00** | **875.00** | **7,500.00** |
| **Salaries** | | | | | | | |
| 08620 Clerical/Office Salary | 0.00 | 250.00 | 250.00 | 156.00 | 750.00 | 594.00 | 3,000.00 |
| 08650 Maint./Handyman Salary | 0.00 | 83.33 | 83.33 | 0.00 | 249.99 | 249.99 | 1,000.00 |
| **Salaries Total** | **0.00** | **333.33** | **333.33** | **156.00** | **999.99** | **843.99** | **4,000.00** |
| **Utilities** | | | | | | | |
| 08910 Electricity | 1,938.14 | 1,666.67 | (271.47) | 3,657.49 | 5,000.01 | 1,342.52 | 20,000.00 |
| 08930 Water & Sewer | 262.44 | 333.33 | 70.89 | 791.36 | 999.99 | 208.63 | 4,000.00 |
| 08950 Gas | 0.00 | 75.00 | 75.00 | 0.00 | 225.00 | 225.00 | 900.00 |
| 08980 Gate Telephone | 0.00 | 45.83 | 45.83 | 0.00 | 137.49 | 137.49 | 550.00 |
| 08990 Telephone | 800.07 | 166.67 | (633.40) | 2,339.17 | 500.01 | (1,839.16) | 2,000.00 |
| 8950 Internet | 2,500.00 | 0.00 | (2,500.00) | 2,500.00 | 0.00 | (2,500.00) | 0.00 |
| **Utilities Total** | **5,500.65** | **2,287.50** | **(3,213.15)** | **9,288.02** | **6,862.50** | **(2,425.52)** | **27,450.00** |
| **Maintenance & Repairs** | | | | | | | |
| 09020 Gates | 0.00 | 83.33 | 83.33 | 0.00 | 249.99 | 249.99 | 1,000.00 |
| 09030 Building Repair | 950.00 | 5,833.33 | 4,883.33 | 10,200.00 | 17,499.99 | 7,299.99 | 70,000.00 |
| 09032 Building Materials | 1,250.00 | 0.00 | (1,250.00) | 3,600.00 | 0.00 | (3,600.00) | 0.00 |
| 09040 Fences | 0.00 | 916.67 | 916.67 | 0.00 | 2,750.01 | 2,750.01 | 11,000.00 |
| 09050 Gutter Cleaning | 0.00 | 166.67 | 166.67 | 1,500.00 | 500.01 | (999.99) | 2,000.00 |
| 09066 Painting | 2,000.00 | 0.00 | (2,000.00) | 9,500.00 | 0.00 | (9,500.00) | 0.00 |
| 09080 Trash Bin | 0.00 | 333.33 | 333.33 | 870.00 | 999.99 | 129.99 | 4,000.00 |
| 09081 Hauling | 0.00 | 0.00 | 0.00 | 2,500.00 | 0.00 | (2,500.00) | 0.00 |
| 09082 Trash Removal/Hauling | 4,000.00 | 0.00 | (4,000.00) | 5,700.00 | 0.00 | (5,700.00) | 0.00 |
| 09085 Pooper Scooper | 0.00 | 250.00 | 250.00 | 3,400.00 | 750.00 | (2,650.00) | 3,000.00 |
| 09095 Cameras | 0.00 | 916.67 | 916.67 | 5,200.00 | 2,750.01 | (2,449.99) | 11,000.00 |
| 09110 Gen. Maint. & Repair | 600.00 | 0.00 | (600.00) | 1,442.00 | 0.00 | (1,442.00) | 0.00 |
| 09115 Community Donations | 0.00 | 125.00 | 125.00 | 0.00 | 375.00 | 375.00 | 1,500.00 |
| 09140 Roof Repairs | 0.00 | 333.33 | 333.33 | 0.00 | 999.99 | 999.99 | 4,000.00 |
| 09255 Mailboxes | 0.00 | 83.33 | 83.33 | 0.00 | 249.99 | 249.99 | 1,000.00 |
| 09320 Construction Repairs | 2,900.00 | 0.00 | (2,900.00) | 2,900.00 | 0.00 | (2,900.00) | 0.00 |
| 09325 Security | 0.00 | 333.33 | 333.33 | 0.00 | 999.99 | 999.99 | 4,000.00 |
| 09355 Lighting | 0.00 | 666.67 | 666.67 | 0.00 | 2,000.01 | 2,000.01 | 8,000.00 |
| 09376 Dog waste station | 0.00 | 100.00 | 100.00 | 0.00 | 300.00 | 300.00 | 1,200.00 |
| **Maintenance & Repairs Total** | **11,700.00** | **10,141.66** | **(1,558.34)** | **46,812.00** | **30,424.98** | **(16,387.02)** | **121,700.00** |
| **Landscape** | | | | | | | |
| 09610 Landscape Contract | 3,800.00 | 6,250.00 | 2,450.00 | 6,800.00 | 18,750.00 | 11,950.00 | 75,000.00 |
| 09620 Landscape Maintenance Extras | 0.00 | 375.00 | 375.00 | 3,800.00 | 1,125.00 | (2,675.00) | 4,500.00 |
| 09630 Sprinklers | 0.00 | 166.67 | 166.67 | 0.00 | 500.01 | 500.01 | 2,000.00 |
| 09650 Fertilizer/Treatment | 0.00 | 83.33 | 83.33 | 0.00 | 249.99 | 249.99 | 1,000.00 |
| 09660 Grass/Sod/Rocks | 0.00 | 183.33 | 183.33 | 0.00 | 549.99 | 549.99 | 2,200.00 |
| **Landscape Total** | **3,800.00** | **7,058.33** | **3,258.33** | **10,600.00** | **21,174.99** | **10,574.99** | **84,700.00** |
| **Reserves** | | | | | | | |
| 09905 Reserves - Expenses | 0.00 | 0.00 | 0.00 | 5,500.00 | 0.00 | (5,500.00) | 0.00 |
| 09910 Reserves - Unallocated | 5,800.00 | 916.67 | (4,883.33) | 12,700.00 | 2,750.01 | (9,949.99) | 11,000.00 |
| **Reserves Total** | **5,800.00** | **916.67** | **(4,883.33)** | **18,200.00** | **2,750.01** | **(15,449.99)** | **11,000.00** |
| **Total Expense** | **51,729.63** | **35,381.73** | **(16,347.90)** | **160,342.74** | **106,145.19** | **(54,197.55)** | **424,581.00** |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Net Income** | **1,102.15** | **6,506.27** | **(5,404.12)** | **(8,219.27)** | **19,518.81** | **(27,738.08)** | **78,075.00** |

