



**WILDWOOD HOA
MAY 2025 BOARD MEETING**

Wildwood HOA
Board Minutes
03-26- 2025

Present: Patrick Bohner, Fred

Dozsa, Tania Hicks, Lisa Lindsay, Nextop Roofing, Umpqua Bank

Meeting opened at 3:20 p.m.

Resolved to approve the January meeting Minutes

M-Fred

S- Christian

C-All

A = n/a

Resolved to accept the Manager's report to include a contractor and a banks presentation for a financing plan to be ratified at the next Board meeting.

M-Fred

S- Tania

C-All

A = n/a

Resolved to accept the financials for January and February 2025.

M- Fred

S- Christian

C-All

A = n/a

Motion to close general meeting and enter into the executive session

M- Fred

C-n/a

A = n/a

General Meeting closed @ 4:15 pm

Lisa Lindsay for the Secretary

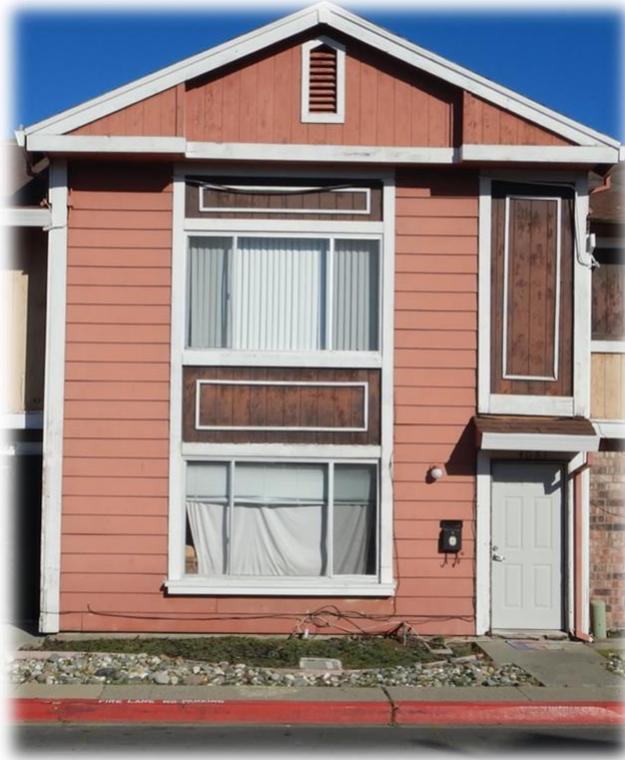
LEGEND

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



Indoor Mold Evaluation

4081 Savannah Lane
Sacramento, California



Overview

On January 27, 2025, Air Basics performed inspection and testing for fungal amplification within the townhome located at 4081 Savannah Lane, Sacramento, California.

This is a 2-Story home built in approximately 1979.

This assessment was performed at the request of management in response to a tenant concern regarding a suspicion of mold related to interior water damage caused by a roof leak.

Air Basics conducted a screening-level evaluation which included physically looking for mold growth in the reported area(s), plus collection of air samples.

P.O. Box 957, Folsom, CA 95763-0957
Office 916-275-6653
www.airbasics.com



In addition, samples were collected of the acoustical ceiling texture to determine if asbestos is present, prior to any repairs being conducted.

Inspection Parameters

This investigation was limited, but adequate to provide an evaluation of the visible, accessible conditions related to mold growth within the reported area(s) of concern.

Investigation parameters included:

- Visual inspection with digital photography
- 1 Indoor spore-trap air sample for mold, plus 1 outdoor comparison
- 1 Bulk sample to determine if asbestos is present

Observations & Notes

- The roof has a temporary tarp covering the area that leaked.
- There are two areas of the ceiling that are sagging down and cracking in the master bedroom. See attached diagram. Each area will need to be repaired, due to the amount of deflection in the ceiling and the apparent risk of eventual collapse.
- No visible mold was observed in the water damaged areas. However, there may be mold on the upper side of the ceiling that was not visible during this inspection.

See photos below.

Master bedroom ceiling is sagging from water damage, but no visible mold was found.



The water also got the floor and baseboard wet. The damage to the baseboard is insignificant.





Air Sample Findings

The air was sampled using an Allergenco-D spore trap device. With this method, a high volume pump is used to draw air through a collection device that traps mold spores onto the surface of a glass microscope slide. The trapped particles are then analyzed by a trained mycologist. Any fungal spores are identified, categorized and counted. The resulting analysis provides an assessment of the type and relative abundance of airborne mold spores.

In this study, one indoor air sample was collected, and an outdoor comparison, as follows:

1. Master Bedroom
2. Outdoors

Within the limits of the air testing performed, the following findings are made:

- Airborne mold spore levels indoors show no indication of a problem.

Asbestos Bulk Sample Findings

One (1) material was tested to determine if asbestos might be encountered during repairs. Results are shown in the table below. Asbestos was NOT detected.

Asbestos Findings

Sample(s) ID	Suspect Material Description	Location Where Expected	Asbestos Content by % (PLM)	EPA Category (RACM, Cat I or II)	Total Quantity of Material Involved
1A	Acoustical Ceiling Texture (popcorn)	Ceiling at Water Damaged Area in Master Bedroom	None Detected	NA	10 to 20 Sq. Ft

See attached laboratory analysis report for more specific information.

Summary

Within the limits of our study:

- Asbestos is NOT present in the acoustic ceiling material.
- Visible mold growth is not present, but could be found on the upper side of the ceiling (attic side).
- Air testing in the home shows normal mold levels.

Discussion

The ceiling in the master bedroom is damaged and will require spot repairs. It is advised that dust control containments are utilized when cutting open the ceiling, because mold may be found on the attic side of the drywall.

At this time, the tenants do not appear to be in any risk from exposure to mold or asbestos.



Recommendations

Immediate steps to take:

- Advise the tenant that mold amplification was not found.
- A relatively small amount of work is needed in this unit.
- Retain the services of a repair team that is familiar with handling mold, since it is possible mold will be found on the attic-side of the ceiling, and it will be necessary to set up dust control containment, so mold and dust are not released into the living spaces of the home.

Disclaimers

Fungi (molds) are naturally occurring organisms. Materials that become damp or wet may support fungal growth. If water intrusion or leaks occur, or humidity is not maintained properly, new fungal growth may occur. Our investigation did not include evaluating the source(s) of water that led to fungal growth. Other specialists must maintain the responsibility to confirm that water intrusion sources, if any, have been corrected.

This investigation included a prudent yet limited amount of testing for determining fungal spore levels in environments occupied by normal, healthy individuals. The investigation was limited to the portion(s) of the building discussed in the report above.

This investigation was specifically focused on evaluating fungi (mold). No other potential indoor contaminants were evaluated.

Christian C. Gerber, CAC, CIE, LRCIA

State of California, Certified Asbestos Consultant #94-1572
American Council for Accredited Certification, Certified Indoor Environmentalist #1570
State of California, Certified Lead Related Construction Inspector/Assessor #23115
State of Nevada, Asbestos Abatement Consultant # IJPM1697

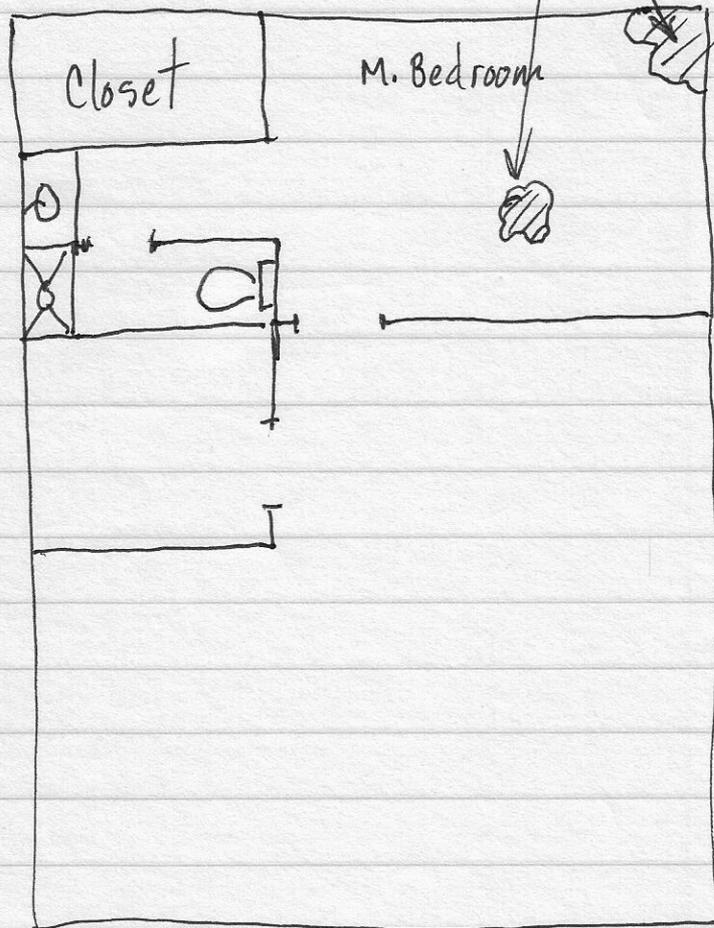
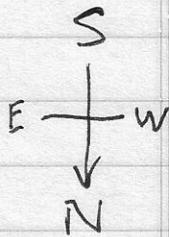
Attachments: Laboratory reports for asbestos and mold
Diagram

S3654 Wildwood HOA

1-27-2025

Townhome @ 4081 Savannah Lane

The roof leaked over the master bedroom and caused the ceiling to sag down in two small areas as shown.



No mold seen.

