

MONTHLY REPORTS

In addition to annual financial statements, boards normally receive unaudited financial statements monthly upon completion. They are often generated by the association's management company and may be prepared using cash or modified accrual accounting. This packet includes the following records: Balance Sheet, Reserve Summary, Income Statements, Budget Comparison (YTD), Cash Flow, General Ledgers Report and Bank Reconciliations Reports.

Blackhorse Estates

Tract 4299A

July - September 2023

Prepared & Provided By



p 559.221.3170
f 559.225.3174
331 W. Shields Ave.
Fresno, CA 93705
www.regencyfresno.com
CA BRE Corporation #01074711

Management Disclosure: The notes on the monthly report are intended to help clarify or point out notable items. The notes are a supplement and should not be relied upon to show the complete financial picture of the association. Board members are obligated to review their association's financial records monthly. Please see Civil Code &5500 and &5501 for more information.

Regency Property

331 W. Shields Ave
Fresno, CA 93705
Office: 559-221-3170
Fax: 559-225-3174

Invoice

Invoice No.	Invoice Date
57036	10/05/23

Property	Unit	Acc #
Regenc		28066

Amount Due	Amount Enclosed
9,961.84	

TO:

Blackhorse Estates III - Tract 4299A
Sean K. Smith PE QSD | Supervising
Civil Engineer 559-324-2363
City of Clovis | Engineering Division
1033 Fifth Street, Clovis, CA 93612



PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Quantity	Description	Rate	Amount
1	Quarterly Distribution of Funds	9,961.84	9,961.84
		Sub Total	9,961.84
		Tax	0.00
		TOTAL	9,961.84

Comments

Country View July - September Expenses

Regency Property

331 W. Shields Ave
Fresno, CA 93705
Office: 559-221-3170
Fax: 559-225-3174

Invoice

Invoice No.	Invoice Date
57035	10/05/23

Property	Unit	Acc #
Regenc		28066

Amount Due	Amount Enclosed
5,112.24	

TO:

Blackhorse Estates III - Tract 4299A
Sean K. Smith PE QSD | Supervising
Civil Engineer 559-324-2363
City of Clovis | Engineering Division
1033 Fifth Street, Clovis, CA 93612



PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Quantity	Description	Rate	Amount
1	Quarterly Distribution of Funds	5,112.24	5,112.24
		Sub Total	5,112.24
		Tax	0.00
		TOTAL	5,112.24

Comments
Renaissance July - September Expenses

Bank Reconciliation Report

Blackhorse Estates III -FFB

Reconciled on: 09/08/23

Payments

Date	Ref #	Details	Amount
08/28/23	586	BrightView Landscape Service Inc.	251.29
09/01/23	587	Regency Property	1,900.00
09/01/23	AV96	BrightView Landscape Service Inc.	592.34
09/08/23	J30608	Journal: Transfer from old account	513.21
09/08/23	J30608	Journal: Transfer from old account	1,407.53
			4,664.37

Summary

Beginning Balance:	4,664.37
+ Selected Deposits (0)	0.00
- Selected Payments (5)	4,664.37
Ending Balance:	0.00
Goal:	0.00
Difference:	0.00

Reconciled Balance	0.00
+ Uncleared Deposits	0.00
- Outstanding Checks	0.00
Register Balance	0.00

FFB Bank

BLACKHORSE ESTATES III ASSESSMENT
*7619

Current Balance:
-\$0.00

Available Balance:
-\$0.00

Date	Description	Category	Amount	Balance
Wednesday, September 06, 2023	TRANSFER TO ACCOUNT -			
Tuesday, September 05, 2023	AVIDPAY SERVICE AVIDPAY REF CK AV96		-\$1,920.74	-\$0.00
	230901 BrightView Landscape Service Inc			
	122985035 72888237 122985035			
			-\$592.34	\$1,920.74
Friday, September 01, 2023	CK # 586		-\$251.29	\$2,513.08
	CK # 587		-\$1,900.00	\$2,764.37

Transaction Range: September 01, 2023 - Pending

Printed: September 08, 2023 4:24PM

Bank Reconciliation Report

Blackhorse Estates III -FFB

Reconciled on: 08/31/23

Payments

Date	Ref #	Details	Amount
07/31/23	AV87	BrightView Landscape Service Inc.	575.00
07/31/23	AV88	Expert Gate Repair	140.00
07/31/23	AV89	BrightView Landscape Service Inc.	336.00
08/01/23	578	Regency Property	1,900.00
08/01/23	ACH	American Express Credit Card	442.76
08/02/23	579	City of Clovis	209.30
08/02/23	580	Regency Property	13.48
08/02/23	581	City of Clovis	493.09
08/09/23	AV90	BrightView Landscape Service Inc.	592.34
08/09/23	582	PG&E	57.99
08/16/23	AV91	Guardian Western Sweeping, INC	173.00
08/16/23	AV92	Guardian Western Sweeping, INC	74.50
08/16/23	AV93	Guardian Western Sweeping, INC	173.00
08/16/23	583	PG&E	53.38
08/23/23	584	City of Clovis	493.09
08/23/23	ACH	State Farm Payment Processing Center	645.00
08/24/23	585	PG&E	18.12
08/25/23	J30548	Journal: Blackhorse Acct Forgery	170.00
08/30/23	AV94	Expert Gate Repair	216.00
08/30/23	AV95	Expert Gate Repair	780.00
			7,556.05

Outstanding Payments

Date	Ref #	Details	Amount
08/28/23	586	BrightView Landscape Service Inc.	251.29
			251.29

Summary

Beginning Balance:	12,220.42
+ Selected Deposits (0)	0.00
- Selected Payments (20)	7,556.05
Ending Balance:	4,664.37
Goal:	4,664.37
Difference:	0.00

Reconciled Balance	4,664.37
+ Uncleared Deposits	0.00
- Outstanding Checks	251.29
Register Balance	4,413.08



WA FUNDING INC
DBA REGENCY PROPERTY MANAGEMENT
ITF BLACKHORSE ESTATES III ASSESSMENT
DISTRICT
331 W SHIELDS AVE
FRESNO CA 93705



Statement Date: 08/31/2023

Account No.: *****7619 Page: 1

ANALYZED BUSINESS CHECKING SUMMARY

Type: **REG Status: Active

Category	Number	Amount
Balance Forward From 07/31/23		12,220.42
Debits	9	3,408.45
Automatic Withdrawals	11	4,147.60
Ending Balance On 08/31/23		4,664.37
Average Balance (Ledger)	7,434.83+	

ELECTRONIC DEBITS

Date	Description	Amount
08/01/23	BLACKHORSE AMEX-INTERNET TRANSFER FROM CHK 7619 TO CHK 4453 3199950	442.76
08/02/23	AVIDPAY SERVICE AVIDPAY REF CK AV88 230731 Expert Gate Repair 120232614 70109804120232614	140.00
08/02/23	AVIDPAY SERVICE AVIDPAY REF CK AV89 230731 BrightView Landscape Service Inc120232638 70109827 120232638	336.00
08/02/23	AVIDPAY SERVICE AVIDPAY REF CK AV87 230731 BrightView Landscape Service Inc120232623 70109813 120232623	575.00
08/10/23	AVIDPAY SERVICE AVIDPAY REF CK AV90 230809 BrightView Landscape Service Inc120959124 70851898 120959124	592.34
08/18/23	AVIDPAY SERVICE AVIDPAY REF CK AV92 230816 Guardian Western Sweeping INC12166212971629465 121662129	74.50
08/18/23	AVIDPAY SERVICE AVIDPAY REF CK AV91 230816 Guardian Western Sweeping INC12166213371629468 121662133	173.00
08/18/23	AVIDPAY SERVICE AVIDPAY REF CK AV93 230816 Guardian Western Sweeping INC12166213471629469 121662134	173.00
08/24/23	STATE FARM RO 08 CPC-CLIENT	645.00
08/31/23	AVIDPAY SERVICE AVIDPAY REF CK AV94 230830 Expert Gate Repair 122710259 72615037122710259	216.00
08/31/23	AVIDPAY SERVICE AVIDPAY REF CK AV95 230830 Expert Gate Repair 122710258 72615036122710258	780.00

CHECKS AND OTHER DEBITS

* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
08/01/23	578	1,900.00	08/11/23	581	493.09	08/30/23	584	493.09
08/09/23	579	209.30	08/21/23	582	57.99	08/30/23	585	18.12
08/07/23	580	13.48	08/24/23	583	53.38	08/23/23	1447*	170.00

Forgery

Please explain.

Continued

1/3532/1

Statement Date: **08/31/2023**

Account No.:

*****7619 Page: 2

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 07/31/23 was 12,220.42

Date	Balance	Date	Balance	Date	Balance
08/01/23	9,877.66	08/10/23	8,011.54	08/23/23	6,869.96
08/02/23	8,826.66	08/11/23	7,518.45	08/24/23	6,171.58
08/07/23	8,813.18	08/18/23	7,097.95	08/30/23	5,660.37
08/09/23	8,603.88	08/21/23	7,039.96	08/31/23	4,664.37

This Statement Cycle Reflects 31 Days

IMPORTANT MESSAGE! UPDATED TERMS & CONDITIONS AVAILABLE
ON OUR WEBSITE. GO TO WWW.FFB.BANK - FORMS/DISCLOSURES.
YOUR CONTINUED USE OF ACCOUNT INDICATES ACCEPTANCE.

Direct Inquiries About Electronic Entries To:
Phone: (559) 439-0200



WA FUNDING INC

Account No. : *****7619

Stmt. Date : 08/31/2023

Bank : 667

Images : 9

Page : 3

IMAGE STATEMENT

WA Funding Inc
Blackhorse Estates II
221 W Shields Ave
Fremont, CA 94558

REGENCY PROPERTY
ONE THOUSAND NINE HUNDRED DOLLARS AND 00/100

REGENCY PROPERTY
321 W Shields Ave
Fremont, CA 94558

Management Bank for multiple companies

578
08/01/2023
1,900.00**

AM: 1,900.00 CK: 578 DT: 08/01 SQ: 70701400 Paid

WA Funding Inc
Blackhorse Estates II
221 W Shields Ave
Fremont, CA 94558

CITY OF CLOVIS
TWO HUNDRED NINE DOLLARS AND 30/100

CITY OF CLOVIS
PO Box 2057
Clovis, CA 93613-3007

480-42882-01 / 706-42882-01 / 403-30228-01 / 770-111-0000

579
08/02/2023
209.30**

AM: 209.30 CK: 579 DT: 08/09 SQ: 80002730 Paid

WA Funding Inc
Blackhorse Estates II
221 W Shields Ave
Fremont, CA 94558

REGENCY PROPERTY
THIRTEEN DOLLARS AND 48/100

REGENCY PROPERTY
321 W Shields Ave
Fremont, CA 94558

Mobile 4787 / 770-111-0000

580
08/02/2023
13.48**

AM: 13.48 CK: 580 DT: 08/07 SQ: 71001940 Paid

WA Funding Inc
Blackhorse Estates II
221 W Shields Ave
Fremont, CA 94558

CITY OF CLOVIS
FOUR HUNDRED NINETY THREE DOLLARS AND 09/100

CITY OF CLOVIS
1023 8th St
Clovis, CA 93612

480-42882-01 / 706-42882-01 / 403-30228-01 / 770-111-0000

581
08/02/2023
493.09**

AM: 493.09 CK: 581 DT: 08/11 SQ: 80500510 Paid

WA Funding Inc
Blackhorse Estates II
221 W Shields Ave
Fremont, CA 94558

PG&E
FIFTY SEVEN DOLLARS AND 99/100

PG&E
Box 997300
Sacramento, CA 95899-7300

107744208-01 / 107744208-01 / 107744208-01 / 107744208-01

582
08/09/2023
57.99**

AM: 57.99 CK: 582 DT: 08/21 SQ: 80702090 Paid

WA Funding Inc
Blackhorse Estates II
221 W Shields Ave
Fremont, CA 94558

PG&E
FIFTY THREE DOLLARS AND 38/100

PG&E
Box 997300
Sacramento, CA 95899-7300

107744208-01 / 107744208-01 / 107744208-01 / 107744208-01

583
08/10/2023
53.38**

AM: 53.38 CK: 583 DT: 08/24 SQ: 80501300 Paid

WA Funding Inc
Blackhorse Estates II
221 W Shields Ave
Fremont, CA 94558

CITY OF CLOVIS
FOUR HUNDRED NINETY THREE DOLLARS AND 09/100

CITY OF CLOVIS
1023 8th St
Clovis, CA 93612

480-42882-01 / 706-42882-01 / 403-30228-01 / 770-111-0000

584
08/23/2023
493.09**

AM: 493.09 CK: 584 DT: 08/30 SQ: 80001160 Paid

WA Funding Inc
Blackhorse Estates II
221 W Shields Ave
Fremont, CA 94558

PG&E
EIGHTEEN DOLLARS AND 12/100

PG&E
Box 997300
Sacramento, CA 95899-7300

107744208-01 / 107744208-01 / 107744208-01 / 107744208-01

585
08/24/2023
18.12**

AM: 18.12 CK: 585 DT: 08/30 SQ: 80601160 Paid

WA FUNDING INC
Blackhorse Estates II
221 W Shields Avenue
Fremont, CA 94558

DAVID PERAZICH
ONE HUNDRED SEVENTY DOLLARS AND 00/100

David Perazich
2500 Wilbur Ct
Clovis, CA 93612

Aug 18, 2023
176.00**

AM: 170.00 CK: 1447 DT: 08/23 SQ: 80401970 Paid

Forgery

Please explain.



Bank Reconciliation Report

Blackhorse Estates III -FFB

Reconciled on: 07/31/23

Deposits

Date	Ref #	Details	Amount
07/25/23	D160818	Bank Deposit	353.10
07/29/23	D160916	Bank Deposit	12,115.46
			12,468.56

Payments

Date	Ref #	Details	Amount
07/01/23	575	Regency Property	1,900.00
07/05/23	574	PG&E	77.32
07/05/23	AV85	BrightView Landscape Service Inc.	592.34
07/05/23	AV86	BrightView Landscape Service Inc.	502.58
07/07/23	ACH	American Express Credit Card	122.51
07/19/23	576	PG&E	45.21
07/21/23	577	Regency Property	133.47
07/26/23	ACH	American Express Credit Card	320.25
			3,693.68

Outstanding Payments

Date	Ref #	Details	Amount
07/31/23	AV87	BrightView Landscape Service Inc.	575.00
07/31/23	AV88	Expert Gate Repair	140.00
07/31/23	AV89	BrightView Landscape Service Inc.	336.00
			1,051.00

Summary

Beginning Balance:	3,445.54
+ Selected Deposits (2)	12,468.56
- Selected Payments (8)	3,693.68
Ending Balance:	12,220.42
Goal:	12,220.42
Difference:	0.00

Reconciled Balance	12,220.42
+ Uncleared Deposits	0.00
- Outstanding Checks	1,051.00
Register Balance	11,169.42


FINANCIAL SERVICES STATEMENT

FFB.bank | Member FDIC | Equal Opportunity Lender

7690 N Palm Ave Fresno, CA 93711

(559)439-0200

WA FUNDING INC
DBA REGENCY PROPERTY MANAGEMENT
ITF BLACKHORSE ESTATES III ASSESSMENT
DISTRICT
331 W SHIELDS AVE
FRESNO CA 93705



Statement Date: 07/31/2023

Account No.: *****7619 Page: 1

ANALYZED BUSINESS CHECKING SUMMARY

Type : **REG Status : Active

Category	Number	Amount
Balance Forward From 06/30/23		3,445.54
Deposits	1	353.10 +
Debits	4	2,156.00
Automatic Withdrawals	5	3,437.68
Automatic Deposits	2	14,015.46 +
Ending Balance On 07/31/23		12,220.42
Average Balance (Ledger)	2,627.21 +	

ALL CREDIT ACTIVITY

Date	Description	Amount
07/14/23	TRANSFER FROM ACCOUNT -	1,900.00
07/26/23	REMOTE DEPOSIT CK#0000000001	353.10
07/28/23	CLOVIS UTIL BILL PC CLEAR	12,115.46

ELECTRONIC DEBITS

Date	Description	Amount
07/07/23	COUNTRY VIEW AMEX-INTERNET TRANSFER FROM CHK 7619 TO CHK 4453 7316333	122.51
07/07/23	AVIDPAY SERVICE AVIDPAY REF CK AV86 230705 BrightView Landscape Service Inc118083001 67975705 118083001	502.58
07/07/23	AVIDPAY SERVICE AVIDPAY REF CK AV85 230705 BrightView Landscape Service Inc118082994 67975703 118082994	592.34
07/11/23	NONCONFORM CHK#575 \$1900 WO 07/06	1,900.00
07/26/23	AMEX RENAISSANCE-INTERNET TRANSFER FROM CHK 7619 TO CHK 4453 5426426	320.25

CHECKS AND OTHER DEBITS

* indicates a gap in the check numbers

Date	Check #	Amount	Date	Check #	Amount	Date	Check #	Amount
07/10/23	574	77.32	07/26/23	576	45.21			
07/13/23	575	1,900.00	07/21/23	577	133.47			

Continued

1/3557/1



Statement Date: 07/31/2023

Account No.:

*****7619 Page: 2

DAILY BALANCE SUMMARY

Beginning Ledger Balance on 06/30/23 was 3,445.54

Date	Balance	Date	Balance	Date	Balance
07/07/23	2,228.11	07/13/23	1,649.21 -	07/26/23	104.96
07/10/23	2,150.79	07/14/23	250.79	07/28/23	12,220.42
07/11/23	250.79	07/21/23	117.32		