**Report Summary**

| Code | Account# | Current | Over 30 | Over 60 | Over 90 | Total |
|---|---|---|---|---|---|---|
| 02 - NSF Fee | 01200 | $0.00 | $35.00 | $0.00 | $25.00 | $60.00 |
| 13 - Violation Fine | 01200 | ($192.00) | $0.00 | $0.00 | $1,254.00 | $1,062.00 |
| A1 - Assessment | 01200 | $14,761.03 | $10,971.60 | $9,120.00 | $161,696.41 | $196,549.04 |
| ARC BARS - Architectural Damage - Bars | 01200 | $0.00 | $0.00 | $0.00 | $960.00 | $960.00 |
| AUT - PARKING; TRAILERS, BOATS AND MOTOR VEHICLES | 01200 | $0.00 | $0.00 | $0.00 | $1,468.00 | $1,468.00 |
| CLE - CLEANLINESS/SAFETY | 01200 | $0.00 | $0.00 | $0.00 | $2,472.00 | $2,472.00 |
| DMP - ILLEGAL DUMPING | 01200 | $0.00 | $0.00 | $0.00 | $3,900.00 | $3,900.00 |
| FNC - REPAIR OR REPLACEMENT FENCE | 01200 | $0.00 | $0.00 | $0.00 | $6,826.00 | $6,826.00 |
| GAR - GARBAGE | 01200 | $0.00 | $0.00 | $0.00 | $472.00 | $472.00 |
| NOI - NOISE LEVELS | 01200 | $0.00 | $0.00 | $0.00 | $1,500.00 | $1,500.00 |
| PAR - USE OF PARKING/DRIVE AREA/Sidewalks | 01200 | $0.00 | $0.00 | $0.00 | $13,442.00 | $13,442.00 |
| PET - ANIMALS AND HOUSEHOLD PETS | 01200 | $0.00 | $0.00 | $0.00 | $1,500.00 | $1,500.00 |
| WIN - WINDOW COVERINGS | 01200 | $0.00 | $0.00 | $0.00 | $3,996.00 | $3,996.00 |
| S1 - Special Assessment | 01330 | $6,632.00 | $6,226.00 | $5,660.00 | $21,071.49 | $39,589.49 |
| **Grand Total:** | | **$21,201.03** | **$17,232.60** | **$14,780.00** | **$220,582.90** | **$273,796.53** |

| Account# | Account Description | Delinquency Amount |
|---|---|---|
| 01200 | Accounts Receivable | $234,207.04 |
| 01330 | Special Assmts. Receiv. | $39,589.49 |
| Total: | | $273,796.53 |

**Total Number of Homes: 120**

| Owner | Address | Account # | Lot # | | Prepaid Balance |
|---|---|---|---|---|---|
| Warren Adams 1846 (*) (*) | 4193 Brookfield Drive | 5029224193 | BR4193 | PP - General | $232.30 |
| | | | | **Total** | **$232.30** |
| Shauna Denise (Nunnelly) & Donnie Headley (*) | 4193 Brookfield Drive | 5029224193 | BR4193 | PP - General | $478.00 |
| | | | | PP - S1 - Special Assessment | $82.00 |
| | | | | **Total** | **$560.00** |
| Marcia Faulk BU7570 | 7570 Burgoyne Lane | 5029337570 | BU7570 | PP - General | $177.00 |
| | | | | **Total** | **$177.00** |
| Opendoor Property J LLC. A Delaware limited liability CO. (*) | 7572 Burgoyne Lane | 5029337572 | BU7572 | PP - General | $219.00 |
| | | | | **Total** | **$219.00** |
| Lori Hermann 1861 BU7574 | 7574 Burgoyne Lane | 5029337574 | BU7574 | PP - General | $1,648.00 |
| | | | | **Total** | **$1,648.00** |
| Austin Chambers and Rebecca Moore BU7578 (*) | 7578 Burgoyne Lane | 5029337578 | BU7578 | PP - General | $290.00 |
| | | | | **Total** | **$290.00** |
| Simone Haley Rivera & Lisa S Caldwell | 7578 Burgoyne Lane | 5029337578 | BU7578 | PP - General | $662.00 |
| | | | | **Total** | **$662.00** |
| T. NGUYEN 1903 (*) | 4073 Savannah Lane | 5029444073 | SA4073 | PP - General | $290.00 |
| | | | | **Total** | **$290.00** |
| T. NGUYEN 1903 (*) | 4073 Savannah Lane | 5029444073 | SA4073 | PP - General | $3,532.53 |
| | | | | **Total** | **$3,532.53** |
| HARRY WILLIAMS & ELLA WILLIAMS | 4077 Savannah Lane | 5029444077 | SA4077 | PP - General | $363.00 |
| | | | | **Total** | **$363.00** |
| Siri Ram 1918 SA4078 | 4078 Savannah Lane | 5029444078 | SA4078 | PP - General | $5,527.85 |
| | | | | **Total** | **$5,527.85** |
| Kuo Wang 1930 SA4082 | 4082 Savannah Lane | 5029444082 | SA4082 | PP - General | $3,068.00 |
| | | | | **Total** | **$3,068.00** |
| G. Gordy 1937 (*) | 4084 Savannah Lane | 5029444084 | SA4084 | PP - General | $130.92 |
| | | | | **Total** | **$130.92** |
| Edgar O. & Paloma C Corona Sedano | 4092 Savannah Lane | 5029444092 | SA4092 | PP - General | $662.00 |
| | | | | **Total** | **$662.00** |
| Diana Waldron / James Waldron 1951 SA4092 (*) | 4092 Savannah Lane | 5029444092 | SA4092 | PP - 06 - Work Order Fee | $750.00 |
| | | | | **Total** | **$750.00** |
| Nikhil Chand WE4064 | 4064 Weymouth Lane | 5029554064 | WE4064 | PP - General | $416.00 |
| | | | | **Total** | **$416.00** |
| Polly's Trust / Patrick MCGILVRAY WE4066 | 4066 Weymouth Lane | 5029554066 | WE4066 | PP - - | $82.00 |
| | | | | PP - General | $738.00 |
| | | | | **Total** | **$820.00** |
| Jean Porterfield 1984 WE4068 (*) | 4068 Weymouth Lane | 5029554068 | WE4068 | PP - General | $5,857.42 |
| | | | | **Total** | **$5,857.42** |
| Shuying Mei Mok 1990 (*) | 4071 Weymouth Lane | 5029554071 | WE4071 | PP - General | $175.00 |
| | | | | **Total** | **$175.00** |
| JDPM TRUST / Patrick McGilvray WE4071 | 4071 Weymouth Lane | 5029554071 | WE4071 | PP - - | $82.00 |
| | | | | **Total** | **$82.00** |
| C. Njeri 1996 (*) | 4073 Weymouth Lane | 5029554073 | WE4073 | PP - General | $1,000.00 |
| | | | | **Total** | **$1,000.00** |
| Mohammad Karimi WE4077 | 4077 Weymouth Lane | 5029554077 | WE4077 | PP - General | $2,546.19 |
| | | | | **Total** | **$2,546.19** |
| Juan & Teresa Alvarez 2011 WE4078 (Alfredo Alverez ACH) | 4078 Weymouth Lane | 5029554078 | WE4078 | PP - General | $3,457.00 |
| | | | | **Total** | **$3,457.00** |
| Christina McGarey 2014 WE4079 | 4079 Weymouth Lane | 5029554079 | WE4079 | PP - General | $10.00 |
| | | | | **Total** | **$10.00** |
| Higinio Agaton Mendoza | 4081 Weymouth Lane | 5029554081 | WE4081 | PP - General | $454.00 |
| | | | | **Total** | **$454.00** |
| Lakeysha Parmely WE4082 (*) | 4082 Weymouth Lane | 5029554082 | WE4082 | PP - General | $1,830.64 |
| | | | | **Total** | **$1,830.64** |
| JP MORGAN CHASE BANK (*) | 4085 Weymouth Lane | 5029554085 | WE4085 | PP - General | $23.00 |
| | | | | **Total** | **$23.00** |
| Dianna P Bryan | 4085 Weymouth Lane | 5029554085 | WE4085 | PP - General | $126.00 |
| | | | | **Total** | **$126.00** |