Client: Environmental Consultants Group
 C/O: Mr. Chris Gerber
 Re: S3654 - Savannah

Date of Sampling: 01-27-2025
 Date of Receipt: 01-27-2025
 Date of Report: 01-28-2025

SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

Location:	A1: M. Bedroom		A2: Outdoor	
Comments (see below)	None		None	
Lab ID-Version‡:	19475805-1		19475806-1	
Analysis Date:	01/27/2025		01/27/2025	
	raw ct.	spores/m3	raw ct.	spores/m3
Ascospores				
Aureobasidium				
Basidiospores			1	53
Bipolaris/Drechslera group				
Botrytis				
Chaetomium				
Cladosporium	2	110	7	370
Curvularia				
Epicoccum				
Fusarium				
Myrothecium				
Nigrospora			1	13
Other colorless				
Penicillium/Aspergillus types†			1	53
Pithomyces				
Rusts				
Smuts, Periconia, Myxomycetes	3	40	5	67
Stachybotrys				
Stemphylium				
Torula				
Ulocladium				
Zygomycetes				
Background debris (1-4+)	2+		2+	
Hyphal fragments/m3	53		40	
Pollen/m3	80		< 13	
Skin cells (1-4+)	1+		< 1+	
Sample volume (liters)	75		75	
§ TOTAL SPORES/m3		150		560

Comments:

Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

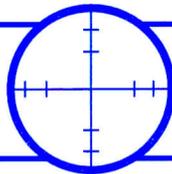
†† Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m³ divided by the raw count, expressed in spores/m³, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Spores/m³ has been rounded to two significant figures to reflect analytical precision.



Bulk Sample Analysis (PLM) Report

Report# 250127009

Christian Gerber
Environmental Consultants Group
P.O. Box 957
Folsom, CA 95763-0957

Date Collected: 01/27/25
Date Received: 01/27/25
Date Analyzed: 01/27/25

Phone: (916) 275-6653

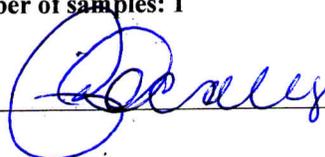
Job Information:
S3654 – 4081 Savannah

Sample Number	Sample Location	Sample Description	Analytical Results
1A Lab# 25-470158	Master bedroom – Ceiling	White & tan acoustic spray	No asbestos detected

OFFICIAL NOTICE: After 45 days, samples are disposed of through a licensed waste hauler, unless client requests their return.

Total number of samples: 1

Page 1 of 1

Supervisor 

Analyst 

Note: The test result findings are made to the methodologies and parameters described on the reverse of this page.

April 2025 WW Financials

Weymouth Consulting
Wildwood Homeowners Association

Wednesday, May 28, 2025

Table of Contents

Section	Report	Description
1	Balance Sheet - By Range	The financial summary of a community or other business entity at a point in time.
2	Detailed Income Statement - By Range	The income minus the expenses of a community or other business entity over a period of time compared to budgets.
3	Aged Owner Balance	The list of owners with balances over 30 days.
4	Prepaid Owners	The list of owners with a prepaid balance.
5	AP Open Items	The AP Open Item Report shows all Open (unpaid) Invoices for each Vendor 'as of' a date specified by the user.
6	General Ledger Detail	Shows General Ledger activity and supporting information for a given time period.
7	Bank Reconciliation	Bank reconciliation history for a given bank account.
8	Bank Reconciliation	Bank reconciliation history for a given bank account.

Wildwood Homeowners Association

Run Date: 05/28/2025

Run Time: 04:40 PM

BALANCE SHEET As of: 04/30/2025

Assets

Account #	Account Name	Total
Asset		
01025	Cash Operating - GPB 7805	\$9,455.85
01075	Reserves - GPB 07813	\$2,731.22
01200	Accounts Receivable	\$231,722.01
01205	Allowance for Bad Debt	(\$154,292.00)
01330	Special Assmts. Receiv.	\$42,717.49
01480	Due to Reserves	\$190,800.00
01485	Due to Operating	\$154,931.18
01490	Due From reserves	(\$154,931.18)
01495	Due From Operating	(\$190,800.00)
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:	\$142,251.57
	TOTAL ASSETS:	\$142,251.57

Liabilities

Account #	Account Name	Total
Liability		
03005	Prepaid Dues	\$77,956.69
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:	\$106,342.48
	TOTAL LIABILITIES:	\$106,342.48

Equity

Account #	Account Name	Total
Reserves		
05001	Replacement Fund	\$41.90
05003	Reserve Expenses	(\$19,290.00)
05010	Reserves - Unallocated	\$53,097.54
05020	Reserve Interest	\$20.96
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	<u>(\$3,732.00)</u>
	RESERVES TOTAL:	\$16,527.55
Members		
Equity		
05510	Prior Yr Net/Loss	<u>\$9,814.01</u>
	MEMBERS EQUITY TOTAL:	\$9,814.01
	Current Year Net Income/(Loss)	<u>\$9,567.53</u>
	TOTAL EQUITY:	\$35,909.09
	TOTAL LIABILITIES AND EQUITY:	<u><u>\$142,251.57</u></u>

Wildwood Homeowners Association

Run Date: 05/28/2025

Run Time: 04:40 PM

INCOME STATEMENT

Start: 04/01/2025 | End: 04/30/2025

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	158,920.00	152,320.00	6,600.00	456,960.00
06330 Special Assmt. Income	11,234.00	0.00	11,234.00	44,936.00	0.00	44,936.00	0.00
06332 Reimbursement Income	0.00	0.00	0.00	2,350.00	0.00	2,350.00	0.00
06333 LWC Reimbursements	652.00	0.00	652.00	652.00	0.00	652.00	0.00
06340 Late Fee Income	0.00	3,808.00	(3,808.00)	0.00	15,232.00	(15,232.00)	45,696.00
06342 NSF Income	0.00	0.00	0.00	35.00	0.00	35.00	0.00
06355 Key Replacement Income	0.00	0.00	0.00	32.00	0.00	32.00	0.00
06370 Owner Collection Costs	(910.77)	0.00	(910.77)	(1,821.54)	0.00	(1,821.54)	0.00
06510 Transfer Fees	(575.45)	0.00	(575.45)	(2,850.21)	0.00	(2,850.21)	0.00
06940 Reserve Misc Income	7,000.00	0.00	7,000.00	7,000.00	0.00	7,000.00	0.00
Income Total	57,129.78	41,888.00	15,241.78	209,253.25	167,552.00	41,701.25	502,656.00
Total Income	57,129.78	41,888.00	15,241.78	209,253.25	167,552.00	41,701.25	502,656.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative							
07005 Management Contract (LWC)	0.00	0.00	0.00	200.00	0.00	(200.00)	0.00
07010 Bookkeeping	0.00	833.33	833.33	0.00	3,333.32	3,333.32	10,000.00
07012 Contract Change Order	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
07014 Accounting Services	0.00	0.00	0.00	450.00	0.00	(450.00)	0.00
07030 Consulting Services	600.00	0.00	(600.00)	3,050.00	0.00	(3,050.00)	0.00
07160 Legal Fee Expense	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
07250 Bank Charges	97.99	333.33	235.34	299.97	1,333.32	1,033.35	4,000.00
07260 Postage	29.99	250.00	220.01	140.96	1,000.00	859.04	3,000.00
07265 Screening Fee Expense	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
07280 Insurance	6,175.90	2,083.33	(4,092.57)	20,905.80	8,333.32	(12,572.48)	25,000.00
07310 Software/ Scanner	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
07320 Office Supplies	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
07322 Office Cleaning	600.00	250.00	(350.00)	2,300.00	1,000.00	(1,300.00)	3,000.00
07400 Copies	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
07401 Copier Lease	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
07402 Toner	150.00	0.00	(150.00)	150.00	0.00	(150.00)	0.00
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	1,333.32	1,333.32	4,000.00
07415 Office Rent	0.00	650.00	650.00	1,950.00	2,600.00	650.00	7,800.00
07416 Police Services	0.00	500.00	500.00	0.00	2,000.00	2,000.00	6,000.00
07418 IT Work	635.00	0.00	(635.00)	1,745.00	0.00	(1,745.00)	0.00
07419 Onsite Manager	8,655.00	7,500.00	(1,155.00)	52,115.00	30,000.00	(22,115.00)	90,000.00
07425 Tax Preparation	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
07445 State Filing Fees	600.00	2.58	(597.42)	600.00	10.32	(589.68)	31.00
07460 Reserve Study	0.00	158.33	158.33	0.00	633.32	633.32	1,900.00
07465 Storage Offsite	224.00	0.00	(224.00)	896.00	0.00	(896.00)	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)	900.00	0.00	(900.00)	0.00
08095 Building Repairs & Materials	350.00	0.00	(350.00)	4,260.00	0.00	(4,260.00)	0.00
08175 Car Towing	255.00	0.00	(255.00)	255.00	0.00	(255.00)	0.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
General & Administrative Total	18,572.88	14,019.24	(4,553.64)	92,859.60	56,076.96	(36,782.64)	168,231.00
Pool							
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	1,333.32	1,333.32	4,000.00
08230 Pool Supervisor	0.00	291.67	291.67	0.00	1,166.68	1,166.68	3,500.00
Pool Total	0.00	625.00	625.00	1,000.00	2,500.00	1,500.00	7,500.00
Salaries							
08620 Clerical/Office Salary	0.00	250.00	250.00	156.00	1,000.00	844.00	3,000.00
08650 Maint./Handyman Salary	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
Salaries Total	0.00	333.33	333.33	156.00	1,333.32	1,177.32	4,000.00
Utilities							
08910 Electricity	564.79	1,666.67	1,101.88	4,222.28	6,666.68	2,444.40	20,000.00
08930 Water & Sewer	265.30	333.33	68.03	1,056.66	1,333.32	276.66	4,000.00
08950 Gas	0.00	75.00	75.00	0.00	300.00	300.00	900.00
08980 Gate Telephone	0.00	45.83	45.83	0.00	183.32	183.32	550.00
08990 Telephone	1,256.01	166.67	(1,089.34)	3,595.18	666.68	(2,928.50)	2,000.00
8950 Internet	0.00	0.00	0.00	2,500.00	0.00	(2,500.00)	0.00
Utilities Total	2,086.10	2,287.50	201.40	11,374.12	9,150.00	(2,224.12)	27,450.00
Maintenance & Repairs							
09020 Gates	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
09030 Building Repair	0.00	5,833.33	5,833.33	10,200.00	23,333.32	13,133.32	70,000.00
09032 Building Materials	0.00	0.00	0.00	3,600.00	0.00	(3,600.00)	0.00
09040 Fences	0.00	916.67	916.67	0.00	3,666.68	3,666.68	11,000.00
09050 Gutter Cleaning	2,400.00	166.67	(2,233.33)	3,900.00	666.68	(3,233.32)	2,000.00
09066 Painting	0.00	0.00	0.00	11,375.00	0.00	(11,375.00)	0.00
09080 Trash Bin	400.00	333.33	(66.67)	1,270.00	1,333.32	63.32	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	4,150.00	0.00	(4,150.00)	9,850.00	0.00	(9,850.00)	0.00
09085 Pooper Scooper	3,280.00	250.00	(3,030.00)	6,680.00	1,000.00	(5,680.00)	3,000.00
09095 Cameras	1,200.00	916.67	(283.33)	6,400.00	3,666.68	(2,733.32)	11,000.00
09110 Gen. Maint. & Repair	1,429.00	0.00	(1,429.00)	2,871.00	0.00	(2,871.00)	0.00
09115 Community Donations	0.00	125.00	125.00	0.00	500.00	500.00	1,500.00
09140 Roof Repairs	0.00	333.33	333.33	0.00	1,333.32	1,333.32	4,000.00
09255 Mailboxes	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
09320 Construction Repairs	1,150.00	0.00	(1,150.00)	4,050.00	0.00	(4,050.00)	0.00
09325 Security	300.00	333.33	33.33	300.00	1,333.32	1,033.32	4,000.00
09355 Lighting	0.00	666.67	666.67	0.00	2,666.68	2,666.68	8,000.00
09376 Dog waste station	0.00	100.00	100.00	0.00	400.00	400.00	1,200.00
Maintenance & Repairs Total	14,309.00	10,141.66	(4,167.34)	62,996.00	40,566.64	(22,429.36)	121,700.00
Landscape							
09610 Landscape Contract	2,500.00	6,250.00	3,750.00	9,300.00	25,000.00	15,700.00	75,000.00
09620 Landscape Maintenance Extras	0.00	375.00	375.00	3,800.00	1,500.00	(2,300.00)	4,500.00
09630 Sprinklers	0.00	166.67	166.67	0.00	666.68	666.68	2,000.00
09650 Fertilizer/Treatment	0.00	83.33	83.33	0.00	333.32	333.32	1,000.00
09660 Grass/Sod/Rocks	0.00	183.33	183.33	0.00	733.32	733.32	2,200.00
Landscape Total	2,500.00	7,058.33	4,558.33	13,100.00	28,233.32	15,133.32	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	0.00	916.67	916.67	12,700.00	3,666.68	(9,033.32)	11,000.00