This Statement Cycle Reflects 31 Days

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WA FUNDING INC

Account No. : *****7619

Stmt. Date : 07/31/2023

Bank : 667

Images : 5

Page : 3

IMAGE STATEMENT

WA Funding II
Blackhorse Estates II
331 W. Shields Ave
Fresno, CA 93705

77.32
07/05/2023

574

POSE
SEVENTY SEVEN DOLLARS AND 32/100

POSE
Box 887200
Sacramento, CA 95826-7200

AMOUNT PAID TO ORDER OF \$77.32

WA FUNDING II
1000 N. Folsom Ave #100
Fresno, CA 93711

77.32
07/05/2023

574

POSE
SEVENTY SEVEN DOLLARS AND 32/100

POSE
Box 887200
Sacramento, CA 95826-7200

AMOUNT PAID TO ORDER OF \$77.32

WA FUNDING II
1000 N. Folsom Ave #100
Fresno, CA 93711

77.32
07/05/2023

574

POSE
SEVENTY SEVEN DOLLARS AND 32/100

POSE
Box 887200
Sacramento, CA 95826-7200

AMOUNT PAID TO ORDER OF \$77.32

AM: 77.32 CK: 574 DT: 07/10 SQ: 80701050 Paid

WA Funding II
Blackhorse Estates II
331 W. Shields Ave
Fresno, CA 93705

1,900.00
07/01/2023

575

REGENCY PROPERTY
ONE THOUSAND NINE HUNDRED DOLLARS AND 00/100

REGENCY PROPERTY
331 W. Shields Ave
Fresno, CA 93705

AMOUNT PAID TO ORDER OF \$1,900.00

WA FUNDING II
1000 N. Folsom Ave #100
Fresno, CA 93711

1,900.00
07/01/2023

575

REGENCY PROPERTY
ONE THOUSAND NINE HUNDRED DOLLARS AND 00/100

REGENCY PROPERTY
331 W. Shields Ave
Fresno, CA 93705

AMOUNT PAID TO ORDER OF \$1,900.00

WA FUNDING II
1000 N. Folsom Ave #100
Fresno, CA 93711

1,900.00
07/01/2023

575

REGENCY PROPERTY
ONE THOUSAND NINE HUNDRED DOLLARS AND 00/100

REGENCY PROPERTY
331 W. Shields Ave
Fresno, CA 93705

AMOUNT PAID TO ORDER OF \$1,900.00

AM: 1,900.00 CK: 575 DT: 07/13 SQ: 70401750 Paid

WA Funding II
Blackhorse Estates II
331 W. Shields Ave
Fresno, CA 93705

45.21
07/19/2023

576

POSE
FORTY FIVE DOLLARS AND 21/100

POSE
Box 887200
Sacramento, CA 95826-7200

AMOUNT PAID TO ORDER OF \$45.21

WA FUNDING II
1000 N. Folsom Ave #100
Fresno, CA 93711

45.21
07/19/2023

576

POSE
FORTY FIVE DOLLARS AND 21/100

POSE
Box 887200
Sacramento, CA 95826-7200

AMOUNT PAID TO ORDER OF \$45.21

WA FUNDING II
1000 N. Folsom Ave #100
Fresno, CA 93711

45.21
07/19/2023

576

POSE
FORTY FIVE DOLLARS AND 21/100

POSE
Box 887200
Sacramento, CA 95826-7200

AMOUNT PAID TO ORDER OF \$45.21

AM: 45.21 CK: 576 DT: 07/26 SQ: 80501430 Paid

WA Funding II
Blackhorse Estates II
331 W. Shields Ave
Fresno, CA 93705

133.47
07/21/2023

577

REGENCY PROPERTY
ONE HUNDRED THIRTY THREE DOLLARS AND 47/100

REGENCY PROPERTY
331 W. Shields Ave
Fresno, CA 93705

AMOUNT PAID TO ORDER OF \$133.47

WA FUNDING II
1000 N. Folsom Ave #100
Fresno, CA 93711

133.47
07/21/2023

577

REGENCY PROPERTY
ONE HUNDRED THIRTY THREE DOLLARS AND 47/100

REGENCY PROPERTY
331 W. Shields Ave
Fresno, CA 93705

AMOUNT PAID TO ORDER OF \$133.47

WA FUNDING II
1000 N. Folsom Ave #100
Fresno, CA 93711

133.47
07/21/2023

577

REGENCY PROPERTY
ONE HUNDRED THIRTY THREE DOLLARS AND 47/100

REGENCY PROPERTY
331 W. Shields Ave
Fresno, CA 93705

AMOUNT PAID TO ORDER OF \$133.47

AM: 133.47 CK: 577 DT: 07/21 SQ: 70001030 Paid



MONTHLY REPORTS

In addition to annual financial statements, boards normally receive unaudited financial statements monthly upon completion. They are often generated by the association's management company and may be prepared using cash or modified accrual accounting. This packet includes the following records: Balance Sheet, Reserve Summary, Income Statements, Budget Comparison (YTD), Cash Flow, General Ledgers Report and Bank Reconciliations Reports.

Blackhorse Estates
Renaissance AD Area 1
July - September 2023
Prepared & Provided By



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Fresno, CA 93705
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CA BRE Corporation #01074711

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Balance Sheet

Property: Renaissance - (45) Blackhorse
As of 09/30/23 (cash basis)

ASSETS

Bank		
45612 Blackhorse Estates III -(New) FFB		524.33
Total Bank		524.33
Other Asset		
1999 Suspense Account		170.00
Total Other Asset		170.00
TOTAL ASSETS		694.33

LIABILITIES & EQUITY

Liabilities

Other Current Liability		
2003 Owner Contributions		101,457.33
Total Other Current Liability		101,457.33
Total Liabilities		101,457.33

Equity

3000 Net Income		-5,159.90
3001 Retained Earnings		-95,603.10
Total Equity		-100,763.00

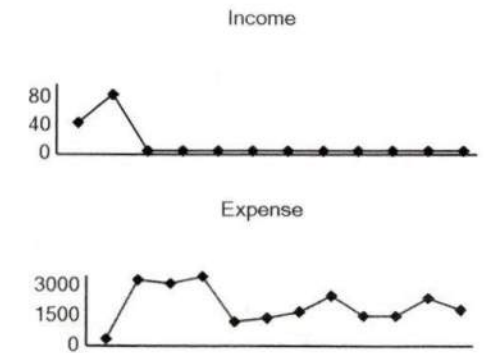
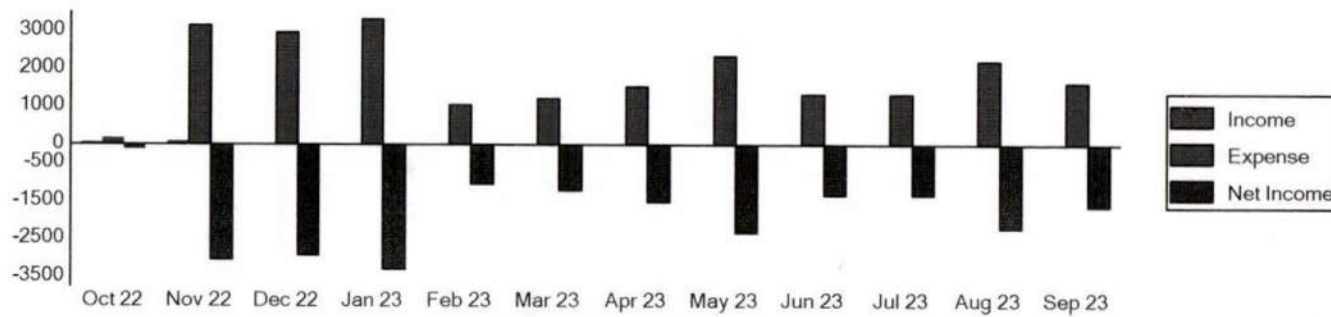
TOTAL LIABILITIES & EQUITY		694.33
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Profit & Loss 12 Month Recap

Property: Renaissance - (45) Blackhorse
Monthly recap 10/01/22 - 09/30/23 (cash basis)

	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	TOTAL
INCOME													
4406 Keys & Transmitters	40.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
TOTAL INCOME	40.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
EXPENSE													
61200 City Administration (	152.33	6.92	0.00	13.27	0.00	0.00	14.64	96.19	0.00	47.67	4.81	19.72	355.55
62600 Miscellaneous/Cont	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	365.47	365.47
62100 Electronic Gate Mai	0.00	280.00	0.00	140.00	140.00	0.00	0.00	216.00	0.00	0.00	0.00	0.00	776.00
64000 Landscape Maintena	0.00	967.00	483.50	1,005.16	0.00	0.00	502.58	1,005.16	0.00	502.58	251.29	0.00	4,717.27
61900 Telephone	0.00	217.72	108.03	108.47	0.00	109.44	218.38	0.00	102.31	320.25	320.25	0.00	1,504.85
62150 Street Sweep Servic	0.00	194.48	97.24	194.48	105.00	105.00	0.00	0.00	0.00	-353.10	74.50	0.00	417.60
63100 Water, Sewer	0.00	156.82	0.00	73.63	0.00	27.15	0.00	27.15	0.00	0.00	138.49	187.42	610.66
63000 Electrical Power for	18.80	1,073.89	14.98	1,014.38	50.92	0.00	45.77	241.66	253.12	63.29	441.31	310.59	3,528.71
65000 District Administratc	0.00	0.00	2,235.00	745.00	745.00	745.00	745.00	745.00	745.00	745.00	745.00	745.00	8,940.00
65100 Insurance	0.00	229.64	0.00	0.00	0.00	229.64	0.00	0.00	230.36	0.00	230.36	0.00	920.00
TOTAL EXPENSE	171.13	3,126.47	2,938.75	3,294.39	1,040.92	1,216.23	1,526.37	2,331.16	1,330.79	1,325.69	2,206.01	1,628.20	22,136.11
NET INCOME	-131.13	-3,046.47	-2,938.75	-3,294.39	-1,040.92	-1,216.23	-1,526.37	-2,331.16	-1,330.79	-1,325.69	-2,206.01	-1,628.20	-22,016.11

	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	TOTAL
NET INCOME SUMMARY													
Income	40.00	80.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	120.00
Expense	-171.13	-3,126.47	-2,938.75	-3,294.39	-1,040.92	-1,216.23	-1,526.37	-2,331.16	-1,330.79	-1,325.69	-2,206.01	-1,628.20	-22,136.11
NET INCOME	-131.13	-3,046.47	-2,938.75	-3,294.39	-1,040.92	-1,216.23	-1,526.37	-2,331.16	-1,330.79	-1,325.69	-2,206.01	-1,628.20	-22,016.11



Budget Comparison

Property: Renaissance - (45) Blackhorse

Comparison Periods: 07/01/23 - 09/30/23 and 10/01/22 - 09/30/23 (cash basis)

	Actual 07/01/23 - 09/30/23	Budget 07/23 - 09/23	\$ Change	% Change	Actual 10/01/22 - 09/30/23	Budget 10/22 - 09/23	\$ Change	% Change
INCOME								
4401 Association Dues	0.00	0.00	0.00		0.00	21,836.25	-21,836.25	-100.0 %
4406 Keys & Transmitters	0.00	0.00	0.00		120.00	0.00	120.00	
TOTAL INCOME	0.00	0.00	0.00		120.00	21,836.25	-21,716.25	-99.5 %
EXPENSE								
61200 City Administration Costs	72.20	0.00	72.20		355.55	1,350.00	-994.45	-73.7 %
62600 Miscellaneous/Contingency Repairs	365.47	0.00	365.47		365.47	299.98	65.49	21.8 %
62100 Electronic Gate Maintenance	0.00	0.00	0.00		776.00	1,499.97	-723.97	-48.3 %
64000 Landscape Maintenance	753.87	0.00	753.87		4,717.27	5,098.50	-381.23	-7.5 %
61900 Telephone	640.50	0.00	640.50		1,504.85	1,125.00	379.85	33.8 %
62150 Street Sweep Service	-278.60	0.00	-278.60		417.60	540.00	-122.40	-22.7 %
63100 Water, Sewer	325.91	0.00	325.91		610.66	0.00	610.66	
63000 Electrical Power for Gate and Streetlight	815.19	0.00	815.19		3,528.71	2,624.97	903.74	34.4 %
65800 County Collection Fees	0.00	0.00	0.00		0.00	5.97	-5.97	-100.0 %
65000 District Administrator	2,235.00	0.00	2,235.00		8,940.00	6,705.00	2,235.00	33.3 %
61500 Assessment Engineering	0.00	0.00	0.00		0.00	1,058.23	-1,058.23	-100.0 %
65100 Insurance	230.36	0.00	230.36		920.00	824.97	95.03	11.5 %
TOTAL EXPENSE	5,159.90	0.00	5,159.90		22,136.11	21,132.59	1,003.52	4.7 %
NET INCOME	-5,159.90	0.00	-5,159.90		-22,016.11	703.66	-22,719.77	-3,228.8 %
NET INCOME SUMMARY								
Income	0.00	0.00	0.00		120.00	21,836.25	-21,716.25	-99.5 %
Expense	-5,159.90	0.00	-5,159.90		-22,136.11	-21,132.59	-1,003.52	4.7 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-5,159.90	0.00	-5,159.90		-22,016.11	703.66	-22,719.77	-3,228.8 %

Cash Flow

Property: Renaissance - (45) Blackhorse

07/01/23 - 09/30/23 (cash basis)

	% Income	
OPERATING ACTIVITIES		
EXPENSE		
61200 City Administration Costs	-72.20	0.00 %
62600 Miscellaneous/Contingency Repairs	-365.47	0.00 %
64000 Landscape Maintenance	-753.87	0.00 %
61900 Telephone	-640.50	0.00 %
62150 Street Sweep Service	278.60	0.00 %
63100 Water, Sewer	-325.91	0.00 %
63000 Electrical Power for Gate and Streetlights	-815.19	0.00 %
65000 District Administrator	-2,235.00	0.00 %
65100 Insurance	-230.36	0.00 %
TOTAL EXPENSE	-5,159.90	0.00%
Net Income	-5,159.90	0.00 %
Adjustments to reconcile Net Income to net cash provided by operations		
2003 Owner Contributions	3,090.32	
Net cash provided by Operating Activities	-2,069.58	
INVESTING ACTIVITIES		
OTHER ASSET		
1999 Suspense Account	-170.00	
TOTAL OTHER ASSET	-170.00	
Net cash provided by Investing Activities	-170.00	
Net cash increase for period	-2,239.58	
Cash at beginning of period	2,763.91	
Cash at end of period	524.33	

General Ledger

Property: Renaissance - (45) Blackhorse

Detail 07/01/23 - 09/30/23 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
77619 Blackhorse Estates III -FFB (Bank)						2,763.91
07/01/23	CHECK	575	Regency Property Management: Management fees for multiple		745.00	2,018.91
07/05/23	CHECK	574	PG&E: 1199050206-1 // 501 N Minnewawa , 6542845756-1 // 1		18.08	2,000.83
07/05/23	CHECK	AV86	BrightView Landscape Service Inc.: Acct: 21792174 // Inv: 8471		502.58	1,498.25
07/19/23	CHECK	576	PG&E: 3077447206-9 // 543 N Minnewawa		45.21	1,453.04
07/21/23	CHECK	577	Regency Property Management: 49976 // Blackhorse Estates		47.67	1,405.37
07/25/23	BNKDEP	D160818	Street Sweep Service	353.10		1,758.47
07/26/23	CHECK	ACH	American Express Credit Card: 06/15/23 // Renaissance - Phon		320.25	1,438.22
07/29/23	BNKDEP	D160916	Owner Contributions	3,090.32		4,528.54
08/01/23	CHECK	578	Regency Property Management: Management fees for multiple		745.00	3,783.54
08/01/23	CHECK	ACH	American Express Credit Card: 07/15/23 // Cambridge Country		320.25	3,463.29
08/02/23	CHECK	579	City of Clovis, Utility: 463-422662.01 / 796 N Dartmouth, 463-34		138.49	3,324.80
08/02/23	CHECK	580	Regency Property Management: Invoice 47921 / Postage		4.81	3,319.99
08/02/23	CHECK	581	City of Clovis, Finance Department: AR00108377		193.71	3,126.28
08/16/23	CHECK	583	PG&E: 3077447206-9 // 543 N Minnewawa // Service thru 07/31		53.38	3,072.90
08/16/23	CHECK	AV92	Guardian Western Sweeping, INC: 2-377823 // Renaissance // 1		74.50	2,998.40
08/23/23	CHECK	584	City of Clovis, Finance Department: AR00108377		176.10	2,822.30
08/23/23	CHECK	ACH	State Farm Insurance: Acct 1036-3217-12 / Blackhorse Estates		230.36	2,591.94
08/24/23	CHECK	585	PG&E: 1199050206-1 // 501 N Minnewawa // Service thru 07/25		18.12	2,573.82
08/25/23	JOURNL	J30548	Blackhorse Acct Forgery		170.00	2,403.82
08/28/23	CHECK	586	BrightView Landscape Service Inc.: Acct: 21792174 / Inv: 8427:		251.29	2,152.53
09/01/23	CHECK	587	Regency Property Management: Management fees for multiple		745.00	1,407.53
09/08/23	JOURNL	J30608	Transfer from old account		1,407.53	0.00
77619 Blackhorse Estates III -FFB			Beg Bal: 2,763.91 Activity: -2,763.91	3,443.42	6,207.33	0.00
45612 Blackhorse Estates III -(New) FFB (Bank)						0.00
09/06/23	CHECK	589	PG&E: 6542845756-1 // 149 Oak St // Service thru 08/23/23, 0		34.89	-34.89
09/06/23	CHECK	ACH	American Express Credit Card: 08/15/23 // Renaissance // ATT		365.47	-400.36
09/08/23	JOURNL	J30608	Transfer from old account	1,407.53		1,007.17
09/19/23	CHECK	501	City of Clovis, Utility: 463-342238.01 / 791 N Oxford, 463-42266		187.42	819.75
09/19/23	CHECK	502	PG&E: 3077447206-9 / 543 N Minnewawa / Service thru 08/29/:		48.52	771.23
09/19/23	CHECK	503	Regency Property Management: Postage and Copies, Invoice 5		2.88	768.35
09/19/23	CHECK	503	Regency Property Management: Postage and Copies, Invoice 5		16.84	751.51
09/21/23	CHECK	505	City of Clovis, Finance Department: A25060532 and A2507191:		227.18	524.33
45612 Blackhorse Estates III -(New) FFI			Beg Bal: 0.00 Activity: 524.33	1,407.53	883.20	524.33
1999 Suspense Account (Other Asset)						0.00
08/25/23	JOURNL	J30548	Blackhorse Acct Forgery	170.00		170.00
1999 Suspense Account			Beg Bal: 0.00 Activity: 170.00	170.00	0.00	170.00
2003 Owner Contributions (Other Current Liability)						98,367.01
07/29/23	BNKDEP	D160916	Blackhorse Estates III -FFB		3,090.32	101,457.33
2003 Owner Contributions			Beg Bal: 98,367.01 Activity: 3,090.32	0.00	3,090.32	101,457.33
61200 Office Expense (Expense)						0.00
07/21/23	CHKITM	577	Regency Property Management: 49976 // Blackhorse Estates - /	47.67		47.67
08/02/23	CHKITM	580	Regency Property Management: Invoice 47921 / Postage	4.81		52.48
09/19/23	CHKITM	503	Regency Property Management: Invoice 52349 / Blackhorse Es	2.88		55.36
09/19/23	CHKITM	503	Regency Property Management: Postage and Copies	16.84		72.20
61200 Office Expense			Beg Bal: 0.00 Activity: 72.20	72.20	0.00	72.20
62600 General Maintenance (Expense)						0.00
09/06/23	CHKITM	ACH	American Express Credit Card: 08/15/23 // Renaissance // ATT	365.47		365.47
62600 General Maintenance			Beg Bal: 0.00 Activity: 365.47	365.47	0.00	365.47