| Vendor | | Item # | Invoice | Date | Reference | Amount |
|---|---|---|---|---|---|---|
| | | | | | da... | |
| | | | **09095 Cameras - 000** | | Pool House Camera | $400.00 |
| | | | | | | **$400.00** |
| STORY | STORY'S PAINTIN... | 19946 | 1364 | 1/5/2024 | Tarping | **$800.00** |
| | | | **09140 Roof Repairs - 000** | | Tarping | $800.00 |
| | | | | | | **$800.00** |
| STORY | STORY'S PAINTIN... | 20326 | 1368 | 3/6/2024 | balance owed for painting | **$500.00** |
| | | | **09066 Painting - 000** | | painting | $500.00 |
| | | | | | | **$500.00** |
| CPALEVY | Levy Erlanger &... | 21283 | 09062024 | 9/6/2024 | Levy Erlanger& Company... | **$1,700.00** |
| | | | **07425 Tax Preparation - 000** | | | $1,700.00 |
| | | | | | | **$1,700.00** |
| LVQUAL | LV QUALITY CONS... | 21469 | 1236 | 10/4/2024 | roofing | **$3,500.00** |
| | | | **09960 Reserves - Roofs - 000** | | | $3,500.00 |
| | | | | | | **$3,500.00** |
| MESS | Lindsay & Co | 21456 | 10012024 | 10/4/2024 | poop scoop and grounds... | **$2,600.00** |
| | | | **09085 Pooper Scooper - 000** | | Maintains Grounds | $2,600.00 |
| | | | | | | **$2,600.00** |
| TWCRE | TWC REIMBURSEMENT | 21557 | 11052024REIM | 11/5/2024 | LANDSCAPE & MAINT | **$2,500.00** |
| | | | **06332 Reimbursement Income - 000** | | REIMBURSE | $2,500.00 |
| | | | | | | **$2,500.00** |
| WEY | WEYMOUTH COMPANY | 21551 | 11052024REIM | 11/5/2024 | LANDSCAPE AND MAINT | **$2,000.00** |
| | | | **06333 LWC Reimbursements - 000** | | LANDSCAPE AND MAINT REIMBURSE | $2,000.00 |
| | | | | | | **$2,000.00** |
| STORY | STORY'S PAINTIN... | 21780 | 1472 | 12/3/2024 | TARPPED ROOFS | **$12,400.00** |
| | | | **09066 Painting - 000** | | OFFICE RENT | $12,400.00 |
| | | | | | | **$12,400.00** |
| AMROID | AMROID.COM | 22202 | 31225 | 3/12/2025 | Pool | **$500.00** |
| | | | **07418 IT Work - 000** | | | $500.00 |
| | | | | | | **$500.00** |
| | | | | | | **$43,521.46** |