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Reserves Total	0.00	916.67	916.67	18,200.00	3,666.68	(14,533.32)	11,000.00
Total Expense	37,467.98	35,381.73	(2,086.25)	199,685.72	141,526.92	(58,158.80)	424,581.00
Net Income	19,661.80	6,506.27	13,155.53	9,567.53	26,025.08	(16,457.55)	78,075.00

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
02 - NSF Fee	01200	\$0.00	\$0.00	\$35.00	\$25.00	\$60.00
13 - Violation Fine	01200	(\$192.00)	\$0.00	\$0.00	\$1,254.00	\$1,062.00
A1 - Assessment	01200	\$12,581.60	\$10,026.00	\$8,712.00	\$163,100.41	\$194,420.01
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	\$1,430.00	\$1,430.00
CLE - CLEANLINESS/SAFETY	01200	\$0.00	\$0.00	\$0.00	\$2,434.00	\$2,434.00
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	\$6,712.00	\$6,712.00
GAR - GARBAGE	01200	\$0.00	\$0.00	\$0.00	\$434.00	\$434.00
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	\$13,352.00	\$13,352.00
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	\$3,958.00	\$3,958.00
S1 - Special Assessment	01330	\$6,386.00	\$5,962.00	\$5,695.00	\$24,674.49	\$42,717.49
Grand Total:		\$18,775.60	\$15,988.00	\$14,442.00	\$225,233.90	\$274,439.50

Account#	Account Description	Delinquency Amount
01200	Accounts Receivable	\$231,722.01
01330	Special Assmts. Receiv.	\$42,717.49
Total:		\$274,439.50

Total Number of Homes: 117

AP Open Items

Wildwood Homeowners Association
As of: 04/30/2025

Run Date: 05/28/2025
Run Time: 04:40 PM

Vendor	Item #	Invoice	Date	Reference	Amount	
TROY	TROY COMMUNICAT...	16390	15161	4/6/2023	Cameras	\$42.00
			09095 Cameras - 000	Cameras	\$42.00	
					\$42.00	
Flock	Flock Safety	17264	INV-15772	5/19/2023	Flock Safety	\$2,500.00
			09325 Security - 000	Flock Safety	\$2,500.00	
					\$2,500.00	
TROY	TROY COMMUNICAT...	17733	15192	6/1/2023	Monthly Service, June	\$300.00
			09095 Cameras - 000		\$300.00	
					\$300.00	
DOM	DOMCO PLUMBING	17681	145893	6/30/2023	60 CE Way Leak	\$3,580.00
			05070 Reserves - Plumbing - 000	60 CE Way Leak	\$3,580.00	
					\$3,580.00	
TROY	TROY COMMUNICAT...	17732	15193	7/3/2023	Monthly service	\$300.00
			09095 Cameras - 000	Monthly Service	\$300.00	
					\$300.00	
TROY	TROY COMMUNICAT...	17735	15186	7/5/2023	Office wireless setup...	\$1,936.00
			09095 Cameras - 000	new office cameras	\$1,936.00	
					\$1,936.00	
TROY	TROY COMMUNICAT...	18543	15208	8/1/2023	Monthly Service Fee	\$300.00
			09095 Cameras - 000	Monthly Service Fee	\$300.00	
					\$300.00	
TROY	TROY COMMUNICAT...	18544	15207	8/9/2023	Installed new IP	\$405.00
			09095 Cameras - 000	camer...	\$405.00	
				Installed new IP		
				camera in court yard		
					\$405.00	
TROY	TROY COMMUNICAT...	19449	15187	8/10/2023	Camera Setup Office,	\$4,154.00
			09095 Cameras - 000	P...	\$4,154.00	
				Camera Setup Office,		
				Pool, Gate		
					\$4,154.00	
CPALEVY	Levy Erlanger &...	18762	80986	8/25/2023	CPA FYE 2022	\$1,620.00
			07425 Tax Preparation - 000	CPA FYE 2022	\$1,620.00	
					\$1,620.00	
CoSUTL	City of Sacramento	18873	0344831415-0908239/1/2023		0344831415 - Utilities	\$761.28
			08900 UTILITIES: - 000		0344831415 - Utilities	\$761.28
					\$761.28	
CoSUTL	City of Sacramento	18874	3632672694 -	9/1/2023	3632672694 - Utilities	\$723.18
			07-19-23			
			08900 UTILITIES: - 000		3632672694 - Utilities	\$723.18
					\$723.18	
TROY	TROY COMMUNICAT...	19362	15244	10/6/2023	Pool Camera replace	\$400.00