Date	Type	Reference	Description	Debit	Credit	Balance
61900 Telephone Gate (Expense)						0.00
07/26/23	CHKITM	ACH	American Express Credit Card: 06/15/23 // Renaissance	320.25		320.25
08/01/23	CHKITM	ACH	American Express Credit Card: 07/15/23 // Renaissance // ATT	320.25		640.50
61900 Telephone Gate		Beg Bal: 0.00	Activity: 640.50	640.50	0.00	640.50
62150 Street Sweep Service (Expense)						0.00
07/25/23	BNKDEP	D160818	Blackhorse Estates III -FFB Refund		353.10	-353.10
08/16/23	CHKITM	AV92	Guardian Western Sweeping, INC: 2-377823 // Renaissance // I	74.50		-278.60
62150 Street Sweep Service		Beg Bal: 0.00	Activity: -278.60	74.50	353.10	-278.60
64000 Landscape Service (Expense)						0.00
07/05/23	CHKITM	AV86	BrightView Landscape Service Inc.: Acct: 21792174 // Inv: 8471	502.58		502.58
08/28/23	CHKITM	586	BrightView Landscape Service Inc.: Acct: 21792174 // Inv: 8427:	251.29		753.87
64000 Landscape Service		Beg Bal: 0.00	Activity: 753.87	753.87	0.00	753.87
63000 Gas & Electric (Expense)						0.00
07/05/23	CHKITM	574	PG&E: 1199050206-1 // 501 N Minnewawa	18.08		18.08
07/19/23	CHKITM	576	PG&E: 3077447206-9 // 543 N Minnewawa	45.21		63.29
08/02/23	CHKITM	581	City of Clovis, Finance Department: AR00108377	193.71		257.00
08/16/23	CHKITM	583	PG&E: 3077447206-9 // 543 N Minnewawa // Service thru 07/31	53.38		310.38
08/23/23	CHKITM	584	City of Clovis, Finance Department: AR00108377	176.10		486.48
08/24/23	CHKITM	585	PG&E: 1199050206-1 // 501 N Minnewawa // Service thru 07/25	18.12		504.60
09/06/23	CHKITM	589	PG&E: 1199050206-1 // 501 E Minnewawa // Service thru 08/2:	34.89		539.49
09/19/23	CHKITM	502	PG&E: 3077447206-9 // 543 N Minnewawa // Service thru 08/29/:	48.52		588.01
09/21/23	CHKITM	505	City of Clovis, Finance Department: Street Lights and Fire Inspe	227.18		815.19
63000 Gas & Electric		Beg Bal: 0.00	Activity: 815.19	815.19	0.00	815.19
63100 Water, Sewer (Expense)						0.00
08/02/23	CHKITM	579	City of Clovis, Utility: 463-342238.01 // 791 N Oxford	138.49		138.49
09/19/23	CHKITM	501	City of Clovis, Utility: 463-342238.01 // 791 N Oxford	187.42		325.91
63100 Water, Sewer		Beg Bal: 0.00	Activity: 325.91	325.91	0.00	325.91
65000 Management Fees (Expense)						0.00
07/01/23	CHKITM	575	Regency Property Management: Management fees for multiple	745.00		745.00
08/01/23	CHKITM	578	Regency Property Management: Management fees for multiple	745.00		1,490.00
09/01/23	CHKITM	587	Regency Property Management: Management fees for multiple	745.00		2,235.00
65000 Management Fees		Beg Bal: 0.00	Activity: 2,235.00	2,235.00	0.00	2,235.00
65100 Property/Liability Insurance (Expense)						0.00
08/23/23	CHKITM	ACH	State Farm Insurance: Acct 1036-3217-12 // Blackhorse Estates	230.36		230.36
65100 Property/Liability Insurance		Beg Bal: 0.00	Activity: 230.36	230.36	0.00	230.36
Totals:				10,533.95	10,533.95	

All Receipts Deposited

Property: Renaissance - (45) Blackhorse

Date Range: 7/1/2023 - 9/30/2023

Date	Tenant	Status	Account Number	Property	Unit	Reference	Amount
Deposit Number: D160818		Date: 07/25/2023		Bank: Blackhorse Estates III -FFB			
07/25/2023	Street Sweep Service			AD Area 1		22088	353.10
Subtotal:							353.10
Deposit Number: D160916		Date: 07/29/2023		Bank: Blackhorse Estates III -FFB			
07/29/2023	Owner Contributions			AD Area 1		ACH	3,090.32
Subtotal:							3,090.32
Grand Total:							3,443.42

Aged Payables Detail

Property: Renaissance - (45) Blackhorse

All Vendors

Bill Dates as of Saturday September 30, 2023

Chart Name	Account #	Invoice #	Bill Date	Due Date	Overdue	Due In	Amount
American Express Credit Card							
61900 Telephone Gate		09/15/23	09/15/2023	09/15/2023	15	0	144.79
							144.79
							144.79

Check / Deposit Listing

Property: Renaissance - (45) Blackhorse
 Blackhorse Estates III -(New) FFB, Blackhorse Estates III -FFB
 All Transactions
 Date Range: 07/01/23 - 09/30/23

Date	Reference	Information	Check Comment	Cleared	Deposit	Payment
Blackhorse Estates III -FFB						
7/1/23	575	Regency Property Management	Management fees for multiple properties.	Y		745.00
7/5/23	574	PG&E	1199050206-1 // 501 N Minnewawa , 654;	Y		18.08
7/5/23	AV86	BrightView Landscape Service Inc.	Acct: 21792174 // Inv: 8471477 // Renaiss	Y		502.58
7/19/23	576	PG&E	3077447206-9 // 543 N Minnewawa	Y		45.21
7/21/23	577	Regency Property Management	49976 // Blackhorse Estates	Y		47.67
7/25/23	D160818			Y	353.10	
7/26/23	ACH	American Express Credit Card	06/15/23 // Renaissance - Phone	Y		320.25
7/29/23	D160916			Y	3,090.32	
8/1/23	578	Regency Property Management	Management fees for multiple properties.	Y		745.00
8/1/23	ACH	American Express Credit Card	07/15/23 // Cambridge Country View // AT	Y		320.25
8/2/23	579	City of Clovis, Utility	463-422662.01 / 796 N Dartmouth, 463-3	Y		138.49
8/2/23	580	Regency Property Management	Invoice 47921 / Postage	Y		4.81
8/2/23	581	City of Clovis, Finance Department	AR00108377	Y		193.71
8/16/23	AV92	Guardian Western Sweeping, INC	2-377823 // Renaissance // Monthly Serv	Y		74.50
8/16/23	583	PG&E	3077447206-9 // 543 N Minnewawa // Sen	Y		53.38
8/23/23	584	City of Clovis, Finance Department	AR00108377	Y		176.10
8/23/23	ACH	State Farm Insurance	Acct 1036-3217-12 / Blackhorse Estates	Y		230.36
8/24/23	585	PG&E	1199050206-1 // 501 N Minnewawa // Sen	Y		18.12
8/25/23	J30548		Blackhorse Acct Forgery	Y		170.00
8/28/23	586	BrightView Landscape Service Inc.	Acct: 21792174 / Inv: 8427559 / AD Area	Y		251.29
9/1/23	587	Regency Property Management	Management fees for multiple properties.	Y		745.00
9/8/23	J30608			Y		1,407.53

Totals of Deposits/Payments for Bank

3,443.42 6,207.33

Blackhorse Estates III -(New) FFB						
9/6/23	589	PG&E	6542845756-1 // 149 Oak St // Service th	N		34.89
9/6/23	ACH	American Express Credit Card	08/15/23 // Renaissance // ATT Phone, 08	N		365.47
9/8/23	J30608			N	1,407.53	
9/19/23	501	City of Clovis, Utility	463-342238.01 / 791 N Oxford, 463-4226	N		187.42
9/19/23	502	PG&E	3077447206-9 / 543 N Minnewawa / Servi	N		48.52
9/19/23	503	Regency Property Management	Postage and Copies, Invoice 52349 / Blac	N		19.72
9/21/23	505	City of Clovis, Finance Department	A25060532 and A25071917 Account AR0	N		227.18

Totals of Deposits/Payments for Bank

1,407.53 883.20

Totals:	4,850.95	7,090.53
Counts:	3	26
Balance of listed transactions:		-2,239.58

WA Funding itf
Blackhorse Estates III
331 W Shields Ave
Fresno, CA 93705

FFB BANK
7690 N Palm Ave #101
Fresno, CA 93711

575

07/01/2023

1,900.00**

REGENCY PROPERTY

ONE THOUSAND NINE HUNDRED DOLLARS AND 00/100 *****

REGENCY PROPERTY
331 W. Shields Ave
Fresno, CA 93705



Management fees for multiple properties.

⑈ 5 7 5 ⑈ ⑆ 1 2 1 1 4 4 1 4 6 ⑆ 1 0 0 0 7 7 6 1 9 ⑈

WA Funding itf
Blackhorse Estates III
Tract 4299A
07/01/2023 Regency Property

Management fees for multiple properties.

575

\$ 1,900.00

Prop	Unit	Account	Comment	Amount
AD Area 2		65000 Management Fees		1,155.00
AD Area 1		65000 Management Fees		745.00

WA Funding itf
Blackhorse Estates III
Tract 4299A
07/01/2023 Regency Property

Management fees for multiple properties.

575

\$ 1,900.00

Prop	Unit	Account	Comment	Amount
AD Area 2		65000 Management Fees		1,155.00
AD Area 1		65000 Management Fees		745.00



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1199050206-1
Statement Date: 06/26/2023
Due Date: 07/13/2023

Your Account Summary

Amount Due on Previous Statement	\$14.77
Payment(s) Received Since Last Statement	-14.77
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$18.08

Total Amount Due by 07/13/2023 \$18.08

Service For:

ASSESSMENT DISTRICT C/O WESTCO
EQUITIES
501 N MINNEWAWA AVE
CLOVIS, CA 93611

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

Your Enrolled Programs

Peak Day Pricing Plan

PAID JUL 05 2023

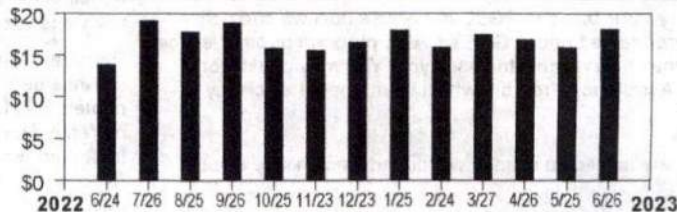
CK 574

ENTERED JUL 0 2023

AD Arent

Electric Monthly Billing History

Daily Usage Comparison



Visit www.pge.com/MyEnergy for a detailed bill comparison

1 Year Ago Period	Last Period	Current Period
0.41	0.66	0.70
Electric kWh / Day		

Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1199050206-1

Statement Date: 06/26/2023

Due Date: 07/13/2023

Details of Electric Charges

05/25/2023 - 06/25/2023 (32 billing days)

Service For: 501 N MINNEWAWA AVE

Service Agreement ID: 1199050502 GATE PEDESTAL

Rate Schedule: B1 Bus Low Use

Enrolled Programs: Peak Day Pricing Plan

05/25/2023 - 05/31/2023

Customer Charge	7 days @ \$0.32854	\$2.30
Energy Charges		
Peak	1.166700 kWh @ \$0.33840	0.39
Off Peak	2.431700 kWh @ \$0.32229	0.78
Super Off Peak	1.271500 kWh @ \$0.30587	0.39

06/01/2023 - 06/25/2023

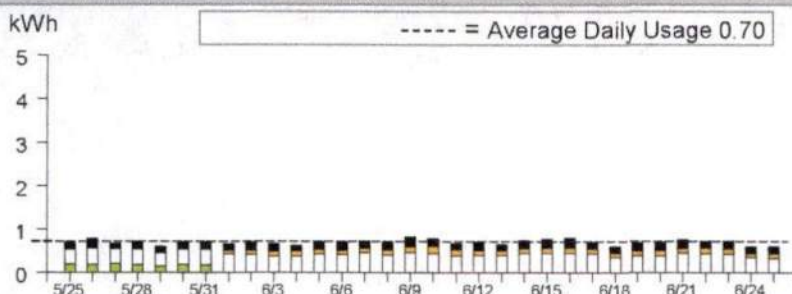
Customer Charge	25 days @ \$0.32854	\$8.21
Energy Charges		
Peak	4.314000 kWh @ \$0.40734	1.76
Part Peak	2.862900 kWh @ \$0.35811	1.03
Off Peak	10.296400 kWh @ \$0.33731	3.47
PDP Program Details		
Peak Usage Credits	4.314000 kWh @ -\$0.05169	-0.22
Part Peak Usage Credits	2.862900 kWh @ -\$0.01536	-0.04
Energy Commission Tax		0.01

Total Electric Charges \$18.08

Service Information

Meter #	1004466468
Total Usage	22.343200 kWh
Serial	C
Rotating Outage Block	2A

Electric Usage This Period: 22.343200 kWh, 32 billing days



	Usage	Energy Charges
Peak ¹	24.52%	\$2.15
Part Peak ²	12.83%	\$1.03
Off Peak ³	56.96%	\$4.25
Super Off Peak ⁴	5.69%	\$0.39

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm

⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm



INVOICE

Regency Property Management
Renaissance
331 W. Shields Ave
Fresno CA 93705

Customer #: 21792174 ✓
Invoice #: 8471477 ✓
Invoice Date: 7/1/2023 ✓
Cust PO #:

64000

Job Number	Description	Amount
311800094	RENAISSANCE Landscape Maintenance For July	502.58
PAID JUL 05 2023 AV 86		
ENTERED JUL 03 2023 AD Area 1		
Total invoice amount		502.58
Tax amount		
Balance due		502.58

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 559-453-1670

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 21792174
Invoice #: 8471477
Invoice Date: 7/1/2023

Amount Due: \$502.58

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Regency Property Management
Renaissance
331 W. Shields Ave
Fresno CA 93705

BrightView Landscape Services, Inc.
P.O. Box 31001-2463
Pasadena, CA 91110-2463



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No. 3077447206-9

Statement Date: 06/30/2023

Due Date: 07/17/2023

Service For:

ASSESSMENT DISTRICT C/O WESTCO
EQUITIES
543 N MINNEAWA AVE
CLOVIS, CA 93611

Your Account Summary PAID JUL 19 2023

Amount Due on Previous Statement	\$44.64
Payment(s) Received Since Last Statement	-44.64
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$45.21

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

Your Enrolled Programs

Peak Day Pricing Plan

Total Amount Due by 07/17/2023

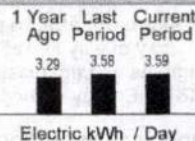
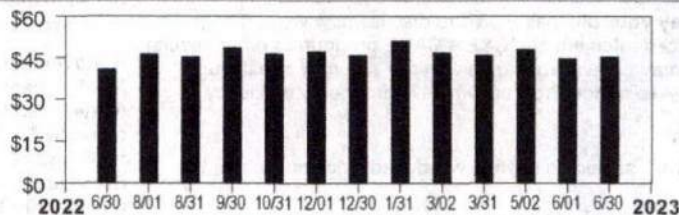
\$45.21



ENTERED JUL 08 2023

Electric Monthly Billing History

Daily Usage Comparison



Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3077447206-9

Statement Date: 06/30/2023

Due Date: 07/17/2023

Details of Electric Charges

06/01/2023 - 06/29/2023 (29 billing days)

Service For: 543 N MINNEAWA AVE

Service Agreement ID: 3077447910 GATE PEDESTAL

Rate Schedule: B1 Bus Low Use

Enrolled Programs: Peak Day Pricing Plan

06/01/2023 - 06/29/2023

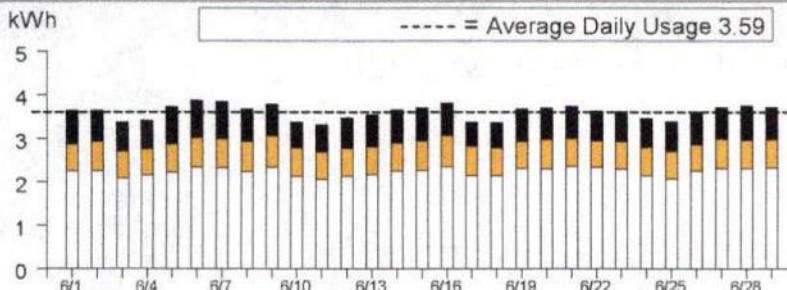
Customer Charge	29 days @ \$0.32854	\$9.53
Energy Charges		
Peak	20.343600 kWh @ \$0.40734	8.29
Part Peak	18.981200 kWh @ \$0.35811	6.80
Off Peak	64.919300 kWh @ \$0.33731	21.90
PDP Program Details		
Peak Usage Credits	20.343600 kWh @ -\$0.05169	-1.05
Part Peak Usage Credits	18.981200 kWh @ -\$0.01536	-0.29
Energy Commission Tax		0.03

Total Electric Charges \$45.21

Service Information

Meter #	1005685883
Total Usage	104.244100 kWh
Serial	H
Rotating Outage Block	5A

Electric Usage This Period: 104.244100 kWh, 29 billing days



	Usage	Energy Charges
Peak ¹	19.51%	\$8.29
Part Peak ²	18.22%	\$6.80
Off Peak ³	62.27%	\$21.90
Super Off Peak ⁴	0.00%	\$0.00

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm

Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm

⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3035780542-0
Statement Date: 06/30/2023
Due Date: 07/17/2023

Service For:

ASSESSMENT DISTRICT C/O WESTCO
EQUITIES
541 N MINNEAWA AVE
CLOVIS, CA 93611

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

Your Enrolled Programs

Peak Day Pricing Plan

Your Account Summary

Credit Balance on Previous Statement	-\$35.43
Payment(s) Received Since Last Statement	0.00
Outstanding Credit Balance	-\$35.43
Current Electric Charges	\$9.75

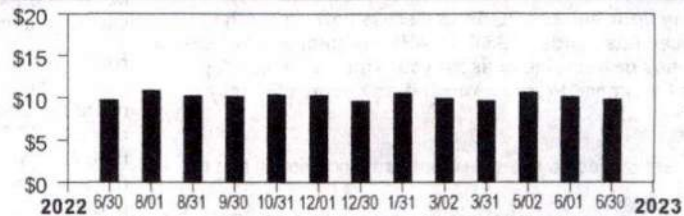
**CREDIT BALANCE - NO PAYMENT
DUE**

-\$25.68



Electric Monthly Billing History

Daily Usage Comparison



1 Year Ago	Last Period	Current Period
0.01	0.01	0.02
Electric kWh / Day		

Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.

No payment is due. Please retain for your records. Thank you.

999030357805420000000097500000000000



Account Number:
3035780542-0

Total Amount Due:
No Payment Due

57571002005601002001C2



ASSESSMENT DISTRICT C/O WESTCO EQUITIES
331 W SHIELDS AVE
FRESNO CA 93705-4106

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3035780542-0
Statement Date: 06/30/2023
Due Date: 07/17/2023

Details of Electric Charges

06/01/2023 - 06/29/2023 (29 billing days)

Service For: 541 N MINNEAWA AVE
Service Agreement ID: 3035780820 LANDSCAPE PEDESTAL
Rate Schedule: B1 Bus Low Use
Enrolled Programs: Peak Day Pricing Plan

06/01/2023 - 06/29/2023

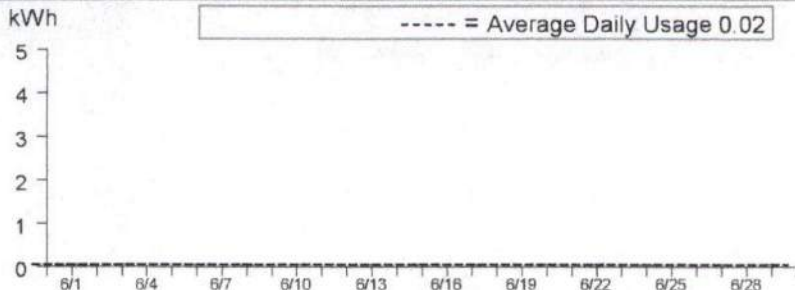
Customer Charge	29 days @ \$0.32854	\$9.53
Energy Charges		
Off Peak	0.661620 kWh @ \$0.33731	0.22

Total Electric Charges \$9.75

Service Information

Meter #	1005685850
Total Usage	0.661700 kWh
Serial	H
Rotating Outage Block	2A

Electric Usage This Period: 0.661700 kWh, 29 billing days



	Usage	Energy Charges
Peak ¹	0.00%	\$0.00
Part Peak ²	0.00%	\$0.00
Off Peak ³	100.00%	\$0.22
Super Off Peak ⁴	0.00%	\$0.00

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm

⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm

Regency Property

331 W. Shields Ave
Fresno, CA 93705
Office: 559-221-3170
Fax: 559-225-3174

Invoice

Invoice No.	Invoice Date
49976 ✓	07/12/23 ✓

TO:

Blackhorse Estates III - Tract 4299A ✓
Sean K. Smith PE QSD | Supervising
Civil Engineer 559-324-2363
City of Clovis | Engineering Division
1033 Fifth Street, Clovis, CA 93612

Property	Unit	Acc #
Regenc		28066

Amount Due	Amount Enclosed
133.47	



61200

PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Quantity	Description	Rate	Amount
1	Postage	112.20	112.20
45	Color Copies	0.35	15.75
23	Black and White Copies	0.24	5.52
<div>ENTERED JUL 10 2023</div> <div>AD 1 47.67 ✓ AD 2 85.80 ✓ <hr/>133.47</div> <div>PAID JUL 21 2023 CK 577</div>			
Sub Total			133.47
Tax			0.00
TOTAL			133.47

Comments

Thank you for your business!