Run Date: 04/23/2025
Run Time: 06:51 PM

# Wildwood Homeowners Association

## GENERAL LEDGER DETAIL

## As of: Start: 03/01/2025 | End: 03/31/2025

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|---|---|---|---|---|---|---|---|
| 07014 Accounting Services | | | | $225.00 | $225.00 | $0.00 | $450.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/6/2025 | AP 22382 - Hand Written Check | ach | CREDRPT - Sperlonga Data & Analytics Systems, LLC | ach sale | $225.00 | $0.00 | |
| 03010 Accounts Payable | | | | ($43,021.46) | $0.00 | $500.00 | ($43,521.46) |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/12/2025 | AP 22202 - Enter Bill | | AMROID - AMROID.COM | Pool | $0.00 | $500.00 | |
| 01200 Accounts Receivable | | | | $234,254.01 | $39,730.00 | $39,776.97 | $234,207.04 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/1/2025 | AR 22178 - Apply Charges | | | | $39,730.00 | $0.00 | |
| 3/1/2025 | AR 22184 - Cash Receipts - Manual | CC 4312 Batch 583 | | | $0.00 | $1,778.00 | |
| 3/1/2025 | AR 22427 - Apply PrePaids | | | | $0.00 | $9,702.47 | |
| 3/2/2025 | AR 22185 - Cash Receipts - Manual | CC 7392 Batch 584 | | | $0.00 | $942.00 | |
| 3/3/2025 | AR 22361 - Cash Receipts - Manual | 4541 | | | $0.00 | $2,648.00 | |
| 3/3/2025 | AR 22421 - Cash Receipts - Lockbox | 0000025309 | | | $0.00 | $1,242.00 | |
| 3/3/2025 | AR 22422 - Cash Receipts - Lockbox | 0000025309 | | | $0.00 | $1,488.00 | |
| 3/4/2025 | AR 22187 - Cash Receipts - Manual | CC 4121 Batch 586 | | | $0.00 | $372.00 | |
| 3/5/2025 | AR 22188 - Cash Receipts - Manual | CC 4290 Batch 587 | | | $0.00 | $1,000.00 | |
| 3/5/2025 | AR 22363 - Cash Receipts - Manual | 623702 | | | $0.00 | $580.00 | |
| 3/6/2025 | AR 22189 - Cash Receipts - Manual | CC 1399 Batch 588 | | | $0.00 | $1,034.00 | |
| 3/6/2025 | AR 22364 - Cash Receipts - Lockbox | 0000024122 | | | $0.00 | $6,960.00 | |
| 3/6/2025 | AR 22365 - Cash Receipts - Lockbox | 0000024122 | | | $0.00 | $738.00 | |
| 3/7/2025 | AR 22190 - Cash Receipts - Manual | CC 7381 Batch 589 | | | $0.00 | $952.00 | |
| 3/8/2025 | AR 22191 - Cash Receipts - Manual | CC 0796 Batch 590 | | | $0.00 | $355.00 | |
| 3/10/2025 | AR 22192 - Cash Receipts - Manual | CC 7564 Batch 591 | | | $0.00 | $372.00 | |
| 3/11/2025 | AR 22206 - Cash Receipts - Manual | CC 9922 Batch 592 | | | $0.00 | $1,034.00 | |
| 3/11/2025 | AR 22367 - Cash Receipts - Manual | 27384465 | | | $0.00 | $1,160.00 | |
| 3/13/2025 | AR 22207 - Cash Receipts - Manual | CC 1966 Batch 593 | | | $0.00 | $372.00 | |
| 3/14/2025 | AR 22248 - Cash Receipts - Manual | CC 7673 Batch 594 | | | $0.00 | $372.00 | |
| 3/14/2025 | AR 22368 - Cash Receipts - Manual | 90952 | | | $0.00 | $750.00 | |
| 3/15/2025 | AR 22249 - Cash Receipts - Manual | CC 1934 Batch 595 | | | $0.00 | $1,034.00 | |
| 3/15/2025 | AR 22428 - Apply PrePaids | | | | $0.00 | $1,683.00 | |
| 3/17/2025 | AR 22254 - Cash Receipts - Manual | CC 0683 Batch 597 | | | $0.00 | $290.00 | |
| 3/18/2025 | AR 22252 - Cash Receipts - Manual | CC 0710 Batch 598 | | | $0.00 | $372.00 | |
| 3/20/2025 | AR 22255 - Cash Receipts - Manual | CC 2327 Batch 599 | | | $0.00 | $800.50 | |
| 3/21/2025 | AR 22256 - Cash Receipts - Manual | CC 3319 Batch 600 | | | $0.00 | $372.00 | |
| 3/23/2025 | AR 22257 - Cash Receipts - Manual | CC 9763 Batch 601 | | | $0.00 | $258.00 | |
| 3/29/2025 | AR 22260 - Cash Receipts - Manual | CC 4401 Batch 604 | | | $0.00 | $372.00 | |
| 3/31/2025 | AR 22429 - Apply PrePaids | | | | $0.00 | $744.00 | |
| 01205 Allowance for Bad Debt | | | | ($154,292.00) | $0.00 | $0.00 | ($154,292.00) |
| 06310 Assessment Income | | | | ($79,460.00) | $0.00 | $39,730.00 | ($119,190.00) |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|---|---|---|---|---|---|---|---|
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/1/2025 | AR 22178 - Apply Charges | | | | $0.00 | $39,730.00 | |
| 07250 Bank Charges | | | | $97.99 | $103.99 | $0.00 | $201.98 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/3/2025 | AP 22376 - Hand Written Check | ach | GPB - GOLDEN PACIFIC BANK | merch fee 3/3 | $97.99 | $0.00 | |
| 3/6/2025 | AP 22371 - Hand Written Check | cash with | SLC - Scott Lindsay & CO - don't use | cash ck plus sv 6 | $6.00 | $0.00 | |
| 09032 Building Materials | | | | $2,350.00 | $1,250.00 | $0.00 | $3,600.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/17/2025 | AP 22389 - Hand Written Check | xfer to 7856 | HD - HOME DEPOT | home dep purchases | $1,250.00 | $0.00 | |
| 09030 Building Repair | | | | $9,250.00 | $950.00 | $0.00 | $10,200.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/3/2025 | AP 22374 - Hand Written Check | from 7856 xfer reimb to L | KFT - KFT | KFT master inv | $950.00 | $0.00 | |
| 08095 Building Repairs & Materials | | | | $2,835.00 | $1,075.00 | $0.00 | $3,910.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/20/2025 | AP 22405 - Hand Written Check | 1678 | TWCRE - TWC REIMBURSEMENT | reimbursement | $650.00 | $0.00 | |
| 3/28/2025 | AP 22398 - Hand Written Check | xfer to 7856 | LWC RE - LWC REIMBURSEMENT | reimb | $425.00 | $0.00 | |
| 09095 Cameras | | | | $5,200.00 | $0.00 | $0.00 | $5,200.00 |
| 01025 Cash Operating - GPB 7805 | | | | ($2,027.72) | $49,446.62 | $45,943.85 | $1,475.05 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/1/2025 | AR 22184 - Cash Receipts - Manual | CC 4312 Batch 583 | | | $2,140.00 | $0.00 | |
| 3/1/2025 | AP 22409 - Hand Written Check | 1641 | STORY - STORY'S PAINTING INC | painting | $0.00 | $2,000.00 | |
| 3/2/2025 | AR 22185 - Cash Receipts - Manual | CC 8089 Batch 584 | | | $1,778.00 | $0.00 | |
| 3/3/2025 | AR 22186 - Cash Receipts - Manual | CC 1475 Batch 585 | | | $290.00 | $0.00 | |
| 3/3/2025 | AR 22361 - Cash Receipts - Manual | 89200825 | | | $4,542.00 | $0.00 | |
| 3/3/2025 | AP 22373 - Hand Written Check | 3/3/25 | LWC - WEYMOUTH CONSULTING, LLC | reimb plus mgmt | $0.00 | $1,300.00 | |
| 3/3/2025 | AP 22374 - Hand Written Check | from 7856 xfer reimb to L | KFT - KFT | KFT master inv | $0.00 | $950.00 | |
| 3/3/2025 | AP 22375 - Hand Written Check | smud ach | SMUD - 7304 FRANKLIN BLVD 1283977 | elec | $0.00 | $876.82 | |
| 3/3/2025 | AP 22376 - Hand Written Check | ach | GPB - GOLDEN PACIFIC BANK | merch fee 3/3 | $0.00 | $97.99 | |
| 3/3/2025 | AP 22377 - Hand Written Check | 3325 | GPB - GOLDEN PACIFIC BANK | transfee | $0.00 | $514.22 | |
| 3/4/2025 | AR 22187 - Cash Receipts - Manual | CC 1006 Batch 586 | | | $1,116.00 | $0.00 | |
| 3/4/2025 | AR 22362 - Cash Receipts - Manual | 153344605 3/4/25 | | | $580.00 | $0.00 | |
| 3/4/2025 | AP 22378 - Hand Written Check | xfer 7856 | LWC - WEYMOUTH CONSULTING, LLC | part mgmt | $0.00 | $1,500.00 | |
| 3/4/2025 | AP 22379 - Hand Written Check | 5439 lwc | LWC RE - LWC REIMBURSEMENT | xfer to 7856 | $0.00 | $1,000.00 | |
| 3/4/2025 | AP 22380 - Hand Written Check | att ach | AT&T - AT&T AND INTERNET | ach | $0.00 | $460.60 | |
| 3/4/2025 | AP 22401 - Hand Written Check | 1638 | LWC - WEYMOUTH CONSULTING, LLC | mgmt | $0.00 | $1,500.00 | |
| 3/5/2025 | AR 22188 - Cash Receipts - Manual | CC 4290 Batch 587 | | | $1,116.00 | $0.00 | |
| 3/5/2025 | AR 22363 - Cash Receipts - Manual | 623702 | | | $580.00 | $0.00 | |
| 3/6/2025 | AR 22189 - Cash Receipts - Manual | CC 1399 Batch 588 | | | $1,116.00 | $0.00 | |
| 3/6/2025 | AR 22364 - Cash Receipts - Lockbox | 0000024122 | | | $6,960.00 | $0.00 | |
| 3/6/2025 | AR 22365 - Cash Receipts - Lockbox | 0000024122 | | | $1,968.00 | $0.00 | |
| 3/6/2025 | AP 22371 - Hand Written Check | cash with | SLC - Scott Lindsay & CO - don't use | cash ck plus sv 6 | $0.00 | $3,006.00 | |
| 3/6/2025 | AP 22381 - Hand Written | xfer to 7856 | LWC - WEYMOUTH CONSULTING, LLC | xfer to 7856 | $0.00 | $2,600.00 | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|---|---|---|---|---|---|---|---|
| | Check | | | | | | |
| 3/6/2025 | AP 22382 - Hand Written Check | ach | CREDRPT - Sperlonga Data & Analytics Systems, LLC | ach sale | $0.00 | $225.00 | |