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

Wildwood Homeowners Association

Run Date: 05/28/2025
Run Time: 04:40 PM

GENERAL LEDGER DETAIL

As of: Start: 04/01/2025 | End: 04/30/2025

Account					Balance Forward	Debits	Credits	Ending Balance
07014 Accounting Services					\$450.00	\$0.00	\$0.00	\$450.00
03010 Accounts Payable					(\$43,521.46)	\$500.00	\$500.00	(\$43,521.46)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/4/2025	AP 22310 - Enter Bill		AMROID - AMROID.COM	Pool	\$0.00	\$500.00		
4/4/2025	AP 22311 - Print Check	3251	AMROID - AMROID.COM	Pool	\$500.00	\$0.00		
01200 Accounts Receivable					\$234,207.04	\$39,730.00	\$42,215.03	\$231,722.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	AR 22261 - Apply Charges				\$39,730.00	\$0.00		
4/1/2025	AR 22343 - Cash Receipts - Manual	CC 4312 Batch 607			\$0.00	\$788.00		
4/1/2025	AR 22357 - Cash Receipts - Manual	679273925 resale			\$0.00	\$290.00		
4/1/2025	AR 22562 - Cash Receipts - Lockbox	0000025309			\$0.00	\$1,488.00		
4/1/2025	AR 22585 - Cash Receipts - Lockbox	0000025309			\$0.00	\$2,314.00		
4/1/2025	AR 22626 - Apply PrePays				\$0.00	\$9,762.50		
4/2/2025	AR 22344 - Cash Receipts - Manual	CC 0796 Batch 608			\$0.00	\$570.00		
4/2/2025	AR 22491 - Cash Receipts - Lockbox	0000024122			\$0.00	\$6,960.00		
4/2/2025	AR 22492 - Cash Receipts - Lockbox	0000024122			\$0.00	\$700.00		
4/2/2025	AR 22495 - Cash Receipts - Manual	94245104			\$0.00	\$290.00		
4/3/2025	AR 22345 - Cash Receipts - Manual	CC 7392 Batch 609			\$0.00	\$1,116.00		
4/4/2025	AR 22346 - Cash Receipts - Manual	CC 4121 Batch 610			\$0.00	\$686.00		
4/5/2025	AR 22347 - Cash Receipts - Manual	CC 1263 Batch 611			\$0.00	\$1,242.53		
4/6/2025	AR 22348 - Cash Receipts - Manual	CC 0372 Batch 612			\$0.00	\$918.00		
4/7/2025	AR 22349 - Cash Receipts - Manual	CC 1399 Batch 613			\$0.00	\$372.00		
4/7/2025	AR 22496 - Cash Receipts - Manual	1456			\$0.00	\$1,822.00		
4/8/2025	AR 22430 - Cash Receipts - Manual	CC 7959 Batch 614			\$0.00	\$44.00		
4/9/2025	AR 22431 - Cash Receipts - Manual	CC 6050 Batch 615			\$0.00	\$296.00		
4/10/2025	AR 22432 - Cash Receipts - Manual	CC 0710 Batch 616			\$0.00	\$1,137.00		
4/11/2025	AR 22433 - Cash Receipts - Manual	CC 7381 Batch 617			\$0.00	\$662.00		
4/13/2025	AR 22434 - Cash Receipts - Manual	CC 3319 Batch 618			\$0.00	\$662.00		
4/14/2025	AR 22435 - Cash Receipts - Manual	CC 7673 Batch 619			\$0.00	\$662.00		
4/15/2025	AR 22436 - Cash Receipts - Manual	CC 8142 Batch 620			\$0.00	\$372.00		
4/15/2025	AR 22627 - Apply PrePays				\$0.00	\$113.00		
4/17/2025	AR 22438 - Cash Receipts - Manual	CC 0683 Batch 622			\$0.00	\$290.00		
4/18/2025	AR 22439 - Cash Receipts - Manual	CC 1966 Batch 623			\$0.00	\$372.00		
4/18/2025	AR 22498 - Cash Receipts - Manual	27384465 2nd			\$0.00	\$744.00		
4/28/2025	AR 22476 - Cash Receipts - Manual	CC 4836 Batch 627			\$0.00	\$2,276.00		
4/28/2025	AR 22499 - Cash Receipts - Manual	39334553			\$0.00	\$1,488.00		
4/30/2025	AR 22584 - Cash Receipts - Lockbox	0000025309			\$0.00	\$1,488.00		
4/30/2025	AR 22628 - Apply PrePays				\$0.00	\$2,290.00		
01205 Allowance for Bad Debt					(\$154,292.00)	\$0.00	\$0.00	(\$154,292.00)
06310 Assessment Income					(\$119,190.00)	\$0.00	\$39,730.00	(\$158,920.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		

Account				Balance Forward	Debits	Credits	Ending Balance
4/1/2025	AR 22261 - Apply Charges				\$0.00	\$39,730.00	
07250 Bank Charges				\$201.98	\$97.99	\$0.00	\$299.97
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2025	AP 22520 - Hand Written Check	ach	GPB - GOLDEN PACIFIC BANK	monthly service fee	\$97.99	\$0.00	
09032 Building Materials				\$3,600.00	\$0.00	\$0.00	\$3,600.00
09030 Building Repair				\$10,200.00	\$0.00	\$0.00	\$10,200.00
08095 Building Repairs & Materials				\$3,910.00	\$350.00	\$0.00	\$4,260.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/22/2025	AP 22579 - Hand Written Check	xfer to 7856	LWC RE - LWC REIMBURSEMENT	materials	\$300.00	\$0.00	
4/29/2025	AP 22581 - Hand Written Check	xfer to 7856	LWC RE - LWC REIMBURSEMENT	50 reimb materials	\$50.00	\$0.00	
09095 Cameras				\$5,200.00	\$1,200.00	\$0.00	\$6,400.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/16/2025	AP 22508 - Hand Written Check	1681	TROY - TROY COMMUNICATIONS	cameras	\$1,200.00	\$0.00	
08175 Car Towing				\$0.00	\$255.00	\$0.00	\$255.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2025	AP 22509 - Hand Written Check	1722	ENFORC - ENFORCEMENT	towing	\$255.00	\$0.00	
01025 Cash Operating - GPB 7805				(\$399.95)	\$49,182.00	\$39,326.20	\$9,455.85
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AR 22343 - Cash Receipts - Manual	CC 4312 Batch 607			\$1,024.00	\$0.00	
4/1/2025	AR 22357 - Cash Receipts - Manual	679273925 resale			\$290.00	\$0.00	
4/1/2025	GL 22503 - Journal Entry		xfer from 7813 reserves	xfer from 7813 reserves	\$2,000.00	\$0.00	
4/1/2025	AP 22514 - Hand Written Check	1734	TY - Terris Young	security	\$0.00	\$300.00	
4/1/2025	AP 22518 - Hand Written Check	ach	Asset - Asset Financial	collections	\$0.00	\$433.70	
4/1/2025	GL 22564 - Journal Entry		deposit from weymouth	deposit from weymouth	\$652.00	\$0.00	
4/1/2025	AR 22587 - Cash Receipts - Manual	ach april			\$372.00	\$0.00	
4/1/2025	GL 22588 - Journal Entry		move bank	move	\$0.00	\$372.00	
4/2/2025	AR 22344 - Cash Receipts - Manual	CC 0796 Batch 608			\$1,488.00	\$0.00	
4/2/2025	AR 22491 - Cash Receipts - Lockbox	0000024122			\$6,960.00	\$0.00	
4/2/2025	AR 22492 - Cash Receipts - Lockbox	0000024122			\$1,968.00	\$0.00	
4/2/2025	AR 22495 - Cash Receipts - Manual	94695106			\$1,160.00	\$0.00	
4/2/2025	AP 22509 - Hand Written Check	1722	ENFORC - ENFORCEMENT	towing	\$0.00	\$255.00	
4/2/2025	AP 22519 - Hand Written Check	ach	ATT UV - AT&T U-VERSE	phone	\$0.00	\$96.30	
4/2/2025	AP 22520 - Hand Written Check	ach	GPB - GOLDEN PACIFIC BANK	monthly service fee	\$0.00	\$97.99	
4/2/2025	AP 22521 - Hand Written Check	ach	GPB - GOLDEN PACIFIC BANK	transfer	\$0.00	\$575.45	
4/3/2025	AR 22345 - Cash Receipts - Manual	CC 6921 Batch 609			\$1,488.00	\$0.00	
4/3/2025	GL 22566 - Journal Entry		INSURANCE TO 7813	INSURANCE	\$0.00	\$1,300.00	
4/4/2025	AP 22311 - Print Check	3251	AMROID - AMROID.COM	Pool	\$0.00	\$500.00	
4/4/2025	AR 22346 - Cash Receipts - Manual	CC 4121 Batch 610			\$1,116.00	\$0.00	
4/4/2025	AP 22510 - Hand Written Check	1723	Angel - Maria Merchant	cleaning	\$0.00	\$600.00	
4/4/2025	AP 22516 - Hand Written Check	1736	TWC - TWC BOOKS	services	\$0.00	\$200.00	
4/4/2025	AP 22532 - Hand Written Check	ach	ATT UV - AT&T U-VERSE	phone	\$0.00	\$364.30	
4/5/2025	AR 22347 - Cash Receipts - Manual	CC 1263 Batch 611			\$1,488.00	\$0.00	
4/6/2025	AR 22348 - Cash Receipts - Manual	CC 0372 Batch 612			\$1,034.00	\$0.00	
4/7/2025	AR 22349 - Cash Receipts - Manual	CC 1399 Batch 613			\$372.00	\$0.00	
4/7/2025	AR 22496 - Cash Receipts - Manual	1456			\$2,566.00	\$0.00	