CHECK REQUEST

Property: Rennissance

Owner Name: _____

Amount: \$ 320.25

Payee: _____

Address: _____

Description: Phone Bill

Checked needed by: _____

Approved: Allison

Date: 5/17/23

ENTERED JUL 06 2023

AD Area (



REGENCY PROPERTY MANAGEMENT
C/O RENAISSANCE
331 W SHIELDS AVE
FRESNO CA 93705 - 4106

Page 1 of 2
Account Number 559 297-9317 462 8
Billing Date May 19, 2023
Web Site att.com

Bill-At-A-Glance

Previous Bill	102.31
Payment Received 5-10 Thank you!	102.31CR
Adjustments	.00
Balance	.00
Current Charges	320.25
Amount to be Debited	\$320.25
Your Credit Card will be Debited by	Jun 9, 2023

Billing Summary

Online: att.com/myatt	Page
Plans and Services	1
1 800 750-2355	
Total Current Charges	320.25

Plans and Services

Promotions and Discounts

Item	No.	Description	
	1.	Your contract for participation in Business Local Calling expired Apr 2023.	.00

Monthly Service - May 19 thru Jun 18

2. Bus Local Calling Unlimited A	290.00
Measured Rate Business Service	
Unlimited Local Usage	
Call Forwarding	
Caller ID	
Three-Way Calling	
3. Your Listing Is Not Published	1.75
Total Monthly Service	291.75

Company Fees and Surcharges

4. Federal Subscriber Line Charge	8.59
5. State Regulatory Fee	2.22
6. Federal Universal Service Fee	3.33
7. Cost Assessment Charge	4.10
Total Company Fees and Surcharges	18.24

Government Fees and Taxes

8. 911/988 Surcharge	.38
9. CA Universal Service PPP Surcharge	1.11
10. Federal	8.77
Total Government Fees and Taxes	10.26

Total Plans and Services 320.25

News You Can Use

PREVENT DISCONNECT

All charges must be paid each month to keep your account current. However, "basic service" and its applicable taxes and surcharges MUST be paid to avoid disconnection. Currently, for this account that amount is \$256.11. Failure to pay non-basic charges may result in other collection activities, including restriction of toll calls.

News You Can Use Summary

- PREVENT DISCONNECT
- COST ASSESSMENT CHRG
- CA SURCHARGE CHANGE
- STILL GETTING PAPER?
- CARRIER INFORMATION
- FEES AND SURCHARGES
- EMAIL YOUR INVOICE

See "News You Can Use" for additional information

Local Services provided by AT&T California or AT&T Nevada based upon the service address location.

GO GREEN - Enroll in paperless billing.

WA Funding itf
Blackhorse Estates III
331 W Shields Ave
Fresno, CA 93705

FFB BANK
7690 N Palm Ave #101
Fresno, CA 93711

578

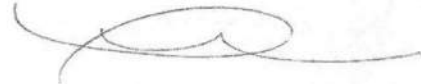
08/01/2023

REGENCY PROPERTY

1,900.00**

ONE THOUSAND NINE HUNDRED DOLLARS AND 00/100 *****

REGENCY PROPERTY
331 W. Shields Ave
Fresno, CA 93705



Management fees for multiple properties.

⑈578⑈ ⑆121144146⑆ 100077619⑈

WA Funding itf
Blackhorse Estates III
Tract 4299A
08/01/2023 Regency Property

Management fees for multiple properties.

578

\$ 1,900.00

Prop	Unit	Account	Comment	Amount
AD Area 2		65000 Management Fees		1,155.00
AD Area 1		65000 Management Fees		745.00

WA Funding itf
Blackhorse Estates III
Tract 4299A
08/01/2023 Regency Property

Management fees for multiple properties.

578

\$ 1,900.00

Prop	Unit	Account	Comment	Amount
AD Area 2		65000 Management Fees		1,155.00
AD Area 1		65000 Management Fees		745.00



CHECK REQUEST

Property: Renaissance
Owner Name:
Amount: \$ 320.25
Payee: AMEX

Description: ATT Phone Bill/callbox
Checked needed by: ASAP
Approved: Allison
Date: 7.11.23

ENTERED JUL 31 2023

PAID AUG 01 2023



REGENCY PROPERTY MANAGEMENT
C/O RENAISSANCE
331 W SHIELDS AVE
FRESNO CA 93705 - 4106

Page 1 of 2
Account Number 559 297-9317 462 8
Billing Date Jun 19, 2023
Web Site att.com

Bill-At-A-Glance

Previous Bill	320.25
Payment Received 6-09 Thank you!	320.25CR
Adjustments	.00
Balance	.00
Current Charges	320.25
Amount to be Debited	\$320.25
Your Credit Card will be Debited by	Jul 11, 2023

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	320.25
1 800 750-2355		
Total Current Charges		320.25

Plans and Services

Monthly Service - Jun 19 thru Jul 18

1. Bus Local Calling Unlimited A	290.00
Measured Rate Business Service	
Unlimited Local Usage	
Call Forwarding	
Caller ID	
Three-Way Calling	
2. Your Listing Is Not Published	1.75
Total Monthly Service	291.75

Company Fees and Surcharges

3. Federal Subscriber Line Charge	8.59
4. State Regulatory Fee	2.22
5. Federal Universal Service Fee	3.33
6. Cost Assessment Charge	4.10
Total Company Fees and Surcharges	18.24

Government Fees and Taxes

7. 911/988 Surcharge	.38
8. CA Universal Service PPP Surcharge	1.11
9. Federal	8.77
Total Government Fees and Taxes	10.26

Total Plans and Services 320.25

News You Can Use

PREVENT DISCONNECT

All charges must be paid each month to keep your account current. However, "basic service" and its applicable taxes and surcharges MUST be paid to avoid disconnection. Currently, for this account that amount is \$256.11. Failure to pay non-basic charges may result in other collection activities, including restriction of toll calls.

CARRIER INFORMATION

Our records show that you have selected Cust Undecided on Carrier or a company that resells their services as your primary local toll carrier and that you have chosen not to select a long distance carrier. Please contact us if this does not agree with your records.

COST ASSESSMENT CHRG

AT&T charges you this monthly per line amount to recover its ongoing costs incurred for property taxes and supporting the administration of local number portability, a government program that enables customers to retain their telephone number when changing service providers. This fee is not a tax or charge that the government requires AT&T to collect from its customers.

News You Can Use Summary

- PREVENT DISCONNECT
- COST ASSESSMENT CHRG
- CA SURCHARGE CHANGE
- RATE INCREASE
- CARRIER INFORMATION
- FEES AND SURCHARGES
- EMAIL YOUR INVOICE

See "News You Can Use" for additional information

upon the service address location.

GO GREEN - Enroll in paperless billing.



REGENCY PROPERTY MANAGEMENT
C/O RENAISSANCE
331 W SHIELDS AVE
FRESNO CA 93705 - 4106

Page 2 of 2
Account Number 559 297-9317 462 8
Billing Date Jun 19, 2023

News You Can Use

FEES AND SURCHARGES

AT&T collects monthly fees and surcharges to help recover its required contribution to government programs and to recover costs AT&T pays in taxes and required payments levied by the federal government. These fees and surcharges included on your bill are periodically adjusted to align with the rates determined by the government agency that is responsible for the federal fund or tax and subject to change at any time without notice to you unless required by law. For more information, please contact an AT&T Service Representative at the phone number listed on the front of your bill.

CA SURCHARGE CHANGE

The California Public Utilities Commission (CPUC) has changed the support mechanism to fund its six Universal Service Public Purpose Programs (PPPs) by combining the individual contribution factors into a single, flat rate per line charge (CPUC Decision 22-10-021). Effective April 1, 2023, a CA Universal Service PPP Surcharge of \$1.11 per line per month will be assessed to customers and will appear in the Government Fees and Taxes section of your bill. For more information, please visit the CPUC's website at www.cpuc.ca.gov and search for "Surcharge Rates" at the top right of the page or call us at the toll-free number on your bill.

EMAIL YOUR INVOICE

Now available to AT&T Business Center customers! No need to login to get your invoice - we'll send it to your inbox! Not in Business Center? No problem, we'll register you! Email us at Email-Invoice@att.com with subject line "Email Invoice" to sign-up for Email Invoice Delivery today!

RATE INCREASE

Local Usage (Zones 1 and 2) and Zone 3 Day, Evening, and Night/Weekend per minute rates will increase from \$0.76 to \$0.91 on August 7, 2023. For questions, please call the toll-free number listed on your bill or visit us online at business.att.com.

STILL GETTING PAPER?

Email us at GoPaperless@att.com with the subject line "Save Paper" to sign up for paperless billing today!

Terms and Conditions

THREE PAYMENT OPTIONS: Electronically through Automatic Payment Service or Online: AT&T eBillSM. At an Authorized Payment Location. Or mail to AT&T PO BOX 5025, Carol Stream, IL 60197-5025.

BILLING QUESTIONS: Call us at 800.288.2020, or write to Customer Care at AT&T, P.O. Box 5074, Carol Stream, IL 60197-5074; or AT&T Business, 555 E. Cook St., Springfield, IL 62703; or visit att.com. If you have a complaint you cannot resolve with us, contact the California Public Utilities Commission (CPUC) at Consumer Affairs Branch, 505 Van Ness Ave, Room 2003, San Francisco, CA 94102, <http://consumers.cpuc.ca.gov/complaints> or call 800.649.7570. The CPUC's DDTP program offers assistance to individuals with hearing and speaking limitations including California Relay Service available by dialing 711, more information is available at <http://ddtp.cpuc.ca.gov/relay.aspx> If your complaint concerns interstate or international calling, write the FCC at Consumer Complaints, 445 12th Street SW, Washington, D.C. 20554, or call 888.225.5322 or TTY 888.835.5322.

FEDERAL SURCHARGES: The Federal Universal Service Fee and the Federal Subscriber Line Charge are charges imposed by action of the Federal Communications Commission.

TARIFF INFORMATION: Call 1-888-319-8800 or visit our web site www.att.com/servicepublications.

SERVICE INFORMATION

Your local services are provided by AT&T California (Pacific Bell Telephone Company). Your AT&T long distance services, if any, are provided by one or more of the following AT&T Inc. subsidiaries: AT&T Long Distance (SBC Long Distance, LLC), AT&T Communications of California, Inc., and/or AT&T Corp. You can find the name of your long distance service provider in the long distance section of your bill. To view your provider's service publications, including Guidebooks, Service Guides and/or Tariffs, go to att.com/servicepublications.

CLOVIS

UTILITY SERVICE BILL

CLOVIS PRIDE
- A WAY OF LIFE

CITY OF CLOVIS
CITY HALL • 1033 FIFTH STREET
CLOVIS, CA 93612
(559) 324-2130

Office Hours: 8:00AM - 4:30PM

SERVICE ADDRESS

791 N OXFORD

Country View, not Renaissance

ACCOUNT NUMBER

463-342238.01

SERVICE PERIOD

05/01/2023 to 06/30/2023

Effective June 1, 2016.

Emergency drought limits have been lifted. April through October outside watering days are Sundays, Wednesdays and Fridays for even numbered addresses and Tuesdays, Thursdays and Saturdays for odd numbered addresses. November through March outside watering days are Sundays for even numbered addresses and Saturdays for odd numbered addresses. Water rules are posted at City of Clovis website www.cityofclovis.com.

DUE DATE

07/31/2023

BALANCE DUE

\$ 138.49

Payments received more than 10 days past the due date are subject to a late penalty.

CURRENT PERIOD WATER METER READING (000's)

PRESENT	PREVIOUS	CURRENT USAGE	PRIOR YEAR USAGE	2013 USAGE
13648	13563	85	41	85

METER READING PERIOD	DAYS IN READING PERIOD	CURRENT USAGE	CURRENT DAILY USAGE
04/05/2023 - 06/08/2023	64	85	1.3281

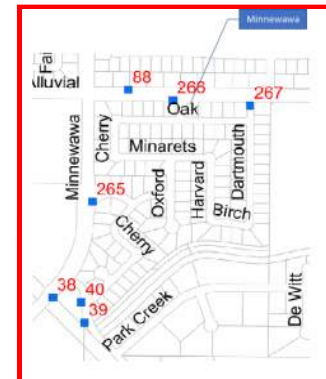
METER READING PERIOD	DAYS IN READING PERIOD	2013 USAGE	2013 DAILY USAGE
04/08/2013 - 06/07/2013	60	85	1.4167
06/07/2013 - 08/12/2013	66	102	1.5455
08/12/2013 - 10/07/2013	56	134	2.3929

BILLING SUMMARY

Previous Balance 27.15

New Charges Since Last Billing

RESIDENTIAL LNDSCP 1 138.49



Utility payments can now be made online through Paymentus at the City of Clovis website <http://www.cityofclovis.com> or by calling (877) 281-4366.

Adjustments 0.00
Payments -27.15

TOTAL DUE \$ 138.49

SEE OTHER SIDE FOR ADDITIONAL INFORMATION

Account balances greater than \$25.00 are not considered current and are subject to late and delinquency fees.

Regency Property

331 W. Shields Ave
Fresno, CA 93705
Office: 559-221-3170
Fax: 559-225-3174

Invoice

Invoice No.	Invoice Date
47921	06/02/23

Property	Unit	Acc #
Regenc		28066

Amount Due	Amount Enclosed
13.48	

TO:

Blackhorse Estates III - Tract 4299A
Sean K. Smith PE QSD | Supervising
Civil Engineer 559-324-2363
City of Clovis | Engineering Division
1033 Fifth Street, Clovis, CA 93612



61200

PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Quantity	Description	Rate	Amount
1	Postage	13.48	13.48
<div>AD 1 4.81 AD 2 8.67 <hr/>13.48</div> <div>PAID AUG 02 2023 00580</div>			
Sub Total			13.48
Tax			0.00
TOTAL			13.48

Comments

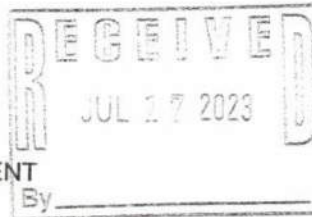
Thank you for your business!



CITY of CLOVIS

INVOICE / STATEMENT

AR00108377
REGENCY PROPERTY MANAGEMENT
331 W SHIELDS
FRESNO, CA 93705



STATEMENT DATE: 07/12/2023
DUE DATE: 07/31/2023

Invoice Date	Description	Invoice	Amount Due	Payment / Adjustments	Total Amount
	Beginning Balance prior to 07/01/2023				0.00
07/11/2023	JULY 2023 STREET LIGHT BILLING	A24634765	493.09	0.00	493.09
	Ending Balance as of 07/12/2023		493.09	0.00	493.09

Total Due: \$493.09

AD Area 1 193.71
AD Area 2 299.38

Blackhorse
Estates

PAID AUG 02 2023
OC 551

CITY OF CLOVIS

PLEASE PAY FROM THIS INVOICE/STATEMENT. IF YOU HAVE
QUESTIONS, PLEASE CALL (559) 324-2112, MON-FRI, 8:00 A.M. - 4:30 P.M.

MAKE YOUR CHECK PAYABLE TO: CITY OF CLOVIS

MAIL PAYMENT TO: CITY OF CLOVIS, 1033 FIFTH STREET, CLOVIS, CA 93612

AR00108377
REGENCY PROPERTY MANAGEMENT
331 W SHIELDS
FRESNO, CA 93705

STATEMENT DATE: 07/12/2023
DUE DATE: 07/31/2023
AMOUNT DUE: \$493.09

GUARDIAN WESTERN SWEEPING, INC.

4961 E. LANSING WAY
FRESNO, CA 93727-7408

Invoice

DATE	INVOICE #
6/30/2023	2-377823

BILL TO
RENAISSANCE (BLACKHORSE ESTATES) C/O REGENCY PROPERTY MANAGEMENT 331 W. SHIELDS AVE FRESNO, CA 93705

PROPERTY
THE RENAISSANCE COLLECTION (BY BLACKHORSE ESTATES) MINNEWAWA SOUTH OF ALLUVIAL CLOVIS, CA

GL: 62150

TERMS	DUE DATE	ACCOUNT #
Net 30	7/30/2023	RGS004

SERVICE DATE	DESCRIPTION	AMOUNT
	POWER SWEEPING ONE TIME BI-MONTHLY - JAN., MARCH, MAY, JULY, SEPT. & NOV. MONTHS OF SERVICE - BLACK HORSE "RENAISSANCE" (BILLED MONTHLY AT HALF BI-MONTHLY RATE)	74.50
	PAID AUG 16 2023 ENTERED AUG 09 2023 <div>This should have ended June 30, 2023. Why is there a charge for July - September?</div>	Av92

As of February 2023, we will begin rolling out a new program for billing.
If you notice any discrepancies during this process, please let us know.

Please include invoice # in your payment memo, and as always, thank you for your
continued business.

-Sandy Sandoval

Total \$74.50

Phone: 559-291-1890

Fax: 559-291-1892

Website: www.guardianwestern.com

E-MAIL
service@guardianwestern.com



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3077447206-9

Statement Date: 08/01/2023

Due Date: 08/18/2023

Service For:

ASSESSMENT DISTRICT C/O WESTCO
EQUITIES
543 N MINNEAWA AVE
CLOVIS, CA 93611

Your Account Summary

Amount Due on Previous Statement	\$45.21
Payment(s) Received Since Last Statement	-45.21
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$53.38

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

Your Enrolled Programs

Peak Day Pricing Plan

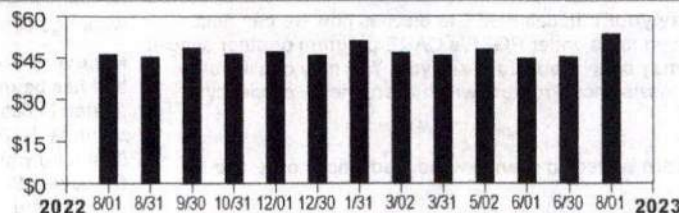
Total Amount Due by 08/18/2023

\$53.38

PAID AUG 16 2023
CK 583

Electric Monthly Billing History

Daily Usage Comparison



1 Year Ago Period	Last Period	Current Period
3.35	3.59	3.51
Electric kWh / Day		

Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.