| 3/6/2025 | AP 22383 - Hand Written Check | ach | COM123 - COMCAST | comcast | $0.00 | $2,500.00 | |
| 3/6/2025 | AP 22403 - Hand Written Check | 1648 | STORY - STORY'S PAINTING INC | mold testing | $0.00 | $600.00 | |
| 3/7/2025 | AR 22190 - Cash Receipts - Manual | CC 7381 Batch 589 | | | $1,116.00 | $0.00 | |
| 3/7/2025 | AP 22384 - Hand Written Check | xfer to 7856 3/7 | LWC - WEYMOUTH CONSULTING, LLC | mgmt part | $0.00 | $1,500.00 | |
| 3/7/2025 | AP 22385 - Hand Written Check | ach | STAMPS - STAMPS.COM | stamps | $0.00 | $29.99 | |
| 3/8/2025 | AR 22191 - Cash Receipts - Manual | CC 0796 Batch 590 | | | $372.00 | $0.00 | |
| 3/9/2025 | AP 22402 - Hand Written Check | 1639 | Pedro - Pedro Landscape Croz Larious (Marco Antonio) | landscape | $0.00 | $1,200.00 | |
| 3/10/2025 | AR 22192 - Cash Receipts - Manual | CC 7564 Batch 591 | | | $372.00 | $0.00 | |
| 3/11/2025 | AR 22206 - Cash Receipts - Manual | CC 9922 Batch 592 | | | $1,234.00 | $0.00 | |
| 3/11/2025 | AR 22367 - Cash Receipts - Manual | 27384465 | | | $1,860.00 | $0.00 | |
| 3/11/2025 | AP 22386 - Hand Written Check | xfer to 7856 | LWC - WEYMOUTH CONSULTING, LLC | part mgmt | $0.00 | $5,700.00 | |
| 3/12/2025 | AP 22408 - Hand Written Check | 3250 | AMROID - AMROID.COM | IT services | $0.00 | $500.00 | |
| 3/13/2025 | AR 22207 - Cash Receipts - Manual | CC 1966 Batch 593 | | | $372.00 | $0.00 | |
| 3/14/2025 | AR 22248 - Cash Receipts - Manual | CC 2380 Batch 594 | | | $744.00 | $0.00 | |
| 3/14/2025 | AR 22368 - Cash Receipts - Manual | 91584 | | | $4,570.62 | $0.00 | |
| 3/14/2025 | GL 22370 - Journal Entry | | 32.00 reg dep added on 3/14 | 32.00 | $32.00 | $0.00 | |
| 3/14/2025 | AP 22387 - Hand Written Check | 3/14 acch | SPS - SECURITY PUBLIC STORAGE | storage | $0.00 | $224.00 | |
| 3/14/2025 | AP 22388 - Hand Written Check | 31425 ach | DBINS - DB Insurance | insurance` | $0.00 | $5,000.00 | |
| 3/15/2025 | AR 22249 - Cash Receipts - Manual | CC 1934 Batch 595 | | | $1,116.00 | $0.00 | |
| 3/16/2025 | AR 22253 - Cash Receipts - Manual | CC 7165 Batch 596 | | | $744.00 | $0.00 | |
| 3/17/2025 | AR 22254 - Cash Receipts - Manual | CC 0683 Batch 597 | | | $372.00 | $0.00 | |
| 3/17/2025 | AP 22389 - Hand Written Check | xfer to 7856 | HD - HOME DEPOT | home dep purchases | $0.00 | $1,250.00 | |
| 3/17/2025 | AP 22390 - Hand Written Check | ach 03/17 | CITY - CITY OF SACRAMENTO | water | $0.00 | $262.44 | |
| 3/17/2025 | AP 22406 - Hand Written Check | 1691 | Pedro - Pedro Landscape Croz Larious (Marco Antonio) | landscape | $0.00 | $1,000.00 | |
| 3/18/2025 | AR 22252 - Cash Receipts - Manual | CC 0710 Batch 598 | | | $372.00 | $0.00 | |
| 3/18/2025 | AP 22399 - Hand Written Check | to 7856 | LWC - WEYMOUTH CONSULTING, LLC | partial mgmt | $0.00 | $1,000.00 | |
| 3/20/2025 | AR 22255 - Cash Receipts - Manual | CC 2327 Batch 599 | | | $1,532.00 | $0.00 | |
| 3/20/2025 | AP 22391 - Hand Written Check | xfer to 7856 | STAMPS - STAMPS.COM | stamps | $0.00 | $21.00 | |
| 3/20/2025 | AP 22404 - Hand Written Check | 1649 | TWC - TWC BOOKS | svc | $0.00 | $250.00 | |
| 3/20/2025 | AP 22405 - Hand Written Check | 1678 | TWCRE - TWC REIMBURSEMENT | reimbursement | $0.00 | $650.00 | |
| 3/21/2025 | AR 22256 - Cash Receipts - Manual | CC 3319 Batch 600 | | | $372.00 | $0.00 | |
| 3/23/2025 | AR 22257 - Cash Receipts - Manual | CC 9763 Batch 601 | | | $744.00 | $0.00 | |
| 3/24/2025 | AP 22392 - Hand Written Check | 3/24 +3/21 xfer to 7856 | LWC - WEYMOUTH CONSULTING, LLC | mgmt partial | $0.00 | $1,500.00 | |
| 3/24/2025 | AP 22393 - Hand Written Check | ach | PCC - PEST CONTROL CENTER | pest control | $0.00 | $200.00 | |
| 3/25/2025 | AR 22258 - Cash Receipts - Manual | CC 0806 Batch 602 | | | $172.00 | $0.00 | |
| 3/25/2025 | AP 22394 - Hand Written Check | xfer to 7856 | LWC RE - LWC REIMBURSEMENT | hauling / mgmt | $0.00 | $1,200.00 | |
| 3/25/2025 | AP 22407 - Hand Written Check | 1720 | Pedro - Pedro Landscape Croz Larious (Marco Antonio) | balance of mar | $0.00 | $600.00 | |
| 3/26/2025 | AR 22259 - Cash Receipts - Manual | CC 1701 Batch 603 | | | $372.00 | $0.00 | |
| 3/26/2025 | AR 22369 - Cash Receipts - Manual | 91768547 | | | $1,608.00 | $0.00 | |
| 3/26/2025 | AP 22395 - Hand Written Check | ach | SMUD - 7304 FRANKLIN BLVD 1283977 | elect | $0.00 | $1,061.32 | |
| 3/26/2025 | AP 22396 - Hand Written | ach | LawtonCon - Lawton Construction | construction | $0.00 | $1,450.00 | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|---|---|---|---|---|---|---|---|
| | Check | | | | | | |
| 3/26/2025 | AP 22400 - Hand Written Check | ach | LawtonCon - Lawton Construction | part II | $0.00 | $1,450.00 | |
| 3/28/2025 | AP 22397 - Hand Written Check | ach | Verizon - Verizon Wireless | phone | $0.00 | $339.47 | |
| 3/28/2025 | AP 22398 - Hand Written Check | xfer to 7856 | LWC RE - LWC REIMBURSEMENT | reimb | $0.00 | $425.00 | |
| 3/29/2025 | AR 22260 - Cash Receipts - Manual | CC 4401 Batch 604 | | | $372.00 | $0.00 | |
| 3/29/2025 | GL 22266 - Journal Entry | | XFER TO OPR & INT | XFER TO OPR 7805 & INT | $5,800.00 | $0.00 | |
| 3/31/2025 | AR 22341 - Cash Receipts - Manual | CC 1475 Batch 605 | | | $290.00 | $0.00 | |
| 3/31/2025 | AR 22342 - Cash Receipts - Manual | CC 1519 Batch 606 | | | $372.00 | $0.00 | |
| 3/31/2025 | GL 22410 - Journal Entry | | xfer from 7856 for misc build | xfer from 7856 for misc 3/11/25 | $2,350.00 | $0.00 | |
| 07550 City Inspection Violation | | | | $500.00 | $0.00 | $0.00 | $500.00 |
| 08620 Clerical/Office Salary | | | | $156.00 | $0.00 | $0.00 | $156.00 |
| 07405 Computer Software | | | | $641.87 | $0.00 | $0.00 | $641.87 |
| 09320 Construction Repairs | | | | $0.00 | $2,900.00 | $0.00 | $2,900.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/26/2025 | AP 22396 - Hand Written Check | ach | LawtonCon - Lawton Construction | construction | $1,450.00 | $0.00 | |
| 3/26/2025 | AP 22400 - Hand Written Check | ach | LawtonCon - Lawton Construction | part II | $1,450.00 | $0.00 | |
| 07030 Consulting Services | | | | $2,200.00 | $250.00 | $0.00 | $2,450.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/20/2025 | AP 22404 - Hand Written Check | 1649 | TWC - TWC BOOKS | svc | $250.00 | $0.00 | |
| 03015 Contract - Liability | | | | ($42.00) | $0.00 | $0.00 | ($42.00) |
| 01495 Due From Operating | | | | ($184,800.00) | $0.00 | $3,000.00 | ($187,800.00) |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/27/2025 | GL 22246 - Journal Entry | | | Reserve Transfer Monthly | $0.00 | $3,000.00 | |
| 01490 Due From reserves | | | | ($154,931.18) | $0.00 | $0.00 | ($154,931.18) |
| 01485 Due to Operating | | | | $154,931.18 | $0.00 | $0.00 | $154,931.18 |
| 01480 Due to Reserves | | | | $184,800.00 | $3,000.00 | $0.00 | $187,800.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/27/2025 | GL 22246 - Journal Entry | | | Reserve Transfer Monthly | $3,000.00 | $0.00 | |
| 03030 Due to/from MCE | | | | ($113.83) | $0.00 | $0.00 | ($113.83) |
| 08910 Electricity | | | | $1,719.35 | $1,938.14 | $0.00 | $3,657.49 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/3/2025 | AP 22375 - Hand Written Check | smud ach | SMUD - 7304 FRANKLIN BLVD 1283977 | elec | $876.82 | $0.00 | |
| 3/26/2025 | AP 22395 - Hand Written Check | ach | SMUD - 7304 FRANKLIN BLVD 1283977 | elect | $1,061.32 | $0.00 | |
| 02590 Exchange Account | | | | $5,225.00 | $0.00 | $0.00 | $5,225.00 |
| 09110 Gen. Maint. & Repair | | | | $842.00 | $600.00 | $0.00 | $1,442.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/6/2025 | AP 22403 - Hand Written Check | 1648 | STORY - STORY'S PAINTING INC | mold testing | $600.00 | $0.00 | |
| 09050 Gutter Cleaning | | | | $1,500.00 | $0.00 | $0.00 | $1,500.00 |
| 09081 Hauling | | | | $2,500.00 | $0.00 | $0.00 | $2,500.00 |
| 07280 Insurance | | | | $9,729.90 | $5,000.00 | $0.00 | $14,729.90 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/14/2025 | AP 22388 - Hand Written Check | 31425 ach | DBINS - DB Insurance | insurance` | $5,000.00 | $0.00 | |