Account			Balance Forward		Debits	Credits	Ending Balance
4/7/2025	GL 22502 - Journal Entry		xfer from 7813 reserves	xfer from 7813 reserves	\$4,000.00	\$0.00	
4/7/2025	AP 22511 - Hand Written Check	1724	RA REIM - RA HAULING	hauling	\$0.00	\$2,500.00	
4/7/2025	AP 22512 - Hand Written Check	1725	CleanCO - Clean Company	clean	\$0.00	\$400.00	
4/7/2025	AP 22522 - Hand Written Check	ach	DBINS - DB Insurance	insurance	\$0.00	\$4,875.90	
4/7/2025	AP 22567 - Hand Written Check	REG W PARTIAL OF 5280 WIT	MESS - Lindsay & Co	HAUL	\$0.00	\$3,280.00	
4/7/2025	AP 22568 - Hand Written Check	REG WITH PARTIAL WITH 328	CleanCO - Clean Company	POWER WASHING	\$0.00	\$2,000.00	
4/8/2025	AR 22430 - Cash Receipts - Manual	CC 7959 Batch 614			\$472.00	\$0.00	
4/8/2025	AP 22523 - Hand Written Check	ach	STAMPS - STAMPS.COM	stamps	\$0.00	\$29.99	
4/9/2025	AR 22431 - Cash Receipts - Manual	CC 6050 Batch 615			\$372.00	\$0.00	
4/9/2025	GL 22501 - Journal Entry		xfer from 7813	xfer from 7813 reserv	\$1,000.00	\$0.00	
4/9/2025	AP 22513 - Hand Written Check	1733	TWC - TWC BOOKS	service	\$0.00	\$200.00	
4/9/2025	AP 22569 - Hand Written Check	XFER TO 7856	LWC RE - LWC REIMBURSEMENT	TRASH CAN IN /OUT	\$0.00	\$400.00	
4/9/2025	AP 22570 - Hand Written Check	XFER TO 7856 400 TC+/800	LWC - WEYMOUTH CONSULTING, LLC	MGMT	\$0.00	\$800.00	
4/10/2025	AR 22432 - Cash Receipts - Manual	CC 0710 Batch 616			\$1,301.00	\$0.00	
4/10/2025	AP 22507 - Hand Written Check	1680	LWC - WEYMOUTH CONSULTING, LLC	mgmt	\$0.00	\$750.00	
4/10/2025	AP 22572 - Hand Written Check	TO 7856	LWC RE - LWC REIMBURSEMENT	GENERAL MAINT	\$0.00	\$500.00	
4/11/2025	AR 22433 - Cash Receipts - Manual	CC 7381 Batch 617			\$844.00	\$0.00	
4/11/2025	AR 22497 - Cash Receipts - Manual	385			\$372.00	\$0.00	
4/11/2025	AP 22571 - Hand Written Check	XFER TO 7856	Pedro - Pedro Landscape Croz Larious (Marco Antonio)	PEDRO 750 =250 FROM LWC	\$0.00	\$750.00	
4/13/2025	AR 22434 - Cash Receipts - Manual	CC 3319 Batch 618			\$1,116.00	\$0.00	
4/14/2025	AR 22435 - Cash Receipts - Manual	CC 7673 Batch 619			\$744.00	\$0.00	
4/14/2025	AP 22525 - Hand Written Check	ach	SPS - SECURITY PUBLIC STORAGE	storage	\$0.00	\$224.00	
4/14/2025	AP 22574 - Hand Written Check	XFER TO 7856	RICK - RA HAULING	MATTRESS HAULING	\$0.00	\$1,000.00	
4/15/2025	AR 22436 - Cash Receipts - Manual	CC 8142 Batch 620			\$372.00	\$0.00	
4/15/2025	AP 22573 - Hand Written Check	XFER TO 7856	LWC RE - LWC REIMBURSEMENT	MAINT	\$0.00	\$829.00	
4/16/2025	AR 22437 - Cash Receipts - Manual	CC 0302 Batch 621			\$744.00	\$0.00	
4/16/2025	AP 22508 - Hand Written Check	1681	TROY - TROY COMMUNICATIONS	cameras	\$0.00	\$1,200.00	
4/17/2025	AR 22438 - Cash Receipts - Manual	CC 0683 Batch 622			\$372.00	\$0.00	
4/17/2025	AP 22524 - Hand Written Check	4/17/25ach	CITY - CITY OF SACRAMENTO	water	\$0.00	\$265.30	
4/17/2025	AP 22526 - Hand Written Check	ach	Asset - Asset Financial	collections	\$0.00	\$477.07	
4/18/2025	AR 22439 - Cash Receipts - Manual	CC 1701 Batch 623			\$744.00	\$0.00	
4/18/2025	AR 22498 - Cash Receipts - Manual	27384465 2nd			\$1,280.00	\$0.00	
4/18/2025	AP 22515 - Hand Written Check	1735	TWC - TWC BOOKS	consulting	\$0.00	\$200.00	
4/18/2025	AP 22576 - Hand Written Check	xfer to 7856	LWC RE - LWC REIMBURSEMENT	materials	\$0.00	\$100.00	
4/19/2025	AP 22505 - Hand Written Check	1650	TWC - TWC BOOKS	trash removal	\$0.00	\$200.00	
4/21/2025	AP 22506 - Hand Written Check	1651	Pedro - Pedro Landscape Croz Larious (Marco Antonio)	landscape	\$0.00	\$1,500.00	
4/21/2025	AP 22575 - Hand Written Check	4/21 XFER 7856	PETER - Peter Hauling	HAULING	\$0.00	\$450.00	
4/21/2025	AP 22577 - Hand Written Check	xfer to 7856	COMPUT - ACTION COMPUTERS	it	\$0.00	\$135.00	
4/21/2025	AP 22578 - Hand Written Check	xfer to 7856	Pedro - Pedro Landscape Croz Larious (Marco Antonio)	partial payment pedro landscp	\$0.00	\$250.00	
4/22/2025	AR 22440 - Cash Receipts - Manual	CC 0806 Batch 624			\$544.00	\$0.00	
4/22/2025	AP 22579 - Hand Written Check	xfer to 7856	LWC RE - LWC REIMBURSEMENT	materials	\$0.00	\$300.00	
4/23/2025	AR 22441 - Cash Receipts - Manual	CC 4005 Batch 625			\$372.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
4/23/2025	AP 22527 - Hand Written Check	ach	PCC - PEST CONTROL CENTER	pest	\$0.00	\$200.00	
4/24/2025	AR 22475 - Cash Receipts - Manual	CC 1330 Batch 626			\$372.00	\$0.00	
4/24/2025	AP 22528 - Hand Written Check	ach	SMUD - 7304 FRANKLIN BLVD 1283977	LL and WW	\$0.00	\$564.79	
4/25/2025	AP 22580 - Hand Written Check	xfer to 7856	SEC - SECRETARY OF STATE	sec state filing	\$0.00	\$600.00	
4/28/2025	AR 22476 - Cash Receipts - Manual	CC 3455 Batch 627 2 of 2			\$4,590.00	\$0.00	
4/28/2025	AR 22499 - Cash Receipts - Manual	3933			\$1,860.00	\$0.00	
4/28/2025	AP 22517 - Hand Written Check	1737	LWC - WEYMOUTH CONSULTING, LLC	mgmt	\$0.00	\$200.00	
4/28/2025	AP 22529 - Hand Written Check	ach	Verizon - Verizon Wireless	wireless	\$0.00	\$699.11	
4/28/2025	AP 22530 - Hand Written Check	ach	LawtonCon - Lawton Construction	construction	\$0.00	\$1,150.00	
4/29/2025	AR 22477 - Cash Receipts - Manual	CC 1475 Batch 628			\$290.00	\$0.00	
4/29/2025	AR 22500 - Cash Receipts - Manual	9504533259			\$3,071.00	\$0.00	
4/29/2025	AP 22581 - Hand Written Check	xfer to 7856	LWC RE - LWC REIMBURSEMENT	50 reimb materials	\$0.00	\$50.00	
4/29/2025	AP 22582 - Hand Written Check	reg with	A&E - A AND E REPRO SYSTEMS, INC	150 copier	\$0.00	\$150.00	
4/29/2025	AP 22583 - Hand Written Check	reg with 405	LWC - WEYMOUTH CONSULTING, LLC	mgmt	\$0.00	\$405.00	
4/30/2025	AR 22478 - Cash Receipts - Manual	CC 1263 Batch 629			\$372.00	\$0.00	
4/30/2025	AP 22531 - Hand Written Check	ach	ATT UV - AT&T U-VERSE	phone	\$0.00	\$96.30	
4/30/2025	AP 22565 - Hand Written Check	reg w and xfer to 7856	LWC - WEYMOUTH CONSULTING, LLC	Mgmt inv	\$0.00	\$6,500.00	
07550 City Inspection Violation					\$500.00	\$0.00	\$500.00
08620 Clerical/Office Salary					\$156.00	\$0.00	\$156.00
07405 Computer Software					\$641.87	\$0.00	\$641.87
09320 Construction Repairs					\$2,900.00	\$1,150.00	\$4,050.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/28/2025	AP 22530 - Hand Written Check	ach	LawtonCon - Lawton Construction	construction	\$1,150.00	\$0.00	
07030 Consulting Services					\$2,450.00	\$600.00	\$3,050.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/4/2025	AP 22516 - Hand Written Check	1736	TWC - TWC BOOKS	services	\$200.00	\$0.00	
4/9/2025	AP 22513 - Hand Written Check	1733	TWC - TWC BOOKS	service	\$200.00	\$0.00	
4/18/2025	AP 22515 - Hand Written Check	1735	TWC - TWC BOOKS	consulting	\$200.00	\$0.00	
03015 Contract - Liability					(\$42.00)	\$0.00	(\$42.00)
01495 Due From Operating					(\$187,800.00)	\$0.00	(\$190,800.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/27/2025	GL 22444 - Journal Entry			Reserve Transfer Monthly	\$0.00	\$3,000.00	
01490 Due From reserves					(\$154,931.18)	\$0.00	(\$154,931.18)
01485 Due to Operating					\$154,931.18	\$0.00	\$154,931.18
01480 Due to Reserves					\$187,800.00	\$3,000.00	\$190,800.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/27/2025	GL 22444 - Journal Entry			Reserve Transfer Monthly	\$3,000.00	\$0.00	
03030 Due to/from MCE					(\$113.83)	\$0.00	(\$113.83)
08910 Electricity					\$3,657.49	\$564.79	\$4,222.28
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/24/2025	AP 22528 - Hand Written Check	ach	SMUD - 7304 FRANKLIN BLVD 1283977	LL and WW	\$564.79	\$0.00	
02590 Exchange Account					\$5,225.00	\$0.00	\$5,225.00
09110 Gen. Maint. & Repair					\$1,442.00	\$1,429.00	\$2,871.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/10/2025	AP 22572 - Hand Written Check	TO 7856	LWC RE - LWC REIMBURSEMENT	GENERAL MAINT	\$500.00	\$0.00	
4/15/2025	AP 22573 - Hand Written Check	XFER TO	LWC RE - LWC REIMBURSEMENT	MAINT	\$829.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
		7856					
4/18/2025	AP 22576 - Hand Written Check	xfer to 7856	LWC RE - LWC REIMBURSEMENT	materials	\$100.00	\$0.00	
09050 Gutter Cleaning				\$1,500.00	\$2,400.00	\$0.00	\$3,900.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/7/2025	AP 22512 - Hand Written Check	1725	CleanCO - Clean Company	clean	\$400.00	\$0.00	
4/7/2025	AP 22568 - Hand Written Check	REG WITH PARTIAL WITH 328	CleanCO - Clean Company	POWER WASHING	\$2,000.00	\$0.00	
09081 Hauling				\$2,500.00	\$0.00	\$0.00	\$2,500.00
07280 Insurance				\$14,729.90	\$6,175.90	\$0.00	\$20,905.80
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/3/2025	GL 22566 - Journal Entry		INSURANCE TO 7813	INSURANCE	\$1,300.00	\$0.00	
4/7/2025	AP 22522 - Hand Written Check	ach	DBINS - DB Insurance	insurance	\$4,875.90	\$0.00	
8950 Internet				\$2,500.00	\$0.00	\$0.00	\$2,500.00
07418 IT Work				\$1,110.00	\$635.00	\$0.00	\$1,745.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/4/2025	AP 22310 - Enter Bill		AMROID - AMROID.COM	Pool	\$500.00	\$0.00	
4/21/2025	AP 22577 - Hand Written Check	xfer to 7856	COMPUT - ACTION COMPUTERS	it	\$135.00	\$0.00	
01515 Key Replacement				(\$35.00)	\$0.00	\$0.00	(\$35.00)
06355 Key Replacement Income				(\$32.00)	\$0.00	\$0.00	(\$32.00)
09610 Landscape Contract				\$6,800.00	\$2,500.00	\$0.00	\$9,300.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/11/2025	AP 22571 - Hand Written Check	XFR TO 7856	Pedro - Pedro Landscape Croz Larious (Marco Antonio)	PEDRO 750 =250 FROM LWC	\$750.00	\$0.00	
4/21/2025	AP 22506 - Hand Written Check	1651	Pedro - Pedro Landscape Croz Larious (Marco Antonio)	landscape	\$1,500.00	\$0.00	
4/21/2025	AP 22578 - Hand Written Check	xfer to 7856	Pedro - Pedro Landscape Croz Larious (Marco Antonio)	partial payment pedro landscp	\$250.00	\$0.00	
09620 Landscape Maintenance Extras				\$3,800.00	\$0.00	\$0.00	\$3,800.00
06333 LWC Reimbursements				\$0.00	\$0.00	\$652.00	(\$652.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	GL 22564 - Journal Entry		deposit from weymouth	deposit from weymouth	\$0.00	\$652.00	
07005 Management Contract (LWC)				\$200.00	\$0.00	\$0.00	\$200.00
06342 NSF Income				(\$35.00)	\$0.00	\$0.00	(\$35.00)
07322 Office Cleaning				\$1,700.00	\$600.00	\$0.00	\$2,300.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/4/2025	AP 22510 - Hand Written Check	1723	Angel - Maria Merchant	cleaning	\$600.00	\$0.00	
07415 Office Rent				\$1,950.00	\$0.00	\$0.00	\$1,950.00
07419 Onsite Manager				\$43,460.00	\$8,655.00	\$0.00	\$52,115.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/9/2025	AP 22570 - Hand Written Check	XFER TO 7856 400 TC+/800	LWC - WEYMOUTH CONSULTING, LLC	MGMT	\$800.00	\$0.00	
4/10/2025	AP 22507 - Hand Written Check	1680	LWC - WEYMOUTH CONSULTING, LLC	mgmt	\$750.00	\$0.00	
4/28/2025	AP 22517 - Hand Written Check	1737	LWC - WEYMOUTH CONSULTING, LLC	mgmt	\$200.00	\$0.00	
4/29/2025	AP 22583 - Hand Written Check	reg with 405	LWC - WEYMOUTH CONSULTING, LLC	mgmt	\$405.00	\$0.00	
4/30/2025	AP 22565 - Hand Written Check	reg w and xfer to 7856	LWC - WEYMOUTH CONSULTING, LLC	Mgmt inv	\$6,500.00	\$0.00	
06370 Owner Collection Costs				\$910.77	\$910.77	\$0.00	\$1,821.54
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/1/2025	AP 22518 - Hand Written Check	ach	Asset - Asset Financial	collections	\$433.70	\$0.00	
4/17/2025	AP 22526 - Hand Written Check	ach	Asset - Asset Financial	collections	\$477.07	\$0.00	
09066 Painting				\$11,375.00	\$0.00	\$0.00	\$11,375.00