ENTERED AUG 11 2023



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3077447206-9
Statement Date: 08/01/2023
Due Date: 08/18/2023

Details of Electric Charges

06/30/2023 - 07/31/2023 (32 billing days)

Service For: 543 N MINNEWAWA AVE
Service Agreement ID: 3077447910 GATE PEDESTAL
Rate Schedule: B1 Bus Low Use
Enrolled Programs: Peak Day Pricing Plan

06/30/2023

Customer Charge	1 days @ \$0.32854	\$0.33
Energy Charges		
Peak	0.692400 kWh @ \$0.40734	0.28
Part Peak	0.647100 kWh @ \$0.35811	0.23
Off Peak	2.237800 kWh @ \$0.33731	0.75
PDP Program Details		
Peak Usage Credits	0.692400 kWh @ -\$0.05169	-0.04
Part Peak Usage Credits	0.647100 kWh @ -\$0.01536	-0.01
Event Day Charges	0.692400 kWh @ \$0.60000	0.42

07/01/2023 - 07/31/2023

Customer Charge	31 days @ \$0.32854	\$10.18
Energy Charges		
Peak	21.044700 kWh @ \$0.42628	8.97
Part Peak	20.056000 kWh @ \$0.37705	7.56
Off Peak	67.711400 kWh @ \$0.35625	24.12
PDP Program Details		
Peak Usage Credits	21.044700 kWh @ -\$0.05169	-1.09
Part Peak Usage Credits	20.056000 kWh @ -\$0.01536	-0.31
Event Day Charges	3.270000 kWh @ \$0.60000	1.96
Energy Commission Tax		0.03

Total Electric Charges \$53.38

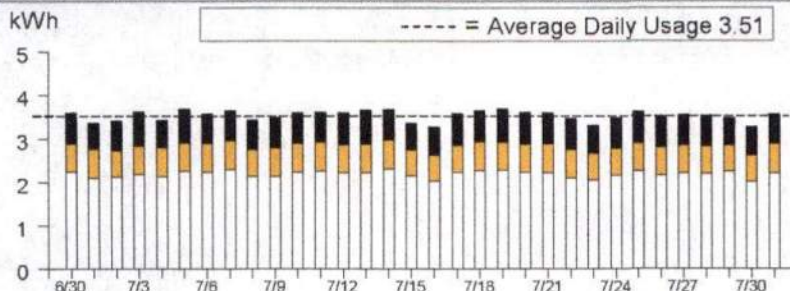
Usage For This Period's Event Days (4PM to 9PM)

06/30/2023	0.692400 kWh	07/15/2023	0.594600 kWh
07/01/2023	0.584300 kWh	07/17/2023	0.717100 kWh
07/14/2023	0.678600 kWh	07/21/2023	0.695400 kWh

Service Information

Meter # 1005685883
Total Usage 112.389400 kWh
Serial H
Rotating Outage Block 5A

Electric Usage This Period: 112.389400 kWh, 32 billing days



	Usage	Energy Charges
Peak ¹	19.34%	\$9.25
Part Peak ²	18.43%	\$7.79
Off Peak ³	62.23%	\$24.87
Super Off Peak ⁴	0.00%	\$0.00

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm

⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm



CITY of CLOVIS

INVOICE / STATEMENT

AR00108377
REGENCY PROPERTY MANAGEMENT
331 W SHIELDS
FRESNO, CA 93705

STATEMENT DATE: 08/08/2023
DUE DATE: 08/31/2023

Invoice Date	Description	Invoice	Amount Due	Payment / Adjustments	Total Amount
	Beginning Balance prior to 08/01/2023				493.09
08/02/2023	AUG 2023 STREET LIGHT BILLING	A24834577	493.09	0.00	986.18
	Ending Balance as of 08/08/2023		493.09	0.00	986.18
Total Due:					\$986.18

AD 2 316.99 +

AD 1 176.10 +

ENTERED AUG 21 2023

PAID AUG 23 2023

OK 584

CITY OF CLOVIS

PLEASE PAY FROM THIS INVOICE/STATEMENT. IF YOU HAVE
QUESTIONS, PLEASE CALL (559) 324-2112, MON-FRI, 8:00 A.M. - 4:30 P.M.

MAKE YOUR CHECK PAYABLE TO: CITY OF CLOVIS

MAIL PAYMENT TO: CITY OF CLOVIS, 1033 FIFTH STREET, CLOVIS, CA 93612

AR00108377
REGENCY PROPERTY MANAGEMENT
331 W SHIELDS
FRESNO, CA 93705

STATEMENT DATE: 08/08/2023
DUE DATE: 08/31/2023
AMOUNT DUE: \$986.18

State Farm Payment Plan
PO Box 52265
Phoenix AZ 85072-2265



AT2 004943 0006 1036-3217-12 55-0AED

ASSESSMENT DIST 1995-1
ATTN: REGENCY PROPERTY MGMT
331 W SHIELDS AVE
FRESNO CA 93705-4106

Notice of Payment Due

State Farm Payment Plan: 1036-3217-12
Accountholder Name: ASSESSMENT DIST 1995-1

Total Amount Due: \$645.00
Due By: September 9, 2023



Agent Kevin Lowry
3644 E Ashlan Ave
Fresno CA 93726-2161
Phone: 559-274-9262



Important Information

- This premium notice is the only one you will receive. Please pay by the due date.
- Changes and payments made after August 14, 2023 will be reflected on a subsequent billing notice.
- If you have any questions or would like to discuss other State Farm products, your agent is ready to assist you.

Thanks for letting us serve you!

77619

AD 1 230.36
AD 2 414.64

PAID AUG 23 2023
ACH

SFPP Account 1036-3217-12

Page 1 of 2

Prepared August 14, 2023

↓ Please fold and tear here ↓

Ways to Pay



Online
PC or
mobile devices



Mobile
Use State Farm
mobile app



Mail
Send us
a check



Call
Automated Line: 1-800-440-0998
Your agent: 559-274-9262



Walk In
See your
State Farm Agent

Key code: 4841022462

If you have moved, please contact your agent.



Accountholder: ASSESSMENT DIST 1995-1
SFPP Account Number: 1036-3217-12

Amount Due: \$645.00

Please pay by September 9, 2023

Make payment to State Farm

1200309302

State Farm Insurance Companies
P.O. Box 680001
Dallas, TX 75368-0001



For Office Use Only

SFPP Bill

\$645.00

0930



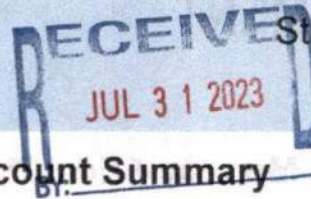
ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1199050206-1

Statement Date: 07/26/2023

Due Date: 08/14/2023



Service For:

ASSESSMENT DISTRICT C/O WESTCO
EQUITIES
501 N MINNEAWA AVE
CLOVIS, CA 93611

Your Account Summary

Amount Due on Previous Statement	\$18.08
Payment(s) Received Since Last Statement	-18.08
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$18.12

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Total Amount Due by 08/14/2023

\$18.12

PAID AUG 23 2023

CK 585

Ways To Pay

www.pge.com/waystopay

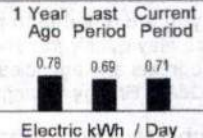
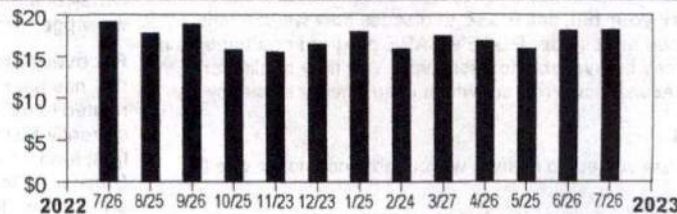
ENTERED AUG 24 2023

Your Enrolled Programs

Peak Day Pricing Plan

Electric Monthly Billing History

Daily Usage Comparison



Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1199050206-1
Statement Date: 07/26/2023
Due Date: 08/14/2023

Details of Electric Charges

06/26/2023 - 07/25/2023 (30 billing days)

Service For: 501 N MINNEV/AWA AVE
Service Agreement ID 1199050502 GATE PEDESTAL
Rate Schedule: B1 Bus Low Use
Enrolled Programs: Peak Day Pricing Plan

06/26/2023 - 06/30/2023

Customer Charge	5 days @ \$0.32854	\$1.64
Energy Charges		
Peak	0.914600 kWh @ \$0.40734	0.37
Part Peak	0.554900 kWh @ \$0.35811	0.20
Off Peak	2.173500 kWh @ \$0.33731	0.73
PDP Program Details		
Peak Usage Credits	0.914600 kWh @ -\$0.05169	-0.05
Part Peak Usage Credits	0.554900 kWh @ -\$0.01536	-0.01
Event Day Charges	0.207200 kWh @ \$0.60000	0.12

07/01/2023 - 07/25/2023

Customer Charge	25 days @ \$0.32854	\$8.21
Energy Charges		
Peak	4.356800 kWh @ \$0.42628	1.86
Part Peak	2.795600 kWh @ \$0.37705	1.05
Off Peak	10.426000 kWh @ \$0.35625	3.71
PDP Program Details		
Peak Usage Credits	4.356800 kWh @ -\$0.05169	-0.23
Part Peak Usage Credits	2.795600 kWh @ -\$0.01536	-0.04
Event Day Charges	0.914100 kWh @ \$0.60000	0.55
Energy Commission Tax		0.01

Total Electric Charges \$18.12

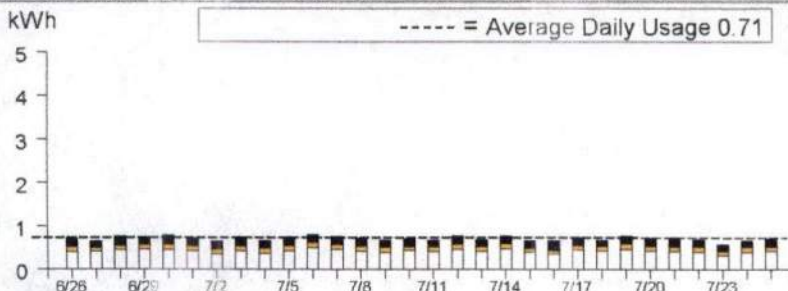
Usage For This Period's Event Days (4PM to 9PM)

06/30/2023	0.207200 kWh	07/15/2023	0.167100 kWh
07/01/2023	0.171600 kWh	07/17/2023	0.188900 kWh
07/14/2023	0.172300 kWh	07/21/2023	0.214200 kWh

Service Information

Meter # 1004466468
Total Usage 21.221400 kWh
Serial C
Rotating Outage Block 2A

Electric Usage This Period: 21.221400 kWh, 30 billing days



	Usage	Energy Charges
Peak¹	24.84%	\$2.23
Part Peak²	15.79%	\$1.25
Off Peak³	59.37%	\$4.44
Super Off Peak⁴	0.00%	\$0.00

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm

⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3035780542-0

Statement Date: 08/01/2023

Due Date: 08/18/2023



Service For:

ASSESSMENT DISTRICT C/O WESTCO
EQUITIES
541 N MINNEAWA AVE
CLOVIS, CA 93611

Your Account Summary

Credit Balance on Previous Statement	-\$25.68
Payment(s) Received Since Last Statement	0.00
Outstanding Credit Balance	-\$25.68
Current Electric Charges	\$10.77

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

CREDIT BALANCE - NO PAYMENT DUE

-\$14.91

Ways To Pay

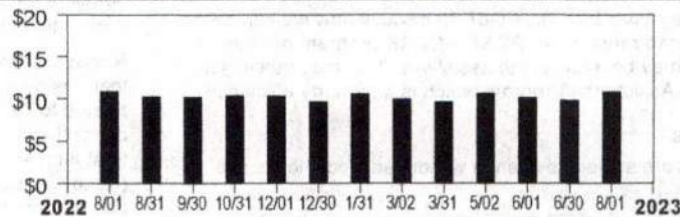
www.pge.com/waystopay

Your Enrolled Programs

Peak Day Pricing Plan

Electric Monthly Billing History

Daily Usage Comparison



1 Year Ago Period

0.02 0.02 0.02
Electric kWh / Day

Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.

No payment is due. Please retain for your records. Thank you.

999030357805420000000010770000000000



Account Number:
3035780542-0

Total Amount Due:
No Payment Due

591230023053 1 AV 0.498 113 12332 2



ASSESSMENT DISTRICT C/O WESTCO EQUITIES
331 W SHIELDS AVE
FRESNO CA 93705-4106

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3035780542-0
Statement Date: 08/01/2023
Due Date: 08/18/2023

Details of Electric Charges

06/30/2023 - 07/31/2023 (32 billing days)

Service For: 541 N MINNEWAWA AVE
Service Agreement ID: 3035780820 LANDSCAPE PEDESTAL
Rate Schedule: B1 Bus Low Use
Enrolled Programs: Peak Day Pricing Plan

06/30/2023

Customer Charge 1 days @ \$0.32854 \$0.33

07/01/2023 - 07/31/2023

Customer Charge 31 days @ \$0.32854 \$10.18

Energy Charges

Off Peak 0.733980 kWh @ \$0.35625 0.26

Total Electric Charges \$10.77

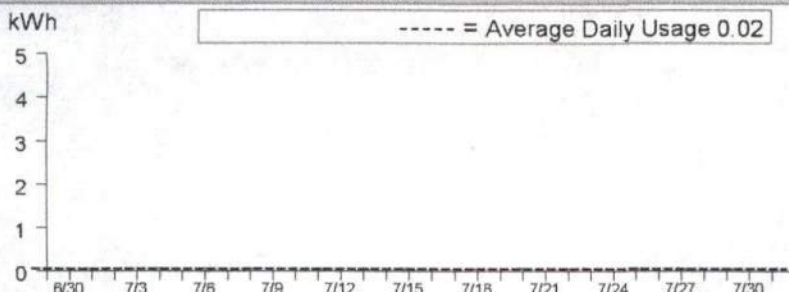
Usage For This Period's Event Days (4PM to 9PM)

06/30/2023	0.000000 kWh	07/15/2023	0.000000 kWh
07/01/2023	0.000000 kWh	07/17/2023	0.000000 kWh
07/14/2023	0.000000 kWh	07/21/2023	0.000000 kWh

Service Information

Meter # 1005685850
Total Usage 0.736900 kWh
Serial H
Rotating Outage Block 2A

Electric Usage This Period: 0.736900 kWh, 32 billing days



	Usage	Energy Charges
Peak ¹	0.00%	\$0.00
Part Peak ²	0.00%	\$0.00
Off Peak ³	100.00%	\$0.26
Super Off Peak ⁴	0.00%	\$0.00

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm

Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm

⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm

INVOICE

Regency Property Management
Renaissance
331 W. Shields Ave
Fresno CA 93705

Customer #: 21792174
Invoice #: 8427559
Invoice Date: 6/1/2023
Cust PO #:

Job Number	Description	Amount
311800094	RENAISSANCE Landscape Maintenance For June	502.58
<div>PAID AUG 28 2023 CK 586</div>		
Total invoice amount		502.58
Tax amount		
Balance due		502.58

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 559-453-1670

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 21792174
Invoice #: 8427559
Invoice Date: 6/1/2023

Amount Due: \$502.58

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Regency Property Management
Renaissance
331 W. Shields Ave
Fresno CA 93705

BrightView Landscape Services, Inc.
P.O. Box 31001-2463
Pasadena, CA 91110-2463



INVOICE

Regency Property Management
Renaissance
331 W. Shields Ave
Fresno CA 93705

Customer #: 21792174
Invoice #: 8549789
Invoice Date: 6/1/2023
Cust PO #:

Job Number	Description	Amount
311800094	RENAISSANCE 1/2 Month Service For June	251.29-
<div>PAID AUG 28 2023 CK 586</div>		
Total invoice amount		251.29-
Tax amount		
Balance due		251.29-

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 559-453-1670

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 21792174
Invoice #: 8549789
Invoice Date: 6/1/2023

Amount Due: \$251.29-

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Regency Property Management
Renaissance
331 W. Shields Ave
Fresno CA 93705

BrightView Landscape Services, Inc.
P.O. Box 31001-2463
Pasadena, CA 91110-2463

Vendor Transaction Listing

Property: Renaissance - (45) Blackhorse
Transactions from 07/01/2023 to 09/30/2023

Vendor		Account	Default Address		Default Phone	1099
BrightView Landscape Service Inc.		14858	P.O. Box 31001-2463		559-453-1670	N
Type	Date	Reference	Information	Memo		Amount
Bills	07/01/23	8471477	Paid by Check No. AV86	Acct: 21792174 // Inv: 8471477 // Renaissance		502.58
Checks	07/05/23	AV86	Blackhorse Estates III -FFB	Acct: 21792174 // Inv: 8471477 // Renaissance		502.58
Credits	08/21/23	8549789	Landscape Service			251.29
Bills	08/28/23	8427559	Paid by Check No. 586, 8549789	Acct: 21792174 / Inv: 8427559 / AD Area 1 F		502.58
Checks	08/28/23	586	Blackhorse Estates III -FFB	Acct: 21792174 / Inv: 8427559 / AD Area 1 F		251.29

Total Credit Cards:	0.00	Total Credits:	251.29		
Total Bills:	1,005.16	Checks:	753.87	Unpaid Bills:	0.00

Bill Worksheet

Vendor:	BrightView Landscape Service Inc.	Invoice #:	8427559
Address:	P.O. Box 31001-2463 Pasadena, CA 91110-2463	Bill Date:	06/01/2023
Default Bank:	Blackhorse Estates III -FFB	Post Date:	08/28/2023
Terms:	NET 15	Due Date:	06/16/2023
Memo:	Acct: 21792174 / Inv: 8427559 / AD Area 1 Renaissance	Status:	Paid
		Amount:	\$502.58

File Attachments

File Name
Invoice 8427559.pdf

Applied Checks and Credits

Payment Type	Check/Credit	Date	Comment	Amount
Credit	8549789	08/21/2023		251.29
Check	586	08/28/2023	Acct: 21792174 / Inv: 8427559 / AD Area 1 Renaissance	251.29

Ledger Breakdown

Property	Unit	1099	Expense Account	Memo	Amount
AD Area 1		<input type="checkbox"/>	64000 Landscape Service	Acct: 21792174 / Inv: 8427559 / AD Area 1 Renaissance	502.58
					502.58

WA Funding itf
Blackhorse Estates III
331 W Shields Ave
Fresno, CA 93705

FFB BANK
7690 N Palm Ave #101
Fresno, CA 93711

587

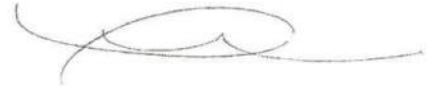
09/01/2023

REGENCY PROPERTY

1,900.00**

ONE THOUSAND NINE HUNDRED DOLLARS AND 00/100 *****

REGENCY PROPERTY
331 W. Shields Ave
Fresno, CA 93705



Management fees for multiple properties.

⑈ 58 7 ⑈ ⑆ 1 2 1 1 4 4 1 4 6 ⑆ 1000 7 7 6 1 9 ⑈

WA Funding itf
Blackhorse Estates III
Tract 4299A
09/01/2023 Regency Property

Management fees for multiple properties.

587

\$ 1,900.00

Prop	Unit	Account	Comment	Amount
AD Area 2		65000 Management Fees		1,155.00
AD Area 1		65000 Management Fees		745.00

WA Funding itf
Blackhorse Estates III
Tract 4299A
09/01/2023 Regency Property

Management fees for multiple properties.