| 8950 Internet | | | | $0.00 | $2,500.00 | $0.00 | $2,500.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/6/2025 | AP 22383 - Hand Written Check | ach | COM123 - COMCAST | comcast | $2,500.00 | $0.00 | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|---|---|---|---|---|---|---|---|
| 07418 IT Work | | | | $110.00 | $1,000.00 | $0.00 | $1,110.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/12/2025 | AP 22202 - Enter Bill | | AMROID - AMROID.COM | Pool | $500.00 | $0.00 | |
| 3/12/2025 | AP 22408 - Hand Written Check | 3250 | AMROID - AMROID.COM | IT services | $500.00 | $0.00 | |
| 01515 Key Replacement | | | | ($35.00) | $0.00 | $0.00 | ($35.00) |
| 06355 Key Replacement Income | | | | $0.00 | $0.00 | $32.00 | ($32.00) |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/14/2025 | GL 22370 - Journal Entry | | 32.00 reg dep added on 3/14 | 32.00 | $0.00 | $32.00 | |
| 09610 Landscape Contract | | | | $3,000.00 | $3,800.00 | $0.00 | $6,800.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/4/2025 | AP 22379 - Hand Written Check | 5439 lwc | LWC RE - LWC REIMBURSEMENT | xfer to 7856 | $1,000.00 | $0.00 | |
| 3/9/2025 | AP 22402 - Hand Written Check | 1639 | Pedro - Pedro Landscape Croz Larious (Marco Antonio) | landscape | $1,200.00 | $0.00 | |
| 3/17/2025 | AP 22406 - Hand Written Check | 1691 | Pedro - Pedro Landscape Croz Larious (Marco Antonio) | landscape | $1,000.00 | $0.00 | |
| 3/25/2025 | AP 22407 - Hand Written Check | 1720 | Pedro - Pedro Landscape Croz Larious (Marco Antonio) | balance of mar | $600.00 | $0.00 | |
| 09620 Landscape Maintenance Extras | | | | $3,800.00 | $0.00 | $0.00 | $3,800.00 |
| 07005 Management Contract (LWC) | | | | $0.00 | $200.00 | $0.00 | $200.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/25/2025 | AP 22394 - Hand Written Check | xfer to 7856 | LWC RE - LWC REIMBURSEMENT | hauling / mgmt | $200.00 | $0.00 | |
| 06342 NSF Income | | | | ($35.00) | $0.00 | $0.00 | ($35.00) |
| 07322 Office Cleaning | | | | $1,700.00 | $0.00 | $0.00 | $1,700.00 |
| 07415 Office Rent | | | | $1,950.00 | $0.00 | $0.00 | $1,950.00 |
| 07419 Onsite Manager | | | | $26,860.00 | $16,600.00 | $0.00 | $43,460.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/3/2025 | AP 22373 - Hand Written Check | 3/3/25 | LWC - WEYMOUTH CONSULTING, LLC | reimb plus mgmt | $1,300.00 | $0.00 | |
| 3/4/2025 | AP 22378 - Hand Written Check | xfer 7856 | LWC - WEYMOUTH CONSULTING, LLC | part mgmt | $1,500.00 | $0.00 | |
| 3/4/2025 | AP 22401 - Hand Written Check | 1638 | LWC - WEYMOUTH CONSULTING, LLC | mgmt | $1,500.00 | $0.00 | |
| 3/6/2025 | AP 22381 - Hand Written Check | xfer to 7856 | LWC - WEYMOUTH CONSULTING, LLC | xfer to 7856 | $2,600.00 | $0.00 | |
| 3/7/2025 | AP 22384 - Hand Written Check | xfer to 7856 3/7 | LWC - WEYMOUTH CONSULTING, LLC | mgmt part | $1,500.00 | $0.00 | |
| 3/11/2025 | AP 22386 - Hand Written Check | xfer to 7856 | LWC - WEYMOUTH CONSULTING, LLC | part mgmt | $5,700.00 | $0.00 | |
| 3/18/2025 | AP 22399 - Hand Written Check | to 7856 | LWC - WEYMOUTH CONSULTING, LLC | partial mgmt | $1,000.00 | $0.00 | |
| 3/24/2025 | AP 22392 - Hand Written Check | 3/24 +3/21 xfer to 7856 | LWC - WEYMOUTH CONSULTING, LLC | mgmt partial | $1,500.00 | $0.00 | |
| 06370 Owner Collection Costs | | | | $910.77 | $0.00 | $0.00 | $910.77 |
| 09066 Painting | | | | $7,500.00 | $2,000.00 | $0.00 | $9,500.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/1/2025 | AP 22409 - Hand Written Check | 1641 | STORY - STORY'S PAINTING INC | painting | $2,000.00 | $0.00 | |
| 08055 Pest Control | | | | $500.00 | $200.00 | $0.00 | $700.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/24/2025 | AP 22393 - Hand Written Check | ach | PCC - PEST CONTROL CENTER | pest control | $200.00 | $0.00 | |
| 08200 POOL: | | | | $1,000.00 | $0.00 | $0.00 | $1,000.00 |
| 09085 Pooper Scooper | | | | $3,400.00 | $0.00 | $0.00 | $3,400.00 |
| 07260 Postage | | | | $59.98 | $50.99 | $0.00 | $110.97 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/7/2025 | AP 22385 - Hand Written Check | ach | STAMPS - STAMPS.COM | stamps | $29.99 | $0.00 | |
| 3/20/2025 | AP 22391 - Hand Written Check | xfer to 7856 | STAMPS - STAMPS.COM | stamps | $21.00 | $0.00 | |
| 03005 Prepaid Dues | | | | ($78,008.07) | $16,981.47 | $17,537.12 | ($78,563.72) |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| 3/1/2025 | AR 22184 - Cash Receipts - Manual | CC 6304 Batch 583 | | | $0.00 | $362.00 | |
| 3/1/2025 | AR 22427 - Apply PrePaids | | | | $9,702.47 | $0.00 | |
| 3/2/2025 | AR 22185 - Cash Receipts - Manual | CC 8089 Batch 584 | | | $0.00 | $836.00 | |
| 3/3/2025 | AR 22186 - Cash Receipts - Manual | CC 1475 Batch 585 | | | $0.00 | $290.00 | |
| 3/3/2025 | AR 22361 - Cash Receipts - Manual | 89200825 | | | $0.00 | $1,894.00 | |
| 3/3/2025 | AR 22421 - Cash Receipts - Lockbox | 0000025309 | | | $0.00 | $1,344.00 | |
| 3/3/2025 | AR 22422 - Cash Receipts - Lockbox | 0000025309 | | | $0.00 | $1,488.00 | |
| 3/4/2025 | AR 22187 - Cash Receipts - Manual | CC 1006 Batch 586 | | | $0.00 | $744.00 | |
| 3/4/2025 | AR 22362 - Cash Receipts - Manual | 153344605 3/4/25 | | | $0.00 | $580.00 | |
| 3/5/2025 | AR 22188 - Cash Receipts - Manual | CC 1842 Batch 587 | | | $0.00 | $116.00 | |
| 3/6/2025 | AR 22365 - Cash Receipts - Lockbox | 0000024122 | | | $0.00 | $1,230.00 | |
| 3/11/2025 | AR 22206 - Cash Receipts - Manual | CC 0806 Batch 592 | | | $0.00 | $200.00 | |
| 3/11/2025 | AR 22367 - Cash Receipts - Manual | 391 | | | $0.00 | $372.00 | |
| 3/14/2025 | AR 22248 - Cash Receipts - Manual | CC 2380 Batch 594 | | | $0.00 | $372.00 | |
| 3/14/2025 | AR 22368 - Cash Receipts - Manual | 91584 | | | $0.00 | $3,513.62 | |
| 3/15/2025 | AR 22428 - Apply PrePaids | | | | $6,535.00 | $0.00 | |
| 3/16/2025 | AR 22253 - Cash Receipts - Manual | CC 7165 Batch 596 | | | $0.00 | $656.00 | |
| 3/20/2025 | AR 22255 - Cash Receipts - Manual | CC 2327 Batch 599 | | | $0.00 | $403.50 | |
| 3/23/2025 | AR 22257 - Cash Receipts - Manual | CC 9763 Batch 601 | | | $0.00 | $322.00 | |
| 3/25/2025 | AR 22258 - Cash Receipts - Manual | CC 0806 Batch 602 | | | $0.00 | $172.00 | |
| 3/26/2025 | AR 22259 - Cash Receipts - Manual | CC 1701 Batch 603 | | | $0.00 | $372.00 | |
| 3/26/2025 | AR 22369 - Cash Receipts - Manual | 91768547 | | | $0.00 | $1,608.00 | |
| 3/31/2025 | AR 22341 - Cash Receipts - Manual | CC 1475 Batch 605 | | | $0.00 | $290.00 | |
| 3/31/2025 | AR 22342 - Cash Receipts - Manual | CC 1519 Batch 606 | | | $0.00 | $372.00 | |
| 3/31/2025 | AR 22429 - Apply PrePaids | | | | $744.00 | $0.00 | |
| 01610 Prepaid Insurance | | | | $3,527.00 | $0.00 | $0.00 | $3,527.00 |
| 03340 Prev Acctg Suspense Activity | | | | $18,101.50 | $0.00 | $0.00 | $18,101.50 |
| 05510 Prior Yr Net/Loss | | | | ($9,814.01) | $0.00 | $0.00 | ($9,814.01) |
| 02550 Refundable Deposits | | | | $1,200.00 | $0.00 | $0.00 | $1,200.00 |
| 06332 Reimbursement Income | | | | $0.00 | $0.00 | $2,350.00 | ($2,350.00) |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/31/2025 | GL 22410 - Journal Entry | | xfer from 7856 for misc build | xfer from 7856 for misc 3/26/25 | $0.00 | $2,350.00 | |
| 05001 Replacement Fund | | | | ($41.90) | $0.00 | $0.00 | ($41.90) |
| 05003 Reserve Expenses | | | | $11,990.00 | $0.00 | $0.00 | $11,990.00 |
| 05020 Reserve Interest | | | | ($20.47) | $0.00 | $0.07 | ($20.54) |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/29/2025 | GL 22266 - Journal Entry | | XFER TO OPR & INT | XFER TO OPR & INT | $0.00 | $0.07 | |
| 05080 Reserves - Building Repairs | | | | $375.55 | $0.00 | $0.00 | $375.55 |
| 05082 Reserves - Construction | | | | $800.00 | $0.00 | $0.00 | $800.00 |
| 09905 Reserves - Expenses | | | | $5,500.00 | $0.00 | $0.00 | $5,500.00 |
| 01075 Reserves - GPB 07813 | | | | $22.73 | $5,952.07 | $5,800.00 | $174.80 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/3/2025 | AR 22421 - Cash Receipts - Lockbox | 0000025309 | | | $2,976.00 | $0.00 | |
| 3/3/2025 | AR 22422 - Cash Receipts - Lockbox | 0000025309 | | | $2,976.00 | $0.00 | |