Account					Balance Forward	Debits	Credits	Ending Balance
08055 Pest Control					\$700.00	\$200.00	\$0.00	\$900.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/23/2025	AP 22527 - Hand Written Check	ach	PCC - PEST CONTROL CENTER	pest	\$200.00	\$0.00		
08200 POOL:					\$1,000.00	\$0.00	\$0.00	\$1,000.00
09085 Pooper Scooper					\$3,400.00	\$3,280.00	\$0.00	\$6,680.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/7/2025	AP 22567 - Hand Written Check	REG W PARTIAL OF 5280 WIT	MESS - Lindsay & Co	HAUL	\$3,280.00	\$0.00		
07260 Postage					\$110.97	\$29.99	\$0.00	\$140.96
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/8/2025	AP 22523 - Hand Written Check	ach	STAMPS - STAMPS.COM	stamps	\$29.99	\$0.00		
03005 Prepaid Dues					(\$78,563.72)	\$18,252.03	\$17,645.00	(\$77,956.69)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	AR 22343 - Cash Receipts - Manual	CC 6304 Batch 607			\$0.00	\$236.00		
4/1/2025	AR 22562 - Cash Receipts - Lockbox	0000025309			\$0.00	\$1,488.00		
4/1/2025	AR 22585 - Cash Receipts - Lockbox	0000025309			\$0.00	\$126.00		
4/1/2025	AR 22587 - Cash Receipts - Manual	ach april			\$0.00	\$372.00		
4/1/2025	AR 22626 - Apply PrePays				\$9,762.50	\$0.00		
4/2/2025	AR 22344 - Cash Receipts - Manual	CC 1006 Batch 608			\$0.00	\$836.00		
4/2/2025	AR 22492 - Cash Receipts - Lockbox	0000024122			\$0.00	\$1,230.00		
4/2/2025	AR 22495 - Cash Receipts - Manual	94695106			\$0.00	\$870.00		
4/3/2025	AR 22345 - Cash Receipts - Manual	CC 6921 Batch 609			\$0.00	\$372.00		
4/4/2025	AR 22346 - Cash Receipts - Manual	CC 5732 Batch 610			\$0.00	\$372.00		
4/6/2025	AR 22348 - Cash Receipts - Manual	CC 1842 Batch 612			\$0.00	\$116.00		
4/7/2025	AR 22496 - Cash Receipts - Manual	67927395			\$0.00	\$580.00		
4/8/2025	AR 22430 - Cash Receipts - Manual	CC 0806 Batch 614			\$0.00	\$100.00		
4/11/2025	AR 22433 - Cash Receipts - Manual	CC 0806 Batch 617			\$0.00	\$100.00		
4/11/2025	AR 22497 - Cash Receipts - Manual	385			\$0.00	\$372.00		
4/13/2025	AR 22434 - Cash Receipts - Manual	CC 2380 Batch 618			\$0.00	\$372.00		
4/15/2025	AR 22627 - Apply PrePays				\$4,362.00	\$0.00		
4/16/2025	AR 22437 - Cash Receipts - Manual	CC 0302 Batch 621			\$0.00	\$744.00		
4/18/2025	AR 22439 - Cash Receipts - Manual	CC 1701 Batch 623			\$0.00	\$372.00		
4/18/2025	AR 22498 - Cash Receipts - Manual	97014044			\$0.00	\$536.00		
4/22/2025	AR 22440 - Cash Receipts - Manual	CC 0806 Batch 624			\$0.00	\$544.00		
4/23/2025	AR 22441 - Cash Receipts - Manual	CC 4005 Batch 625			\$0.00	\$372.00		
4/24/2025	AR 22475 - Cash Receipts - Manual	CC 1330 Batch 626			\$0.00	\$372.00		
4/28/2025	AR 22476 - Cash Receipts - Manual	CC 3455 Batch 627 1 of 2			\$0.00	\$1,942.00		
4/28/2025	AR 22499 - Cash Receipts - Manual	3933			\$0.00	\$372.00		
4/29/2025	AR 22477 - Cash Receipts - Manual	CC 1475 Batch 628			\$0.00	\$290.00		
4/29/2025	AR 22500 - Cash Receipts - Manual	9504533259			\$0.00	\$3,071.00		
4/30/2025	AR 22478 - Cash Receipts - Manual	CC 1263 Batch 629			\$0.00	\$372.00		
4/30/2025	AR 22584 - Cash Receipts - Lockbox	0000025309			\$0.00	\$1,116.00		
4/30/2025	AR 22628 - Apply PrePays				\$4,127.53	\$0.00		
01610 Prepaid Insurance					\$3,527.00	\$0.00	\$0.00	\$3,527.00