587

\$ 1,900.00

Prop	Unit	Account	Comment	Amount
AD Area 2		65000 Management Fees		1,155.00
AD Area 1		65000 Management Fees		745.00



ENERGY STATEMENT RECEIVED

www.pge.com/MyEnergy

AUG 28 2023

Account No: 1199050206-1
Statement Date: 08/24/2023
Due Date: 09/11/2023

Service For:

ASSESSMENT DISTRICT C/O WESTCO
EQUITIES
501 N MINNEAWAWA AVE
CLOVIS, CA 93611

BY: Your Account Summary

Amount Due on Previous Statement	\$18.12
Payment(s) Received Since Last Statement	0.00
Previous Unpaid Balance	\$18.12
Current Electric Charges	\$16.77

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Total Amount Due by 09/11/2023

\$34.89

PAID SEP 01 2023

CK 589

Ways To Pay

www.pge.com/waystopay

Your Enrolled Programs

Peak Day Pricing Plan

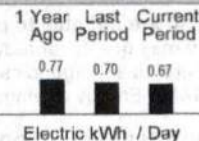
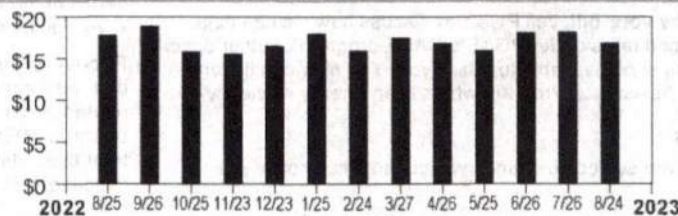
AD Area

ENTERED AUG 30 2023

[Signature]

Electric Monthly Billing History

Daily Usage Comparison



Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 1199050206-1
Statement Date: 08/24/2023
Due Date: 09/11/2023

Details of Electric Charges

07/26/2023 - 08/23/2023 (29 billing days)

Service For: 501 N MINNEAWAWA AVE
Service Agreement ID: 1199050502 GATE PEDESTAL
Rate Schedule: B1 Bus Low Use
Enrolled Programs: Peak Day Pricing Plan

07/26/2023 - 08/23/2023

Customer Charge	29 days @ \$0.32854	\$9.53
Energy Charges		
Peak	4.629400 kWh @ \$0.42628	1.97
Part Peak	3.104400 kWh @ \$0.37705	1.17
Off Peak	11.729400 kWh @ \$0.35625	4.18
PDP Program Details		
Peak Usage Credits	4.629400 kWh @ -\$0.05169	-0.24
Part Peak Usage Credits	3.104400 kWh @ -\$0.01536	-0.05
Event Day Charges	0.329100 kWh @ \$0.60000	0.20
Energy Commission Tax		0.01

Total Electric Charges

\$16.77

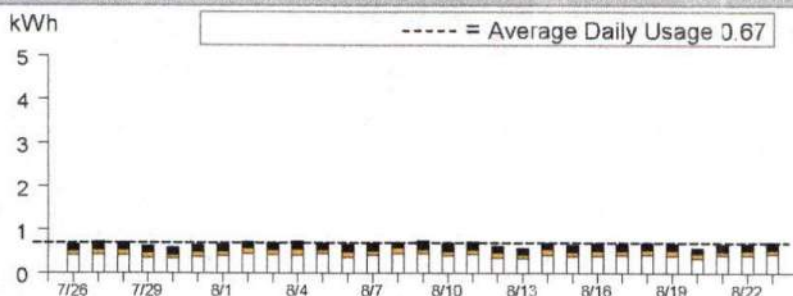
Usage For This Period's Event Days (4PM to 9PM)

08/15/2023 0.154900 kWh 08/16/2023 0.174200 kWh

Service Information

Meter # 1004466468
Total Usage 19.463200 kWh
Serial C
Rotating Outage Block 2A

Electric Usage This Period: 19.463200 kWh, 29 billing days



	Usage	Energy Charges
Peak ¹	23.78%	\$1.97
Part Peak ²	15.96%	\$1.17
Off Peak ³	60.26%	\$4.18
Super Off Peak ⁴	0.00%	\$0.00

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm
⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm



CHECK REQUEST

Property: Renaissance

Owner Name:

Amount: \$ 365.47

Payee: Regency Property Mgmt

Description: ATT Bill

Checked needed by: ASAP

Approved: Allison

Date: 8/10/23

ENTERED SEP 05 2023



REGENCY PROPERTY MANAGEMENT
C/O RENAISSANCE
331 W SHIELDS AVE
FRESNO CA 93705 - 4106

Page 1 of 2
Account Number 559 297-9317 462 8
Billing Date Jul 19, 2023
Web Site att.com

Bill-At-A-Glance

Previous Bill	320.25
Payment - Thank you!	320.25CR
Adjustments	45.00
Past Due - Please Pay Immediately	45.00
Current Charges	320.47
Amount to be Debited	\$365.47
Your Credit Card will be Debited by	Aug 10, 2023

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	320.47
1 800 750-2355		
Total Current Charges		320.47

News You Can Use Summary

- PREVENT DISCONNECT
 - COST ASSESSMENT CHRG
 - CALIFORNIA SURCHARGE
 - CARRIER INFORMATION
 - FEES AND SURCHARGES
 - STILL GETTING PAPER?
- See "News You Can Use" for additional information

Detail of Payments and Adjustments

Item	No.	Date	Description	Adjustments	Payments
1.	6-27		BLC MTM RATE INCREASE MAY	45.00	
2.	7-11		Payment		320.25
Totals				45.00	320.25

Plans and Services

Monthly Service - Jul 19 thru Aug 18

Service is billed in advance from the 19th of each month.

3.	Bus Local Calling Unlimited A	290.00
	Measured Rate Business Service	
	Unlimited Local Usage	
	Call Forwarding	
	Caller ID	
	Three-Way Calling	
4.	Your Listing Is Not Published	1.75
Total Monthly Service		291.75

Additions and Changes to Service

This section of your bill reflects charges and credits resulting from account activity.

Charges for 559 297-9317

Order No. 66666666

Item	No.	Description	Quantity	Monthly Rate	Amount Billed
Rates Changed					
		(Monthly Charges are Prorated from Jul 1, 2023 to your Billing Date, Jul 19, 2023)			
5.	Rate Change	Federal Universal Service Fee	1	.14	.08

Company Fees and Surcharges

6.	Federal Subscriber Line Charge	8.59
7.	State Regulatory Fee	2.22
8.	Federal Universal Service Fee	3.47
9.	Cost Assessment Charge	4.10
Total Company Fees and Surcharges		18.38

Government Fees and Taxes

10.	911/988 Surcharge	.38
11.	CA Universal Service PPP Surcharge	1.11

Local Services provided by AT&T California or AT&T Nevada based upon the service address location.

GO GREEN - Enroll in paperless billing.

Your Credit Card will be Debited by

Aug 10, 2023

Amount to Be Debited

\$365.47



Billing Date Jul 19, 2023

Account Number **559 297-9317 462 8**

REGENCY PROPERTY MANAGEMENT
C/O RENAISSANCE
331 W SHIELDS AVE
FRESNO CA 93705 - 4106

AT&T
PO BOX 5025
CAROL STREAM IL 60197-5025

1000 55929793174628 5000000023999 1591200000000450000000036547



REGENCY PROPERTY MANAGEMENT
C/O RENAISSANCE
331 W SHIELDS AVE
FRESNO CA 93705 - 4106

Page 2 of 2
Account Number 559 297-9317 462 8
Billing Date Jul 19, 2023

Plans and Services

Government Fees and Taxes - Continued

1. Federal	8.77
Total Government Fees and Taxes	10.26
Total Plans and Services	320.47

News You Can Use

PREVENT DISCONNECT

All charges must be paid each month to keep your account current. However, "basic service" and its applicable taxes and surcharges **MUST** be paid to avoid disconnection. Currently, for this account that amount is \$256.11. Failure to pay non-basic charges may result in other collection activities, including restriction of toll calls.

CARRIER INFORMATION

Our records show that you have selected Cust Undecided on Carrier or a company that resells their services as your primary local toll carrier and that you have chosen not to select a long distance carrier. Please contact us if this does not agree with your records.

COST ASSESSMENT CHRG

AT&T charges you this monthly per line amount to recover its ongoing costs incurred for property taxes and supporting the administration of local number portability, a government program that enables customers to retain their telephone number when changing service providers. This fee is not a tax or charge that the government requires AT&T to collect from its customers.

FEES AND SURCHARGES

AT&T collects monthly fees and surcharges to help recover its required contribution to government programs and to recover costs AT&T pays in taxes and required payments levied by the federal government. These fees and surcharges included on your bill are periodically adjusted to align with the rates determined by the government agency that is responsible for the federal fund or tax and subject to change at any time without notice to you unless required by law. For more information, please contact an AT&T Service Representative at the phone number listed on the front of your bill.

CALIFORNIA SURCHARGE

AT&T collects a surcharge on a per line per month basis as required by the California Public Utilities Commission (CPUC) to fund CPUC Public Purpose Programs. For more info on the Public Purpose Programs and how these funds are used, please go to the CPUC's website at cpuc.ca.gov and search for "Surcharge Rates" at the top right of the page.

STILL GETTING PAPER?

Email us at GoPaperless@att.com with the subject line "Save Paper" to sign up for paperless billing today!

Terms and Conditions

THREE PAYMENT OPTIONS: Electronically through Automatic Payment Service or Online: AT&T eBillSM. At an Authorized Payment Location. Or mail to AT&T PO BOX 5025, Carol Stream, IL 60197-5025.

BILLING QUESTIONS: Call us at 800.288.2020, or write to Customer Care at AT&T, P.O. Box 5074, Carol Stream, IL 60197-5074; or AT&T Business, 555 E. Cook St., Springfield, IL 62703; or visit att.com. If you have a complaint you cannot resolve with us, contact the California Public Utilities Commission (CPUC) at Consumer Affairs Branch, 505 Van Ness Ave, Room 2003, San Francisco, CA 94102, <http://consumers.cpuc.ca.gov/complaints> or call 800.649.7570. The CPUC's DDTP program offers assistance to individuals with hearing and speaking limitations including California Relay Service available by dialing 711, more information is available at <http://ddtp.cpuc.ca.gov/relay.aspx> if your complaint concerns interstate or international calling, write the FCC at Consumer Complaints, 445 12th Street SW, Washington, D.C. 20554, or call 888.225.5322 or TTY 888.835.5322.

FEDERAL SURCHARGES: The Federal Universal Service Fee and the Federal Subscriber Line Charge are charges imposed by action of the Federal Communications Commission.

TARIFF INFORMATION: Call 1-888-319-8800 or visit our web site www.att.com/servicepublications.

SERVICE INFORMATION

Your local services are provided by AT&T California (Pacific Bell Telephone Company). Your AT&T long distance services, if any, are provided by one or more of the following AT&T Inc. subsidiaries: AT&T Long Distance (SBC Long Distance, LLC), AT&T Communications of California, Inc., and/or AT&T Corp. You can find the name of your long distance service provider in the long distance section of your bill. To view your provider's service publications, including Guidebooks, Service Guides and/or Tariffs, go to att.com/servicepublications.

CLOVIS

UTILITY SERVICE BILL

CLOVIS PRIDE
- A WAY OF LIFE

Office Hours: 8:00AM - 4:30PM

CITY OF CLOVIS
CITY HALL • 1033 FIFTH STREET
CLOVIS, CA 93612
(559) 324-2130

SERVICE ADDRESS

791 N OXFORD

ACCOUNT NUMBER

463-342238.01

SERVICE PERIOD

07/01/2023 to 08/31/2023

Effective June 1, 2016

Country View, not Renaissance

Emergency drought limits have been lifted. April through October outside watering days are Sundays, Wednesdays and Fridays for even numbered addresses and Tuesdays, Thursdays and Saturdays for odd numbered addresses. November through March outside watering days are Sundays for even numbered addresses and Saturdays for odd numbered addresses. Water rules are posted at City of Clovis website www.cityofclovis.com.

DUE DATE

09/30/2023

BALANCE DUE

\$ 187.42

Payments received more than 10 days past the due date are subject to a late penalty.

CURRENT PERIOD WATER METER READING (000's)

PRESENT	PREVIOUS	CURRENT USAGE	PRIOR YEAR USAGE	2013 USAGE
13764	13648	116	96	102

METER READING PERIOD	DAYS IN READING PERIOD	CURRENT USAGE	CURRENT DAILY USAGE
06/08/2023 - 08/07/2023	60	116	1.9333

METER READING PERIOD	DAYS IN READING PERIOD	2013 USAGE	2013 DAILY USAGE
06/07/2013 - 08/12/2013	66	102	1.5455
08/12/2013 - 10/07/2013	56	134	2.3929
10/07/2013 - 12/04/2013	58	93	1.6034

Utility payments can now be made online through Paymentus at the City of Clovis website <http://www.cityofclovis.com> or by calling (877) 281-4366.

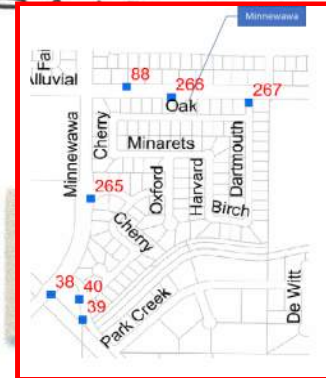
ENTERED SEP 10 2023

BILLING SUMMARY

Previous Balance 138.49

New Charges Since Last Billing

RESIDENTIAL LNDSCP 1 187.42



Adjustments 0.00
Payments -138.49

TOTAL DUE \$ 187.42

SEE OTHER SIDE FOR ADDITIONAL INFORMATION

Account balances greater than \$25.00 are not considered current and are subject to late and delinquency fees.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3077447206-9
Statement Date: 08/30/2023
Due Date: 09/18/2023

Service For:

ASSESSMENT DISTRICT C/O WESTCO
EQUITIES
543 N MINNEAWA AVE
CLOVIS, CA 93611

Your Account Summary

Amount Due on Previous Statement	\$53.38
Payment(s) Received Since Last Statement	-53.38
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$48.52

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

Your Enrolled Programs

Peak Day Pricing Plan

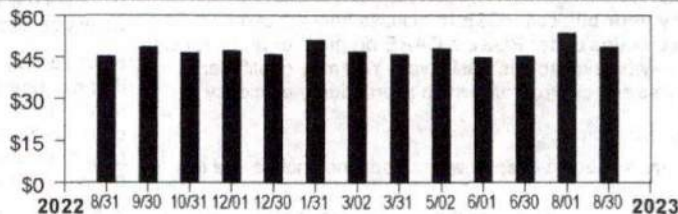
Total Amount Due by 09/18/2023

\$48.52

PAID SEP 19 2023
CK 502
RECEIVED
SEP 06 2023
BY: _____

Electric Monthly Billing History

Daily Usage Comparison



1 Year Ago	Last Period	Current Period
3.51	3.51	3.63
Electric kWh / Day		

Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3077447206-9
Statement Date: 08/30/2023
Due Date: 09/18/2023

Details of Electric Charges

08/01/2023 - 08/29/2023 (29 billing days)

Service For: 543 N MINNEWAWA AVE
Service Agreement ID: 3077447910 GATE PEDESTAL
Rate Schedule: B1 Bus Low Use
Enrolled Programs: Peak Day Pricing Plan

08/01/2023 - 08/29/2023

Customer Charge	29 days @ \$0.32854	\$9.53
Energy Charges		
Peak	21.645300 kWh @ \$0.42628	9.23
Part Peak	18.791300 kWh @ \$0.37705	7.09
Off Peak	64.918200 kWh @ \$0.35625	23.13
PDP Program Details		
Peak Usage Credits	21.645300 kWh @ -\$0.05169	-1.12
Part Peak Usage Credits	18.791300 kWh @ -\$0.01536	-0.29
Event Day Charges	1.541300 kWh @ \$0.60000	0.92
Energy Commission Tax		0.03

Total Electric Charges \$48.52

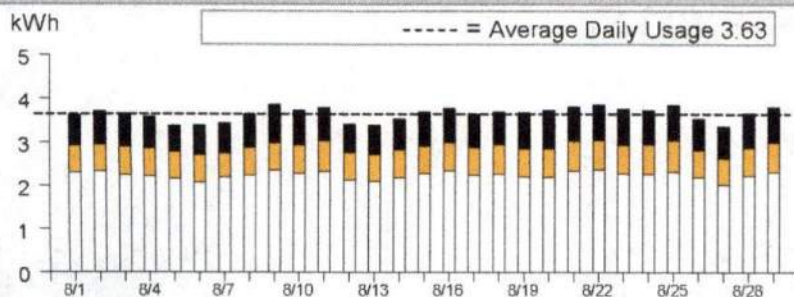
Usage For This Period's Event Days (4PM to 9PM)

08/15/2023 0.772000 kWh 08/16/2023 0.769300 kWh

Service Information

Meter # 1005685883
Total Usage 105.354800 kWh
Serial H
Rotating Outage Block 5A

Electric Usage This Period: 105.354800 kWh, 29 billing days



	Usage	Energy Charges
Peak ¹	20.54%	\$9.23
Part Peak ²	17.85%	\$7.09
Off Peak ³	61.61%	\$23.13
Super Off Peak ⁴	0.00%	\$0.00

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm
⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3035780542-0
Statement Date: 08/30/2023
Due Date: 09/18/2023

Service For:

ASSESSMENT DISTRICT C/O WESTCO
EQUITIES
541 N MINNEWAWA AVE
CLOVIS, CA 93611

Your Account Summary

Credit Balance on Previous Statement	- \$14.91
Payment(s) Received Since Last Statement	0.00
Outstanding Credit Balance	- \$14.91
Current Electric Charges	\$9.77

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

**CREDIT BALANCE - NO PAYMENT
DUE**

- \$5.14

Ways To Pay

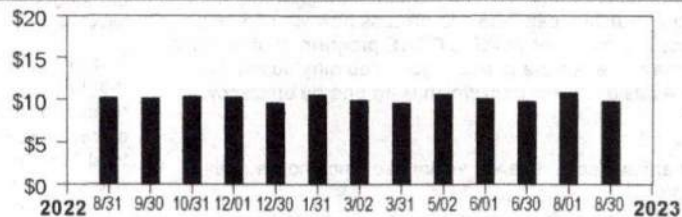
www.pge.com/waystopay

Your Enrolled Programs

Peak Day Pricing Plan

Electric Monthly Billing History

Daily Usage Comparison



1 Year Ago Last Current
Period Period Period

0.03 0.02 0.02

Electric kWh / Day

Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

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No payment is due. Please retain for your records. Thank you.

999030357805420000000097700000000000



Account Number:
3035780542-0

Total Amount Due:
No Payment Due

606610022796 1 AV 0.498 116 4815 3

ASSESSMENT DISTRICT C/O WESTCO EQUITIES
331 W SHIELDS AVE
FRESNO CA 93705-4106

PG&E
BOX 997300
SACRAMENTO, CA 95899-7300



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 3035780542-0
Statement Date: 08/30/2023
Due Date: 09/18/2023

Details of Electric Charges

08/01/2023 - 08/29/2023 (29 billing days)

Service For: 541 N MINNEAWA AVE
Service Agreement ID: 3035780820 LANDSCAPE PEDESTAL
Rate Schedule: B1 Bus Low Use
Enrolled Programs: Peak Day Pricing Plan

08/01/2023 - 08/29/2023

Customer Charge	29 days @ \$0.32854	\$9.53
Energy Charges		
Off Peak	0.664000 kWh @ \$0.35625	0.24

Total Electric Charges

\$9.77

Usage For This Period's Event Days (4PM to 9PM)

08/15/2023	0.000000 kWh Est.	08/16/2023	0.000000 kWh
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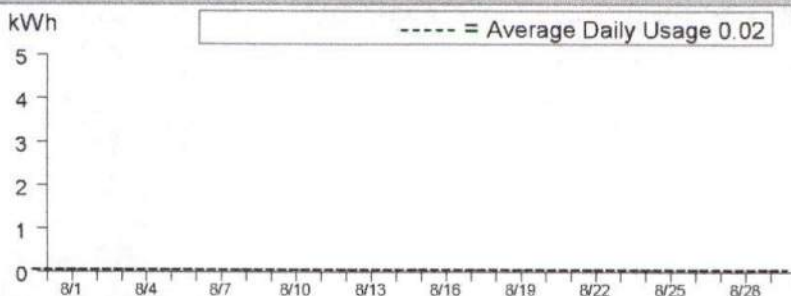
Service Information

Meter #	1005685850
Total Usage	0.664080 kWh
Serial	H
Rotating Outage Block	2A

Additional Messages

Peak Day Pricing event includes estimated usage This bill includes estimated usage from a Peak Day Pricing (PDP) event. As a result, usage for the day was billed at the lowest possible price.