| Account | | | | Balance Forward | Debits | Credits | Ending Balance |
|---|---|---|---|---|---|---|---|
| 3/29/2025 | GL 22266 - Journal Entry | | XFER TO OPR & INT | XFER TO OPR & INT | $0.07 | $5,800.00 | |
| 05060 Reserves - Landscaping | | | | ($375.00) | $0.00 | $0.00 | ($375.00) |
| 05070 Reserves - Plumbing | | | | $12,810.30 | $0.00 | $0.00 | $12,810.30 |
| 05090 Reserves - Pool | | | | $3,732.00 | $0.00 | $0.00 | $3,732.00 |
| 05010 Reserves - Unallocated | | | | ($45,997.54) | $0.00 | $5,800.00 | ($51,797.54) |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/29/2025 | GL 22266 - Journal Entry | | XFER TO OPR & INT | XFER TO OPR 7805 & INT | $0.00 | $5,800.00 | |
| 09910 Reserves - Unallocated | | | | $6,900.00 | $5,800.00 | $0.00 | $12,700.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/29/2025 | GL 22266 - Journal Entry | | XFER TO OPR & INT | XFER TO OPR 7805 & INT | $5,800.00 | $0.00 | |
| 03007 Security Deposit | | | | ($2,810.00) | $0.00 | $0.00 | ($2,810.00) |
| 06330 Special Assmt. Income | | | | ($22,468.00) | $0.00 | $11,234.00 | ($33,702.00) |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/15/2025 | AR 22208 - Apply Charges | | | | $0.00 | $11,234.00 | |
| 01330 Special Assmts. Receiv. | | | | $35,239.49 | $11,234.00 | $6,884.00 | $39,589.49 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/3/2025 | AR 22421 - Cash Receipts - Lockbox | 0000025309 | | | $0.00 | $390.00 | |
| 3/6/2025 | AR 22189 - Cash Receipts - Manual | CC 0731 Batch 588 | | | $0.00 | $82.00 | |
| 3/7/2025 | AR 22190 - Cash Receipts - Manual | CC 7381 Batch 589 | | | $0.00 | $164.00 | |
| 3/8/2025 | AR 22191 - Cash Receipts - Manual | CC 0796 Batch 590 | | | $0.00 | $17.00 | |
| 3/11/2025 | AR 22367 - Cash Receipts - Manual | 27384465 | | | $0.00 | $328.00 | |
| 3/14/2025 | AR 22368 - Cash Receipts - Manual | 91312 | | | $0.00 | $307.00 | |
| 3/15/2025 | AR 22208 - Apply Charges | | | | $11,234.00 | $0.00 | |
| 3/15/2025 | AR 22249 - Cash Receipts - Manual | CC 0907 Batch 595 | | | $0.00 | $82.00 | |
| 3/15/2025 | AR 22428 - Apply PrePaids | | | | $0.00 | $4,852.00 | |
| 3/16/2025 | AR 22253 - Cash Receipts - Manual | CC 7165 Batch 596 | | | $0.00 | $88.00 | |
| 3/17/2025 | AR 22254 - Cash Receipts - Manual | CC 0683 Batch 597 | | | $0.00 | $82.00 | |
| 3/20/2025 | AR 22255 - Cash Receipts - Manual | CC 2327 Batch 599 | | | $0.00 | $328.00 | |
| 3/23/2025 | AR 22257 - Cash Receipts - Manual | CC 9763 Batch 601 | | | $0.00 | $164.00 | |
| 07465 Storage Offsite | | | | $448.00 | $224.00 | $0.00 | $672.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/14/2025 | AP 22387 - Hand Written Check | 3/14 acch | SPS - SECURITY PUBLIC STORAGE | storage | $224.00 | $0.00 | |
| 08990 Telephone | | | | $1,539.10 | $800.07 | $0.00 | $2,339.17 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/4/2025 | AP 22380 - Hand Written Check | att ach | AT&T - AT&T AND INTERNET | ach | $460.60 | $0.00 | |
| 3/28/2025 | AP 22397 - Hand Written Check | ach | Verizon - Verizon Wireless | phone | $339.47 | $0.00 | |
| 06510 Transfer Fees | | | | $1,760.54 | $514.22 | $0.00 | $2,274.76 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/3/2025 | AP 22377 - Hand Written Check | 3325 | GPB - GOLDEN PACIFIC BANK | transfee | $514.22 | $0.00 | |
| 09080 Trash Bin | | | | $870.00 | $0.00 | $0.00 | $870.00 |
| 09082 Trash Removal/Hauling | | | | $1,700.00 | $4,000.00 | $0.00 | $5,700.00 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | **Debits** | **Credits** | |
| 3/6/2025 | AP 22371 - Hand Written Check | cash with | SLC - Scott Lindsay & CO - don't use | cash ck plus sv 6 | $3,000.00 | $0.00 | |
| 3/25/2025 | AP 22394 - Hand Written Check | xfer to 7856 | LWC RE - LWC REIMBURSEMENT | hauling / mgmt | $1,000.00 | $0.00 | |