Account					Balance Forward	Debits	Credits	Ending Balance
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					(\$2,350.00)	\$0.00	\$0.00	(\$2,350.00)
05001 Replacement Fund					(\$41.90)	\$0.00	\$0.00	(\$41.90)
05003 Reserve Expenses					\$11,990.00	\$7,300.00	\$0.00	\$19,290.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	GL 22503 - Journal Entry		xfer from 7813 reserves	xfer from 7813 reserves	\$2,000.00	\$0.00		
4/7/2025	GL 22502 - Journal Entry		xfer from 7813 reserves	xfer from 7813 reserves	\$4,000.00	\$0.00		
4/9/2025	GL 22501 - Journal Entry		xfer from 7813	xfer from 7813 reserv	\$1,000.00	\$0.00		
4/30/2025	GL 22586 - Journal Entry		Interest	xfer to 7856 materials	\$300.00	\$0.00		
05020 Reserve Interest					(\$20.54)	\$0.00	\$0.42	(\$20.96)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/30/2025	GL 22586 - Journal Entry		Interest	Interest	\$0.00	\$0.42		
06940 Reserve Misc Income					\$0.00	\$0.00	\$7,000.00	(\$7,000.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	GL 22503 - Journal Entry		xfer from 7813 reserves	xfer from 7813 reserves	\$0.00	\$2,000.00		
4/7/2025	GL 22502 - Journal Entry		xfer from 7813 reserves	xfer from 7813 reserves	\$0.00	\$4,000.00		
4/9/2025	GL 22501 - Journal Entry		xfer from 7813	xfer from 7813 reserv	\$0.00	\$1,000.00		
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					\$174.80	\$9,856.42	\$7,300.00	\$2,731.22
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	GL 22503 - Journal Entry		xfer from 7813 reserves	xfer from 7813 reserves	\$0.00	\$2,000.00		
4/1/2025	AR 22562 - Cash Receipts - Lockbox	0000025309			\$2,976.00	\$0.00		
4/1/2025	AR 22585 - Cash Receipts - Lockbox	0000025309			\$2,604.00	\$0.00		
4/1/2025	GL 22588 - Journal Entry		move bank	move	\$372.00	\$0.00		
4/3/2025	GL 22566 - Journal Entry		INSURANCE TO 7813	INSURANCE	\$1,300.00	\$0.00		
4/7/2025	GL 22502 - Journal Entry		xfer from 7813 reserves	xfer from 7813 reserves	\$0.00	\$4,000.00		
4/9/2025	GL 22501 - Journal Entry		xfer from 7813	xfer from 7813 reserv	\$0.00	\$1,000.00		
4/30/2025	AR 22584 - Cash Receipts - Lockbox	0000025309			\$2,604.00	\$0.00		
4/30/2025	GL 22586 - Journal Entry		Interest	Interest	\$0.42	\$300.00		
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
09910 Reserves - Unallocated					\$12,700.00	\$0.00	\$0.00	\$12,700.00
05010 Reserves - Unallocated					(\$51,797.54)	\$0.00	\$1,300.00	(\$53,097.54)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/3/2025	GL 22566 - Journal Entry		INSURANCE TO 7813	INSURANCE	\$0.00	\$1,300.00		
09325 Security					\$0.00	\$300.00	\$0.00	\$300.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/1/2025	AP 22514 - Hand Written Check	1734	TY - Terris Young	security	\$300.00	\$0.00		
03007 Security Deposit					(\$2,810.00)	\$0.00	\$0.00	(\$2,810.00)
06330 Special Assmt. Income					(\$33,702.00)	\$0.00	\$11,234.00	(\$44,936.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		
4/15/2025	AR 22353 - Apply Charges				\$0.00	\$11,234.00		
01330 Special Assmts. Receiv.					\$39,589.49	\$11,234.00	\$8,106.00	\$42,717.49
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits		

Account				Balance Forward	Debits	Credits	Ending Balance
4/1/2025	AR 22585 - Cash Receipts - Lockbox	0000025309			\$0.00	\$164.00	
4/2/2025	AR 22344 - Cash Receipts - Manual	CC 0796 Batch 608			\$0.00	\$82.00	
4/2/2025	AR 22492 - Cash Receipts - Lockbox	0000024122			\$0.00	\$38.00	
4/4/2025	AR 22346 - Cash Receipts - Manual	CC 4290 Batch 610			\$0.00	\$58.00	
4/5/2025	AR 22347 - Cash Receipts - Manual	CC 1263 Batch 611			\$0.00	\$245.47	
4/7/2025	AR 22496 - Cash Receipts - Manual	95056223			\$0.00	\$164.00	
4/8/2025	AR 22430 - Cash Receipts - Manual	CC 7959 Batch 614			\$0.00	\$328.00	
4/9/2025	AR 22431 - Cash Receipts - Manual	CC 6050 Batch 615			\$0.00	\$76.00	
4/10/2025	AR 22432 - Cash Receipts - Manual	CC 0289 Batch 616			\$0.00	\$164.00	
4/11/2025	AR 22433 - Cash Receipts - Manual	CC 7381 Batch 617			\$0.00	\$82.00	
4/13/2025	AR 22434 - Cash Receipts - Manual	CC 0907 Batch 618			\$0.00	\$82.00	
4/14/2025	AR 22435 - Cash Receipts - Manual	CC 7673 Batch 619			\$0.00	\$82.00	
4/15/2025	AR 22353 - Apply Charges				\$11,234.00	\$0.00	
4/15/2025	AR 22627 - Apply PrePays				\$0.00	\$4,249.00	
4/17/2025	AR 22438 - Cash Receipts - Manual	CC 0683 Batch 622			\$0.00	\$82.00	
4/28/2025	AR 22476 - Cash Receipts - Manual	CC 3455 Batch 627 2 of 2			\$0.00	\$372.00	
4/30/2025	AR 22628 - Apply PrePays				\$0.00	\$1,837.53	
07445 State Filing Fees				\$0.00	\$600.00	\$0.00	\$600.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/25/2025	AP 22580 - Hand Written Check	xfer to 7856	SEC - SECRETARY OF STATE	sec state filing	\$600.00	\$0.00	
07465 Storage Offsite				\$672.00	\$224.00	\$0.00	\$896.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/14/2025	AP 22525 - Hand Written Check	ach	SPS - SECURITY PUBLIC STORAGE	storage	\$224.00	\$0.00	
08990 Telephone				\$2,339.17	\$1,256.01	\$0.00	\$3,595.18
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2025	AP 22519 - Hand Written Check	ach	ATT UV - AT&T U-VERSE	phone	\$96.30	\$0.00	
4/4/2025	AP 22532 - Hand Written Check	ach	ATT UV - AT&T U-VERSE	phone	\$364.30	\$0.00	
4/28/2025	AP 22529 - Hand Written Check	ach	Verizon - Verizon Wireless	wireless	\$699.11	\$0.00	
4/30/2025	AP 22531 - Hand Written Check	ach	ATT UV - AT&T U-VERSE	phone	\$96.30	\$0.00	
07402 Toner				\$0.00	\$150.00	\$0.00	\$150.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/29/2025	AP 22582 - Hand Written Check	reg with	A&E - A AND E REPRO SYSTEMS, INC	150 copier	\$150.00	\$0.00	
06510 Transfer Fees				\$2,274.76	\$575.45	\$0.00	\$2,850.21
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/2/2025	AP 22521 - Hand Written Check	ach	GPB - GOLDEN PACIFIC BANK	transfer	\$575.45	\$0.00	
09080 Trash Bin				\$870.00	\$400.00	\$0.00	\$1,270.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/9/2025	AP 22569 - Hand Written Check	XFER TO 7856	LWC RE - LWC REIMBURSEMENT	TRASH CAN IN /OUT	\$400.00	\$0.00	
09082 Trash Removal/Hauling				\$5,700.00	\$4,150.00	\$0.00	\$9,850.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/7/2025	AP 22511 - Hand Written Check	1724	RA REIM - RA HAULING	hauling	\$2,500.00	\$0.00	
4/14/2025	AP 22574 - Hand Written Check	XFER TO 7856	RICK - RA HAULING	MATTRESS HAULING	\$1,000.00	\$0.00	

Account				Balance Forward	Debits	Credits	Ending Balance
4/19/2025	AP 22505 - Hand Written Check	1650	TWC - TWC BOOKS	trash removal	\$200.00	\$0.00	
4/21/2025	AP 22575 - Hand Written Check	4/21 XFER 7856	PETER - Peter Hauling	HAULING	\$450.00	\$0.00	
08930 Water & Sewer				\$791.36	\$265.30	\$0.00	\$1,056.66
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
4/17/2025	AP 22524 - Hand Written Check	4/17/25ach	CITY - CITY OF SACRAMENTO	water	\$265.30	\$0.00	
07407 Website				\$1,500.00	\$0.00	\$0.00	\$1,500.00
Total:				\$0.00	\$178,008.65	\$178,008.65	\$0.00

Wildwood Homeowners Association

Run Date: 05/28/2025
Run Time: 04:40 PM

BANK RECONCILIATION

Statement Date: 4/30/2025

Reconciliation Summary: Golden Pacific Bank		GL Account: 01025 - Cash Operating - GPB 7805	
Bank Statement Balance	\$8,793.85	Account Balance	\$9,455.85
GL Account Balance	\$9,455.85	+ Uncleared Payments	\$0.00
Difference	(\$662.00)	- Uncleared Deposits	\$662.00
		Reconciling Balance	\$8,793.85
		- Statement Balance	\$8,793.85
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
	4/1/2025	AR 22357 Cash Receipts - Manual	Uncleared	290.00	0.00
	4/30/2025	AR 22478 Cash Receipts - Manual	Uncleared	372.00	0.00
		Totals		\$662.00	\$0.00

Wildwood Homeowners Association

Run Date: 05/28/2025
Run Time: 04:40 PM

BANK RECONCILIATION

Statement Date: 4/30/2025

Reconciliation Summary: Golden Pacific Bank		GL Account: 01075 - Reserves - GPB 07813	
Bank Statement Balance	\$2,731.22	Account Balance	\$2,731.22
GL Account Balance	\$2,731.22	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$2,731.22
		- Statement Balance	\$2,731.22
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00



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Clarification



Lisa Lindsay
To: me, and 3 others · Mon, Apr 7 at 1:58 PM ▾

Good morning,

The Association is responsible to maintain, repair, or replace common area issues. Therefore, the Association triaged/repared the roof damage resulting from the winter storms.