Electric Usage This Period: 0.664080 kWh, 29 billing days



	Usage	Energy Charges
 Peak ¹	0.00%	\$0.00
 Part Peak ²	0.00%	\$0.00
 Off Peak ³	100.00%	\$0.24
 Super Off Peak ⁴	0.00%	\$0.00

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm
⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm

Regency Property

331 W. Shields Ave
Fresno, CA 93705
Office: 559-221-3170
Fax: 559-225-3174

Invoice

Invoice No.	Invoice Date
53952	09/11/23

Property	Unit	Acc #
Regenc		28066

Amount Due	Amount Enclosed
26.19	

TO:

Blackhorse Estates III - Tract 4299A
Sean K. Smith PE QSD | Supervising
Civil Engineer 559-324-2363
City of Clovis | Engineering Division
1033 Fifth Street, Clovis, CA 93612



PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Quantity	Description	Rate	Amount
7	Postage	0.55	3.85
61	Black and White Copies	0.24	14.64
22	Color Copies	0.35	7.70
<div>GL: 61200</div> <div>AD 2 9.35</div> <div>AD 1 14.84</div>			
		Sub Total	26.19
		Tax	0.00
		TOTAL	26.19

PAID SEP 19 2023
CK 503

Comments

Thank you for your business!

Regency Property

331 W. Shields Ave
Fresno, CA 93705
Office: 559-221-3170
Fax: 559-225-3174

Invoice

Invoice No.	Invoice Date
52349	08/03/23

Property	Unit	Acc #
Regenc		28066

Amount Due	Amount Enclosed
8.06	

TO:

Blackhorse Estates III - Tract 4299A
Sean K. Smith PE QSD | Supervising
Civil Engineer 559-324-2363
City of Clovis | Engineering Division
1033 Fifth Street, Clovis, CA 93612



PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Quantity	Description	Rate	Amount
2	Postage	0.55	1.10
29	Black and White Copies	0.24	6.96
<div>PAID SEP 19 2023</div> <div>S03</div> <div>AD1 2.88</div> <div>AD2 5.18</div>			
		Sub Total	8.06
		Tax	0.00
		TOTAL	8.06

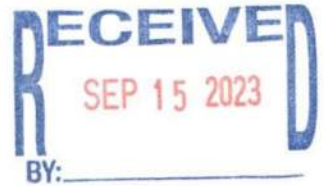
Comments

Thank you for your business!



CITY of CLOVIS

INVOICE / STATEMENT



AR00108377
REGENCY PROPERTY MANAGEMENT
331 W SHIELDS
FRESNO, CA 93705

STATEMENT DATE: 09/11/2023
DUE DATE: 09/30/2023

Invoice Date	Description	Invoice	Amount Due	Payment / Adjustments	Total Amount
	Beginning Balance prior to 09/01/2023				0.00
09/05/2023	SEPT 2023 STREET LIGHT BILLING	A25060532	493.09	0.00	493.09
09/11/2023	FIRE INSP 728 SPRUCE 8/1/23	A25071917	143.00	0.00	636.09
	Ending Balance as of 09/11/2023		636.09	0.00	636.09
Total Due:					\$636.09

AD 1 227.18
AD 2 408.91

PAID SEP 21 2023
CK 505

Note: The correction has been made and deposited back into Blackhorse on 10/17/23. This was coded to 63000 Gas & Electric. AD 1 was credited \$47.66 and AD 2 was credited \$95.34. You will see the credit on the P&L and General Ledger in October.

CITY OF CLOVIS

PLEASE PAY FROM THIS INVOICE/STATEMENT. IF YOU HAVE
QUESTIONS, PLEASE CALL (559) 324-2112, MON-FRI, 8:00 A.M. - 4:30 P.M.

MAKE YOUR CHECK PAYABLE TO: CITY OF CLOVIS

MAIL PAYMENT TO: CITY OF CLOVIS, 1033 FIFTH STREET, CLOVIS, CA 93612

AR00108377
REGENCY PROPERTY MANAGEMENT
331 W SHIELDS
FRESNO, CA 93705

STATEMENT DATE: 09/11/2023
DUE DATE: 09/30/2023
AMOUNT DUE: \$636.09

MONTHLY REPORTS

In addition to annual financial statements, boards normally receive unaudited financial statements monthly upon completion. They are often generated by the association's management company and may be prepared using cash or modified accrual accounting. This packet includes the following records: Balance Sheet, Reserve Summary, Income Statements, Budget Comparison (YTD), Cash Flow, General Ledgers Report and Bank Reconciliations Reports.

Blackhorse Estates
Country View AD Area 2
July - September 2023
Prepared & Provided By



p 559.221.3170
f 559.225.3174
331 W. Shields Ave.
Fresno, CA 93705
www.regencyfresno.com
CA BRE Corporation #01074711

Management Disclosure: The notes on the monthly report are intended to help clarify or point out notable items. The notes are a supplement and should not be relied upon to show the complete financial picture of the association. Board members are obligated to review their association's financial records monthly. Please see Civil Code &5500 and &5501 for more information.

Balance Sheet

Property: Country View - (81) Blackhorse
As of 09/30/23 (cash basis)

ASSETS

Bank	
45612 Blackhorse Estates III -(New) FFB	-310.41
Total Bank	-310.41
TOTAL ASSETS	-310.41

LIABILITIES & EQUITY

Liabilities

Other Current Liability	
2003 Owner Contributions	129,165.77
Total Other Current Liability	129,165.77
Total Liabilities	129,165.77

Equity

3000 Net Income	-10,017.18
3001 Retained Earnings	-119,459.00
Total Equity	-129,476.18

TOTAL LIABILITIES & EQUITY	-310.41
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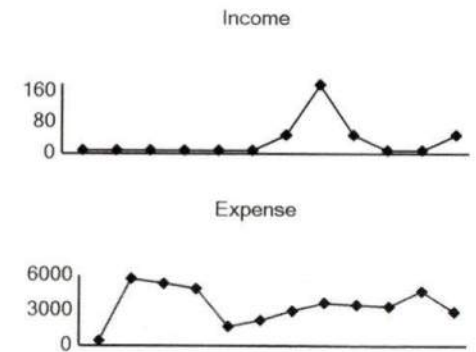
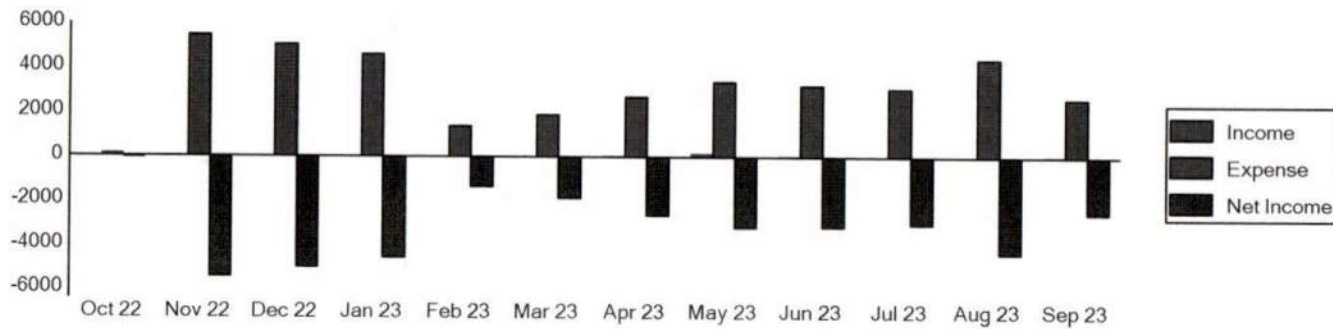
Profit & Loss 12 Month Recap

Property: Country View - (81) Blackhorse
Monthly recap 10/01/22 - 09/30/23 (cash basis)

	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	TOTAL
INCOME													
4406 Keys & Transmitters	0.00	0.00	0.00	0.00	0.00	0.00	40.00	170.00	40.00	0.00	0.00	40.00	290.00
TOTAL INCOME	0.00	0.00	0.00	0.00	0.00	0.00	40.00	170.00	40.00	0.00	0.00	40.00	290.00
EXPENSE													
61200 City Administration (	74.31	12.48	0.00	23.89	0.00	0.00	26.35	173.13	0.00	85.80	8.67	14.53	419.16
62600 Miscellaneous/Cont	0.00	1,176.89	595.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	122.73	1,894.72
62100 Electronic Gate Mai	0.00	0.00	140.00	140.00	0.00	0.00	480.83	350.00	342.28	140.00	996.00	0.00	2,589.11
611003 MONTHLY SERVI													
64100 Landscape Suppl	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	0.00	0.00	0.00	70.00
64200 Tree Service & S	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	592.34	0.00	592.34
611003 Total MONTHL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	70.00	0.00	592.34	0.00	662.34
64000 Landscape Mainte	0.00	1,707.92	628.46	1,096.92	0.00	0.00	548.46	1,140.80	592.34	1,503.34	0.00	592.34	7,810.58
61900 Telephone	0.00	0.00	35.61	106.52	0.00	107.49	258.80	0.00	113.77	122.51	122.51	0.00	867.21
62150 Street Sweep Serv	0.00	160.16	160.16	480.48	173.00	173.00	173.00	173.00	173.00	0.00	346.00	173.00	2,184.80
63100 Water, Sewer	0.00	83.50	0.00	58.12	0.00	27.15	0.00	27.15	0.00	0.00	70.81	88.82	355.55
63000 Electrical Power for	60.49	1,901.92	0.00	1,525.88	41.15	8.37	40.36	357.15	355.08	59.24	674.36	464.54	5,488.54
65000 District Administrat	0.00	0.00	3,465.00	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	1,155.00	13,860.00
65100 Insurance	0.00	413.35	0.00	0.00	0.00	413.35	0.00	0.00	414.64	0.00	414.64	0.00	1,655.98
TOTAL EXPENSE	134.80	5,456.22	5,024.33	4,586.81	1,369.15	1,884.36	2,682.80	3,376.23	3,216.11	3,065.89	4,380.33	2,610.96	37,787.99
NET INCOME	-134.80	-5,456.22	-5,024.33	-4,586.81	-1,369.15	-1,884.36	-2,642.80	-3,206.23	-3,176.11	-3,065.89	-4,380.33	-2,570.96	-37,497.99

NET INCOME SUMMARY

	OCT 22	NOV 22	DEC 22	JAN 23	FEB 23	MAR 23	APR 23	MAY 23	JUN 23	JUL 23	AUG 23	SEP 23	TOTAL
Income	0.00	0.00	0.00	0.00	0.00	0.00	40.00	170.00	40.00	0.00	0.00	40.00	290.00
Expense	-134.80	-5,456.22	-5,024.33	-4,586.81	-1,369.15	-1,884.36	-2,682.80	-3,376.23	-3,216.11	-3,065.89	-4,380.33	-2,610.96	-37,787.99
NET INCOME	-134.80	-5,456.22	-5,024.33	-4,586.81	-1,369.15	-1,884.36	-2,642.80	-3,206.23	-3,176.11	-3,065.89	-4,380.33	-2,570.96	-37,497.99



Budget Comparison

Property: Country View - (81) Blackhorse

Comparison Periods: 07/01/23 - 09/30/23 and 10/01/22 - 09/30/23 (cash basis)

	Actual 07/01/23 - 09/30/23	Budget 07/23 - 09/23	\$ Change	% Change	Actual 10/01/22 - 09/30/23	Budget 10/22 - 09/23	\$ Change	% Change
INCOME								
4406 Keys & Transmitters	40.00	0.00	40.00		290.00	0.00	290.00	
TOTAL INCOME	40.00	0.00	40.00		290.00	0.00	290.00	
EXPENSE								
61200 City Administration Costs	109.00	0.00	109.00		419.16	2,250.00	-1,830.84	-81.4 %
62600 Miscellaneous/Contingency Repairs	122.73	0.00	122.73		1,894.72	749.98	1,144.74	152.6 %
62100 Electronic Gate Maintenance	1,136.00	0.00	1,136.00		2,589.11	1,499.97	1,089.14	72.6 %
611003 MONTHLY SERVICE CONTRACTS								
64100 Landscape Supplies	0.00	0.00	0.00		70.00	0.00	70.00	
64200 Tree Service & Spraying	592.34	0.00	592.34		592.34	0.00	592.34	
611003 Total MONTHLY SERVICE CON	592.34	0.00	592.34		662.34	0.00	662.34	
64000 Landscape Maintenance	2,095.68	0.00	2,095.68		7,810.58	6,487.48	1,323.10	20.4 %
61900 Telephone	245.02	0.00	245.02		867.21	1,125.00	-257.79	-22.9 %
62150 Street Sweep Service	519.00	0.00	519.00		2,184.80	1,350.00	834.80	61.8 %
63100 Water, Sewer	159.63	0.00	159.63		355.55	0.00	355.55	
63000 Electrical Power for Gate and Streetlight	1,198.14	0.00	1,198.14		5,488.54	2,624.97	2,863.57	109.1 %
65800 County Collection Fees	0.00	0.00	0.00		0.00	10.47	-10.47	-100.0 %
65000 District Administrator	3,465.00	0.00	3,465.00		13,860.00	10,395.00	3,465.00	33.3 %
61500 Assessment Engineering	0.00	0.00	0.00		0.00	1,904.23	-1,904.23	-100.0 %
65100 Insurance	414.64	0.00	414.64		1,655.98	1,199.98	456.00	38.0 %
TOTAL EXPENSE	10,057.18	0.00	10,057.18		37,787.99	29,597.08	8,190.91	27.7 %
NET INCOME	-10,017.18	0.00	-10,017.18		-37,497.99	-29,597.08	-7,900.91	-26.7 %
NET INCOME SUMMARY								
Income	40.00	0.00	40.00		290.00	0.00	290.00	
Expense	-10,057.18	0.00	-10,057.18		-37,787.99	-29,597.08	-8,190.91	27.7 %
Other Income & Expense	0.00	0.00	0.00		0.00	0.00	0.00	
NET INCOME	-10,017.18	0.00	-10,017.18		-37,497.99	-29,597.08	-7,900.91	-26.7 %

Cash Flow

Property: Country View - (81) Blackhorse

07/01/23 - 09/30/23 (cash basis)

	% Income	
OPERATING ACTIVITIES		
INCOME		
4406 Keys & Transmitters	40.00	100.00 %
TOTAL INCOME	40.00	100.00%
EXPENSE		
61200 City Administration Costs	-109.00	-272.50 %
62600 Miscellaneous/Contingency Repairs	-122.73	-306.82 %
62100 Electronic Gate Maintenance	-1,136.00	-2840.00 %
611003 MONTHLY SERVICE CONTRACTS		
64200 Tree Service & Spraying	-592.34	-1480.85 %
611003 Total MONTHLY SERVICE CONTRACTS	-592.34	-1480.85 %
64000 Landscape Maintenance	-2,095.68	-5239.20 %
61900 Telephone	-245.02	-612.55 %
62150 Street Sweep Service	-519.00	-1297.50 %
63100 Water, Sewer	-159.63	-399.08 %
63000 Electrical Power for Gate and Streetlights	-1,198.14	-2995.35 %
65000 District Administrator	-3,465.00	-8662.50 %
65100 Insurance	-414.64	-1036.60 %
TOTAL EXPENSE	-10,057.18	-25142.95%
Net Income	-10,017.18	-25042.95 %
Adjustments to reconcile Net Income to net cash provided by operations		
2003 Owner Contributions	9,025.14	
Net cash provided by Operating Activities	-992.04	
Net cash increase for period	-992.04	
Cash at beginning of period	681.63	
Cash at end of period	-310.41	

General Ledger

Property: Country View - (81) Blackhorse

Detail 07/01/23 - 09/30/23 (cash basis)

Date	Type	Reference	Description	Debit	Credit	Balance
77619 Blackhorse Estates III -FFB (Bank)						681.63
07/01/23	CHECK	575	Regency Property Management: Management fees for multiple		1,155.00	-473.37
07/05/23	CHECK	574	PG&E: 1199050206-1 // 501 N Minnewawa , 6542845756-1 // 1		19.50	-492.87
07/05/23	CHECK	574	PG&E: 1199050206-1 // 501 N Minnewawa , 6542845756-1 // 1		39.74	-532.61
07/05/23	CHECK	AV85	BrightView Landscape Service Inc.: Acct: 21792158 // Inv: 8471		592.34	-1,124.95
07/07/23	CHECK	ACH	American Express Credit Card: 06/15/23 // Country View - Phon		122.51	-1,247.46
07/21/23	CHECK	577	Regency Property Management: 49976 // Blackhorse Estates		85.80	-1,333.26
07/29/23	BNKDEP	D160916	Owner Contributions	9,025.14		7,691.88
07/31/23	CHECK	AV87	BrightView Landscape Service Inc.: Acct: 21792158 // Inv: 8496		575.00	7,116.88
07/31/23	CHECK	AV88	Jason G McIntosh DBA Expert Gate Repair: Invoice 15202 // Cc		140.00	6,976.88
07/31/23	CHECK	AV89	BrightView Landscape Service Inc.: Acct: 21792158 // Inv: 8510		336.00	6,640.88
08/01/23	CHECK	578	Regency Property Management: Management fees for multiple		1,155.00	5,485.88
08/01/23	CHECK	ACH	American Express Credit Card: 07/15/23 // Cambridge Country		122.51	5,363.37
08/02/23	CHECK	579	City of Clovis, Utility: 463-422662.01 / 796 N Dartmouth, 463-34		70.81	5,292.56
08/02/23	CHECK	580	Regency Property Management: Invoice 47921 / Postage		8.67	5,283.89
08/02/23	CHECK	581	City of Clovis, Finance Department: AR00108377		299.38	4,984.51
08/09/23	CHECK	582	PG&E: 0042707453-9 // 269 Oak Ave // Service thru 07/25/23,		18.62	4,965.89
08/09/23	CHECK	582	PG&E: 0042707453-9 // 269 Oak Ave // Service thru 07/25/23,		39.37	4,926.52
08/09/23	CHECK	AV90	BrightView Landscape Service Inc.: Acct: 21792158 // Inv: 8514		592.34	4,334.18
08/16/23	CHECK	AV91	Guardian Western Sweeping, INC: 2-377822 // Cambridge Cou		173.00	4,161.18
08/16/23	CHECK	AV93	Guardian Western Sweeping, INC: 2-378040 // Cambridge Cou		173.00	3,988.18
08/23/23	CHECK	584	City of Clovis, Finance Department: AR00108377		316.99	3,671.19
08/23/23	CHECK	ACH	State Farm Insurance: Acct 1036-3217-12 / Blackhorse Estates		414.64	3,256.55
08/30/23	CHECK	AV94	Jason G McIntosh DBA Expert Gate Repair: Inv: 15466 // Coun		216.00	3,040.55
08/30/23	CHECK	AV95	Jason G McIntosh DBA Expert Gate Repair: Inv: 15488 // Coun		780.00	2,260.55
09/01/23	CHECK	587	Regency Property Management: Management fees for multiple		1,155.00	1,105.55
09/01/23	CHECK	AV96	BrightView Landscape Service Inc.: Acct: 21792158 // Inv: 8560		592.34	513.21
09/08/23	JOURNL	J30608	Transfer from old account		513.21	0.00
09/18/23	BNKDEP	D164047	ePay Provider Deposit: Blackhorse Estates III -FFB	40.00		40.00
09/18/23	JOURNL	J30732	epay posted to "old" blackhorse account		40.00	0.00
77619 Blackhorse Estates III -FFB Beg Bal: 681.63 Activity: -681.63				9,065.14	9,746.77	0.00
45612 Blackhorse Estates III -(New) FFB (Bank)						0.00
09/06/23	CHECK	589	PG&E: 6542845756-1 // 149 Oak St // Service thru 08/23/23, 0		17.86	-17.86
09/06/23	CHECK	589	PG&E: 6542845756-1 // 149 Oak St // Service thru 08/23/23, 0		37.77	-55.63
09/06/23	CHECK	ACH	American Express Credit Card: 08/15/23 // Renaissance // ATT		122.73	-178.36
09/08/23	JOURNL	J30608	Transfer from old account	513.21		334.85
09/13/23	CHECK	AV1	Guardian Western Sweeping, INC: VOID: 153 // Cambridge Cc		173.00	161.85
09/18/23	JOURNL	J30732	epay posted to "old" blackhorse account	40.00		201.85
09/19/23	CHECK	501	City of Clovis, Utility: 463-342238.01 / 791 N Oxford, 463-42266		88.82	113.03
09/19/23	CHECK	503	Regency Property Management: Postage and Copies, Invoice 5		5.18	107.85
09/19/23	CHECK	503	Regency Property Management: Postage and Copies, Invoice 5		9.35	98.50
09/21/23	CHECK	505	City of Clovis, Finance Department: A25060532 and A2507191		408.91	-310.41
09/29/23	CHECK	506	Guardian Western Sweeping, INC: 153 // Cambridge Country \		173.00	-483.41
09/29/23	CHECK	AV1	Guardian Western Sweeping, INC: VOID: 153 // Cambridge Cc	173.00		-310.41
45612 Blackhorse Estates III -(New) FFI Beg Bal: 0.00 Activity: -310.41				726.21	1,036.62	-310.41
1200 Undeposited Funds (Other Current Asset)						0.00
09/15/23	CSTPAY	ePay CHK	Craig & Dawn Thor 780 21519	40.00		40.00
09/18/23	BNKDEP	D164047	ePay Provider Deposit: Blackhorse Estates III -FFB		40.00	0.00
1200 Undeposited Funds Beg Bal: 0.00 Activity: 0.00				40.00	40.00	0.00