| Account | | | | | Balance Forward | Debits | Credits | Ending Balance |
|---|---|---|---|---|---|---|---|---|
| 08930 Water & Sewer | | | | | $528.92 | $262.44 | $0.00 | $791.36 |
| **Date** | **Source - Entry Type** | **Check#** | **Description / Vendor** | **Reference** | | **Debits** | **Credits** | |
| 3/17/2025 | AP 22390 - Hand Written Check | ach 03/17 | CITY - CITY OF SACRAMENTO | water | | $262.44 | $0.00 | |
| 07407 Website | | | | | $1,500.00 | $0.00 | $0.00 | $1,500.00 |
| **Total:** | | | | | **$0.00** | **$178,588.01** | **$178,588.01** | **$0.00** |

Run Date: 04/23/2025
Run Time: 06:51 PM

# Wildwood Homeowners Association

BANK RECONCILIATION

Statement Date: 3/31/2025

| Reconciliation Summary: Golden Pacific Bank | | GL Account: 01025 - Cash Operating - GPB 7805 | |
|---|---|---|---|
| **Bank Statement Balance** | $813.05 | **Account Balance** | $1,475.05 |
| **GL Account Balance** | $1,475.05 | **+ Uncleared Payments** | $0.00 |
| **Difference** | ($662.00) | **- Uncleared Deposits** | $662.00 |
| | | **Reconciling Balance** | $813.05 |
| | | **- Statement Balance** | $813.05 |
| | | **Difference** | $0.00 |

| Check # | Date | Source / Batch | Reference | Status | | Deposits | Payments |
|---|---|---|---|---|---|---|---|
| | 3/31/2025 | AR 22341 | Cash Receipts - Manual | Uncleared | | 290.00 | 0.00 |
| | 3/31/2025 | AR 22342 | Cash Receipts - Manual | Uncleared | | 372.00 | 0.00 |
| | | | | | **Totals** | $662.00 | $0.00 |

Run Date: 04/23/2025
Run Time: 06:51 PM

# Wildwood Homeowners Association

BANK RECONCILIATION

Statement Date: 3/31/2025

| Reconciliation Summary: Golden Pacific Bank | | GL Account: 01075 - Reserves - GPB 07813 | |
|---|---|---|---|
| **Bank Statement Balance** | $174.80 | **Account Balance** | $174.80 |
| **GL Account Balance** | $174.80 | **+ Uncleared Payments** | $0.00 |
| **Difference** | $0.00 | **- Uncleared Deposits** | $0.00 |
| | | **Reconciling Balance** | $174.80 |
| | | **- Statement Balance** | $174.80 |
| | | **Difference** | $0.00 |

| Check # | Date | Source / Batch | Reference | Status | Deposits | Payments |
|---|---|---|---|---|---|---|
| | | | | **Totals** | $0.00 | $0.00 |

SHRA
CHANGING LIVES

March 13, 2025

Wildwood Homeowners Association
4211 Savannah Lane
Sacramento, CA 95823

To Whom It May Concern:

I hereby authorize the following individuals to act as proxy holders for the Sacramento Housing and Redevelopment Agency's interest in the Wildwood HOA:

1. Steven Armour, Asset Manager
2. Victoria Johnson, Assistant Director of Development
3. Kecia Boulware, Deputy Executive Director of Development

Each of the individuals listed above is granted the authority to vote on our behalf, or to refrain from voting, as they deem appropriate on any matters presented to the board.

Should you have any questions or require further clarification, please feel free to contact my office at (916) 440-1346.

Sincerely,

La Shelle Dozier
Executive Director

# ASSEMBLY BILL No. 69

**Introduced by Assembly Member Calderon**

December 10, 2024

An act to add Section 10095.3 to the Insurance Code, relating to insurance.

LEGISLATIVE COUNSEL'S DIGEST

AB 69, as introduced, Calderon. FAIR Plan policy renewals.

The California FAIR Plan Association is a joint reinsurance association in which all insurers licensed to write basic property insurance participate to administer a program for the equitable apportionment of basic property insurance for persons who are unable to obtain that coverage through normal channels. Existing law requires the association to implement programs to help reduce the number of existing FAIR Plan policies.

This bill would require a broker of record to determine if a FAIR Plan policy can be moved to a voluntary market insurance company before the policy is renewed.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

*The people of the State of California do enact as follows:*

SECTION 1. Section 10095.3 is added to the Insurance Code, to read:

10095.3. (a) Before the renewal of an insurance policy that has been placed in the FAIR Plan, the broker of record shall

determine if the policy can be moved to a voluntary market insurance company.

(b) For purposes of this section, “determine” means the broker of record utilizing their knowledge of the voluntary market for property insurance gained from actively placing, or attempting to place, the same or similar type of insurance.

O

CAI-CLAC VIRTUAL
TOWN HALL MEETING

# Preparing for Advocacy Week 2025

**REGISTER HERE**

CAI-CLAC VIRTUAL
Town Hall
MEETINGS

## APRIL 16, 2025

**11:30 – 12:00**
**Virtual Meet & Greet**

**12:00 – 1:00 pm**
**Town Hall Meeting**

**JOIN US VIA ZOOM!**

CAI-CLAC 2025 ADVOCACY WEEK
Leading The Way

*Join Us in Our Advocacy Efforts to Build Stronger California Community Associations*

CALIFORNIA LEGISLATIVE ACTION COMMITTEE
community
ASSOCIATIONS INSTITUTE

*CAI-CLAC Virtual Town Hall Meetings are an easy way to stay connected with legislative happenings and to learn more about what CAI-CLAC is doing in Sacramento for your community!*

**For more information email office@caiclac.com or visit caiclac.com**