Any resulting damage to the interior of the unit is the owner's responsibility.

The exception this situation is:
4075 Savannah, the Association repaired the interior because the contractor did 4075 Weymouth instead. The numeral portion of the addresses can duplicate on;
Brookfield
Savannah
Weymouth
Unfortunately, occasional mix-ups can happen. Additionally, several days passed before the owner or the tenant responded to the contractor's questions.
Due to the amount of time between reporting and resolution, the HOA authorized the ceiling repair.

I have attached Articles from the CC&R's on the matter of owner vs. Association responsibility for your review. I also included 'the CC&R's insurance expectations for interior upgrades and repairs for your review.
I attached the mold report intended for 4085 Weymouth, but it was instead performed at 4081 Savannah Lane 'unintentionally'. I am forgiving contractors as there is so much work being done!
Lisa Lindsay, CMCA, AMS
Weymouth Co.
4540 Florin Road #E25
Sacramento, CA 95823
916.821.7796

----- Forwarded Message -----

From: Lisa Allen <lweymouth@yahoo.com>
To: lweymouth@yahoo.com <lweymouth@yahoo.com>
Sent: Monday, April 7, 2025 at 11:02:56 AM PDT

Starred Contacts More

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me · Apr 21
- Re: Screening resu...
me · Apr 1
- Re: Screening resu...
Bella Kardash · Apr 1
- Re: Screening resu...
Bella Kardash · Apr 1
- Re: Screening resu...
me · Apr 1
- Re: Screening resu...
Bella Kardash · Apr 1
- RE: Wildwood HO...
Mary Macias · Mar 31
- Wildwood HOA Sc...
me · Mar 27

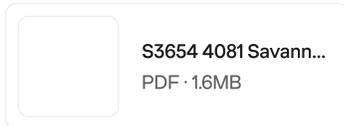
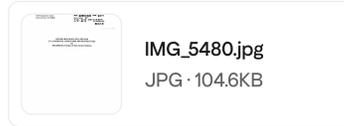
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Payment Plan Proposal, Roof Repair Timeline, and Request for Updated Statement

•

N T

To: me · Thu, Apr 10 at 8:46 AM

Message Body

Dear Wildwood Homeowners Board/ Lisa Allen,

Thank you for your response and for your willingness to consider a payment plan and the removal of late fees. I also appreciate the clarification regarding the Zoom meeting and understand the situation that occurred.

Before finalizing a payment plan, I would like to inquire about the estimated timeline for my roof repair. The current temporary tarp is no longer sufficient, and I have noticed additional wet spots forming on the ceiling, which indicates worsening water damage. To prevent further deterioration, I am requesting immediate repair of the roof.

Alternatively, I am willing to handle the roof repair myself by hiring a licensed contractor, and I respectfully request that the cost of the repair be credited toward my outstanding HOA balance. This would address both the urgent need for repair and contribute toward resolving my financial obligation to the HOA.

Additionally, I request an updated statement reflecting all past and current payments made toward HOA dues so I can create an accurate and realistic payment plan.

Once I receive the updated account statement, I will confirm or revise the payment amounts accordingly. I sincerely hope the Board will continue to consider waiving the late fees, given my financial hardship and commitment to resolving this matter.

Thank you again for your time and consideration. I look forward to your response.

Sincerely,

Nailah Thompson

Thompsonnailah@gmail.com

On Wed, Apr 9, 2025, 9:29 PM Lisa Allen <lweymouth@yahoo.com> wrote:

Hi Nailah,

Please submit your payment plan as soon as you can for the Boards consideration.

Please refer to the email response sent to you March 28th.

Thank you!

On Friday, March 28, 2025, 8:26 AM, lisa allen <lisafranchoa@gmail.com> wrote:

Good morning,

The request has been received and a response will be forwarded by April 2, 2025.

Please submit a plan that includes a down payment and the amount intended each month to pay the balance off by the end of the year.

Consideration will be given to the removal of late fees.

On another note, please accept apologies for not being able to access the Board Meeting.

An owner became disruptive to the other guests and the Board and that meeting was ended.

On Wed, Mar 26, 2025 at 3:27 PM N T <thompsonnailah@gmail.com> wrote:

Dear Wildwood HOA Lisa Lindsay,

I am writing to formally request a payment plan and a waiver of late fees for the outstanding balance on my HOA account. I have faced significant financial hardship due to being unemployed and on disability during the COVID-19 pandemic. During that time, I made multiple attempts to request a payment plan to remain compliant with my HOA obligations. As well as I attempted to join the meeting via zoom today March 26,2025 at 3pm per a letter received from Attorney Carter Glahn, but the host never started the meeting. Unfortunately, despite my efforts, my financial circumstances prevented me from keeping my account current.

Request for Payment Plan and Waiver of Late Fees

I am now in a more stable financial position and would like to work toward resolving my outstanding balance. I am requesting:

Payment Plan: To establish a reasonable payment plan that allows me to pay off the balance over an agreed-upon period.

Waiver of Late Fees: I kindly ask that any accrued late fees be waived due to the unforeseen and uncontrollable nature of my situation.

Alternative Proposal: Roof Repair Financing

As an alternative to a payment plan, I am willing to explore financing a loan to cover the cost of the roof repair that has been discussed. I propose that if I proceed with securing financing and covering the cost of the roof repair upfront, the amount paid be credited toward the outstanding balance owed to the HOA. This approach would not only address my financial obligations but also contribute to the maintenance and improvement of the property, benefiting the entire community.

Supporting Documentation Available

If needed, I am prepared to provide documentation supporting my disability status, unemployment during the pandemic, and prior communication regarding my request for a payment plan.

Due to the increased severity of my roof leak and possibility of collapse. I request immediate repair as well as a payment resolution.

I am committed to resolving this matter amicably and am open to discussing these options further to determine the best course of action. Please feel free to contact me at thompsonnailah@gmail.com to discuss the details or schedule another meeting.

Thank you for your time and consideration. I look forward to working with you to find a mutually beneficial resolution.

FACSIMILE TRANSMITTAL

SENT TO: Board of Directors
Wildwood Homeowners Association
c/o Lweymouth

FAX NO. SENT TO: E-Mail

FROM: Patti Deats

DATE SENT: 04/16/25

RE: **Liens & NOD Recordation**

NO. OF PAGES SENT, INCLUDING THIS TRANSMITTAL COVER SHEET: 3 pages

Following are the Lien and NOD Resolutions for Board Approval. If the Board can approve the NOD Resolution at the same meeting as the Lien Resolution it would save time and may facilitate faster resolution of the delinquent account.

NOTE: As a result of CA Government Code §27388.1, a deposit of \$75, per unit approved for lien recording, must be received by the law office before a lien will be recorded.

Invoice Detail

Total # of Units Approved for Lien _____ X \$75 = Total Deposit Due \$ _____

**WILDWOOD HOMEOWNERS
ASSOCIATION**

Please call with any questions.

Lien Date 05/17/25

If you do not receive any or all of the pages sent, please call at the number indicated above.

The information contained in this facsimile message is confidential. It is intended only for the use of the individual named above. If the person actually receiving this facsimile or any other reader of the facsimile is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify the sender by telephone and return the original message to sender at the above address via the U.S. Postal Service.

WILDWOOD
HOMEOWNERS ASSOCIATION
BOARD APPROVAL FOR LIEN RECORDATION

RESOLVED: That this Association, acting through counsel for the Association, shall cause a **notice of claim of lien**, for unpaid assessments and all other related costs and charges, to be recorded with the County Recorder's Office, in accordance with all applicable laws, promptly following the conclusion and/or expiration, as applicable, of all remaining preliminary actions and/or time periods required by law in advance of recordation of any such notice of claim of lien, with respect to any assessment delinquency due to this Association not paid in full within 30 days after issuance of a preliminary notice of intent to record a notice of lien, including without limitation the following matter(s)/property(ies) at an:

Open meeting held on _____

<u>Address</u>	<u>Acct#</u>	<u>APN #</u>	
4121 Brookfield Drive	5029224121	049-0320-023-0000	L-375

The undersigned further certifies that the undersigned is (Position) _____ of and/or for the Association, and that this certification is executed on the ____ day of _____, 2025.

[Name]

[Print Name]

WILDWOOD
HOMEOWNERS ASSOCIATION

BOARD APPROVAL FOR NOD RECORDATION

RESOLVED: That this Association, acting through counsel for the Association, shall instruct the trustee designated in the Association's notice of claim of lien with respect to the following property(ies) to cause a **notice of default** to be duly issued and recorded in accordance with all applicable laws, promptly following the conclusion, satisfaction and/or expiration, as applicable, of all remaining preliminary actions and/or time periods or other preconditions required by law in advance of recordation of any such notice of default, with respect to the following property(ies) and the underlying notice(s) of claim of lien, at the

Executive meeting held on _____

<u>Acct#</u>	<u>APN#</u>	
5029224121	049-0320-023-0000	L-375

The undersigned further certifies that the undersigned is (Position) _____ of and/or for the Association, and that this certification is executed on the ____ day of _____, 2025.

[Name]

[Print Name]