2003 Owner Contributions (Other Current Liability)

120,140.63

Date	Type	Reference	Description	Debit	Credit	Balance
07/29/23	BNKDEP	D160916	Blackhorse Estates III -FFB		9,025.14	129,165.77
2003 Owner Contributions			Beg Bal: 120,140.63 Activity: 9,025.14	0.00	9,025.14	129,165.77
						0.00
4406 Keys & Transmitters (Income)						
09/15/23	CHPAID	ePay CHK	Craig & Dawn Thor 780 Alloc to 'Remote' Ch date: 9/15/23		40.00	40.00
4406 Keys & Transmitters			Beg Bal: 0.00 Activity: 40.00	0.00	40.00	40.00
						0.00
61200 Office Expense (Expense)						
07/21/23	CHKITM	577	Regency Property Management: 49976 // Blackhorse Estates - /	85.80		85.80
08/02/23	CHKITM	580	Regency Property Management: Invoice 47921 / Postage	8.67		94.47
09/19/23	CHKITM	503	Regency Property Management: Invoice 52349 / Blackhorse Es	5.18		99.65
09/19/23	CHKITM	503	Regency Property Management: Postage and Copies	9.35		109.00
61200 Office Expense			Beg Bal: 0.00 Activity: 109.00	109.00	0.00	109.00
						0.00
62600 General Maintenance (Expense)						
09/06/23	CHKITM	ACH	American Express Credit Card: 08/15/23 // Country View // ATT	122.73		122.73
62600 General Maintenance			Beg Bal: 0.00 Activity: 122.73	122.73	0.00	122.73
						0.00
61900 Telephone Gate (Expense)						
07/07/23	CHKITM	ACH	American Express Credit Card: 06/15/23 // Country View - Phon	122.51		122.51
08/01/23	CHKITM	ACH	American Express Credit Card: 07/15/23 // Cambridge Country '	122.51		245.02
61900 Telephone Gate			Beg Bal: 0.00 Activity: 245.02	245.02	0.00	245.02
						0.00
62100 Gate Repair/Maintenance (Expense)						
07/31/23	CHKITM	AV88	Jason G McIntosh DBA Expert Gate Repair: Invoice 15202 // Cc	140.00		140.00
08/30/23	CHKITM	AV94	Jason G McIntosh DBA Expert Gate Repair: Inv: 15466 // Coun	216.00		356.00
08/30/23	CHKITM	AV95	Jason G McIntosh DBA Expert Gate Repair: Inv: 15488 // Coun	780.00		1,136.00
62100 Gate Repair/Maintenance			Beg Bal: 0.00 Activity: 1,136.00	1,136.00	0.00	1,136.00
						0.00
62150 Street Sweep Service (Expense)						
08/16/23	CHKITM	AV91	Guardian Western Sweeping, INC: 2-377822 // Cambridge Cou	173.00		173.00
08/16/23	CHKITM	AV93	Guardian Western Sweeping, INC: 2-378040 // Cambridge Cou	173.00		346.00
09/13/23	CHKITM	AV1	Guardian Western Sweeping, INC: 153 // Cambridge Country \	173.00		519.00
09/29/23	CHKITM	506	Guardian Western Sweeping, INC: 153 // Cambridge Country \	173.00		692.00
09/29/23	CHKITM	AV1	Guardian Western Sweeping, INC: 153 // Cambridge Country \		173.00	519.00
62150 Street Sweep Service			Beg Bal: 0.00 Activity: 519.00	692.00	173.00	519.00
						0.00
64000 Landscape Service (Expense)						
07/05/23	CHKITM	AV85	BrightView Landscape Service Inc.: Acct: 21792158 // Inv: 8471	592.34		592.34
07/31/23	CHKITM	AV87	BrightView Landscape Service Inc.: Acct: 21792158 // Inv: 8495	575.00		1,167.34
07/31/23	CHKITM	AV89	BrightView Landscape Service Inc.: Acct: 21792158 // Inv: 8510	336.00		1,503.34
09/01/23	CHKITM	AV96	BrightView Landscape Service Inc.: Acct: 21792158 // Inv: 8560	592.34		2,095.68
64000 Landscape Service			Beg Bal: 0.00 Activity: 2,095.68	2,095.68	0.00	2,095.68
						0.00
64200 Tree Service & Spraying (Expense)						
08/09/23	CHKITM	AV90	BrightView Landscape Service Inc.: Acct: 21792158 // Inv: 8514	592.34		592.34
64200 Tree Service & Spraying			Beg Bal: 0.00 Activity: 592.34	592.34	0.00	592.34
						0.00
63000 Gas & Electric (Expense)						
07/05/23	CHKITM	574	PG&E: 0042707453-9 // 269 Oak Ave	19.50		19.50
07/05/23	CHKITM	574	PG&E: 6542845756-1 // 149 Oak	39.74		59.24
08/02/23	CHKITM	581	City of Clovis, Finance Department: AR00108377	299.38		358.62
08/09/23	CHKITM	582	PG&E: 0042707453-9 // 269 Oak Ave // Service thru 07/25/23	18.62		377.24
08/09/23	CHKITM	582	PG&E: 6542845756-1 // 149 Oak Ave // Service thru 07/25/23	39.37		416.61
08/23/23	CHKITM	584	City of Clovis, Finance Department: AR00108377	316.99		733.60
09/06/23	CHKITM	589	PG&E: 0042707453-9 // 269 Oak St // Service thru 08/23/23	17.86		751.46
09/06/23	CHKITM	589	PG&E: 6542845756-1 // 149 Oak St // Service thru 08/23/23	37.77		789.23
09/21/23	CHKITM	505	City of Clovis, Finance Department: Street Lights and Fire Inspe	408.91		1,198.14
63000 Gas & Electric			Beg Bal: 0.00 Activity: 1,198.14	1,198.14	0.00	1,198.14
						0.00
63100 Water, Sewer (Expense)						
08/02/23	CHKITM	579	City of Clovis, Utility: 463-422662.01 / 796 N Dartmouth	70.81		70.81
09/19/23	CHKITM	501	City of Clovis, Utility: 463-422662.01 / 796 N Dartmouth	88.82		159.63

Date	Type	Reference	Description	Debit	Credit	Balance
63100	Water, Sewer		Beg Bal: 0.00 Activity: 159.63	159.63	0.00	159.63
65000	Management Fees (Expense)					0.00
07/01/23	CHKITM	575	Regency Property Management: Management fees for multiple	1,155.00		1,155.00
08/01/23	CHKITM	578	Regency Property Management: Management fees for multiple	1,155.00		2,310.00
09/01/23	CHKITM	587	Regency Property Management: Management fees for multiple	1,155.00		3,465.00
65000	Management Fees		Beg Bal: 0.00 Activity: 3,465.00	3,465.00	0.00	3,465.00
65100	Property/Liability Insurance (Expense)					0.00
08/23/23	CHKITM	ACH	State Farm Insurance: Acct 1036-3217-12 / Blackhorse Estates	414.64		414.64
65100	Property/Liability Insurance		Beg Bal: 0.00 Activity: 414.64	414.64	0.00	414.64
Totals:				20,061.53	20,061.53	

All Receipts Deposited

Property: Country View - (81) Blackhorse

Date Range: 7/1/2023 - 9/30/2023

Date	Tenant	Status	Account Number	Property	Unit	Reference	Amount
Deposit Number: D160916		Date: 07/29/2023		Bank: Blackhorse Estates III -FFB			
07/29/2023	Owner Contributions			AD Area 2		ACH	9,025.14
Subtotal:							9,025.14
Deposit Number: D164047		Date: 09/18/2023		Bank: Blackhorse Estates III -FFB			
09/15/2023	Craig & Dawn Thompson (VE)	Current	21519	AD Area 2	780	ePay CHK	40.00
Subtotal:							40.00
Grand Total:							9,065.14

Aged Payables Detail

Property: Country View - (81) Blackhorse

All Vendors

Bill Dates as of Saturday September 30, 2023

Chart Name	Account #	Invoice #	Bill Date	Due Date	Overdue	Due In	Amount
American Express Credit Card							
61900 Telephone Gate		09/15/23	09/15/2023	09/15/2023	15	0	123.28
							123.28
Backflow Independent Testing Service							
62600 General Maintenance	23961		09/28/2023	09/28/2023	2	0	59.50
							59.50
BrightView Landscape Service Inc.							
64100 Landscape Supplies	8600816		09/22/2023	10/07/2023	0	7	298.00
64100 Landscape Supplies	8600822		09/22/2023	10/07/2023	0	7	684.46
							982.46
PG&E							
63000 Gas & Electric	0042707453-9		09/25/2023	10/12/2023	0	12	19.81
63000 Gas & Electric	6542845756-1		09/25/2023	10/12/2003	7293	0	40.96
							60.77
							1,226.01

Check / Deposit Listing

Property: Country View - (81) Blackhorse
Blackhorse Estates III -(New) FFB, Blackhorse Estates III -FFB
All Transactions
Date Range: 07/01/23 - 09/30/23

Date	Reference	Information	Check Comment	Cleared	Deposit	Payment
Blackhorse Estates III -FFB						
7/1/23	575	Regency Property Management	Management fees for multiple properties.	Y		1,155.00
7/5/23	574	PG&E	1199050206-1 // 501 N Minnewawa , 654:	Y		59.24
7/5/23	AV85	BrightView Landscape Service Inc.	Acct: 21792158 // Inv: 8471423 // Cambric	Y		592.34
7/7/23	ACH	American Express Credit Card	06/15/23 // Country View - Phone	Y		122.51
7/21/23	577	Regency Property Management	49976 // Blackhorse Estates	Y		85.80
7/29/23	D160916			Y	9,025.14	
7/31/23	AV87	BrightView Landscape Service Inc.	Acct: 21792158 // Inv: 8499023 // Cambric	Y		575.00
7/31/23	AV88	Jason G McIntosh DBA Expert Gate Repa	Invoice 15202 // Country View	Y		140.00
7/31/23	AV89	BrightView Landscape Service Inc.	Acct: 21792158 // Inv: 8510422 // Cambric	Y		336.00
8/1/23	578	Regency Property Management	Management fees for multiple properties.	Y		1,155.00
8/1/23	ACH	American Express Credit Card	07/15/23 // Cambridge Country View // AT	Y		122.51
8/2/23	579	City of Clovis, Utility	463-422662.01 / 796 N Dartmouth, 463-3	Y		70.81
8/2/23	580	Regency Property Management	Invoice 47921 / Postage	Y		8.67
8/2/23	581	City of Clovis, Finance Department	AR00108377	Y		299.38
8/9/23	AV90	BrightView Landscape Service Inc.	Acct: 21792158 // Inv: 8514066 // Cambric	Y		592.34
8/9/23	582	PG&E	0042707453-9 // 269 Oak Ave // Service t	Y		57.99
8/16/23	AV91	Guardian Western Sweeping, INC	2-377822 // Cambridge Country View // M	Y		173.00
8/16/23	AV93	Guardian Western Sweeping, INC	2-378040 // Cambridge Country View // M	Y		173.00
8/23/23	584	City of Clovis, Finance Department	AR00108377	Y		316.99
8/23/23	ACH	State Farm Insurance	Acct 1036-3217-12 / Blackhorse Estates	Y		414.64
8/30/23	AV94	Jason G McIntosh DBA Expert Gate Repa	Inv: 15466 // Country View // Routine Servi	Y		216.00
8/30/23	AV95	Jason G McIntosh DBA Expert Gate Repa	Inv: 15488 // Country View // Replaced Hir	Y		780.00
9/1/23	587	Regency Property Management	Management fees for multiple properties.	Y		1,155.00
9/1/23	AV96	BrightView Landscape Service Inc.	Acct: 21792158 / Inv: 8560015 / Country \	Y		592.34
9/8/23	J30608			Y		513.21
9/18/23	D164047	ePay Provider Deposit: Blackhorse Estate		Y	40.00	
9/18/23	J30732		epay posted to "old" blackhorse account	Y		40.00

Totals of Deposits/Payments for Bank

9,065.14 9,746.77

Blackhorse Estates III -(New) FFB						
9/6/23	589	PG&E	6542845756-1 // 149 Oak St // Service th	N		55.63
9/6/23	ACH	American Express Credit Card	08/15/23 // Renaissance // ATT Phone, 08	N		122.73
9/8/23	J30608			N	513.21	
9/13/23	AV1	Guardian Western Sweeping, INC	VOID: 153 // Cambridge Country View // Y	Y		173.00
9/18/23	J30732		epay posted to "old" blackhorse account	N	40.00	
9/19/23	501	City of Clovis, Utility	463-342238.01 / 791 N Oxford, 463-4226	N		88.82
9/19/23	503	Regency Property Management	Postage and Copies, Invoice 52349 / Blac	N		14.53
9/21/23	505	City of Clovis, Finance Department	A25060532 and A25071917 Account AR0	N		408.91
9/29/23	506	Guardian Western Sweeping, INC	153 // Cambridge Country View // Month	N		173.00
9/29/23	AV1	Guardian Western Sweeping, INC	Check VOID: 153 // Cambridge Country \	Y		-173.00

Totals of Deposits/Payments for Bank

553.21 863.62

Date	Reference	Information	Check Comment	Cleared	Deposit	Payment
				<u> </u>	<u> </u>	<u> </u>
Totals:					9,618.35	10,610.39
Counts:					4	33
Balance of listed transactions:						-992.04

WA Funding itf
Blackhorse Estates III
331 W Shields Ave
Fresno, CA 93705

FFB BANK
7690 N Palm Ave #101
Fresno, CA 93711

575

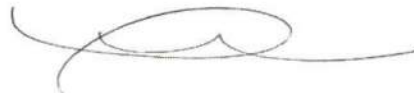
07/01/2023

REGENCY PROPERTY

1,900.00**

ONE THOUSAND NINE HUNDRED DOLLARS AND 00/100 *****

REGENCY PROPERTY
331 W. Shields Ave
Fresno, CA 93705



Management fees for multiple properties.

⑈ 5 7 5 ⑈ ⑆ 1 2 1 1 4 4 1 4 6 ⑆ 1 0 0 0 7 7 6 1 9 ⑈

WA Funding itf
Blackhorse Estates III
Tract 4299A
07/01/2023 Regency Property

575

Management fees for multiple properties.

\$ 1,900.00

Prop	Unit	Account	Comment	Amount
AD Area 2		65000 Management Fees		1,155.00
AD Area 1		65000 Management Fees		745.00

WA Funding itf
Blackhorse Estates III
Tract 4299A
07/01/2023 Regency Property

575

Management fees for multiple properties.

\$ 1,900.00

Prop	Unit	Account	Comment	Amount
AD Area 2		65000 Management Fees		1,155.00
AD Area 1		65000 Management Fees		745.00



ENERGY STATEMENT

www.pge.com/MyEnergy



Account No: 6542845756-1

Statement Date: 06/26/2023

Due Date: 07/13/2023

Service For:

ASSESSMENT DISTRICT BA2C/O WESTCO
EQUITIES
149 OAK AVE
CLOVIS, CA 93611

Your Account Summary

Amount Due on Previous Statement	\$36.59
Payment(s) Received Since Last Statement	-36.59
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$39.74

Total Amount Due by 07/13/2023

\$39.74

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

Your Enrolled Programs

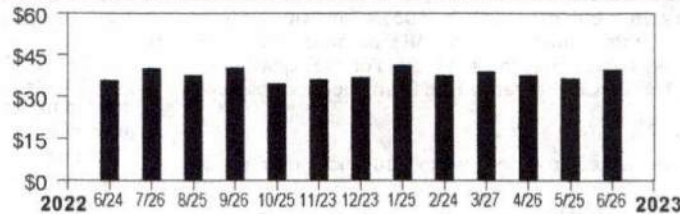
Peak Day Pricing Plan

ENTERED JUN 30 2023

AID [signature]

Electric Monthly Billing History

Daily Usage Comparison



Visit www.pge.com/MyEnergy for a detailed bill comparison

1 Year Ago Period	Last Period	Current Period
2.69	2.68	2.70
Electric kWh / Day		

Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 6542845756-1

Statement Date: 06/26/2023

Due Date: 07/13/2023

Details of Electric Charges

05/25/2023 - 06/25/2023 (32 billing days)

Service For: 149 OAK AVE

Service Agreement ID: 6542845637 SECURITY GATE

Rate Schedule: B1 Bus Low Use

Enrolled Programs: Peak Day Pricing Plan

05/25/2023 - 05/31/2023

Customer Charge	7 days @ \$0.32854	\$2.30
Energy Charges		
Peak	4.212100 kWh @ \$0.33840	1.43
Off Peak	11.673400 kWh @ \$0.32229	3.76
Super Off Peak	3.753000 kWh @ \$0.30587	1.15
Energy Commission Tax		0.01

06/01/2023 - 06/25/2023

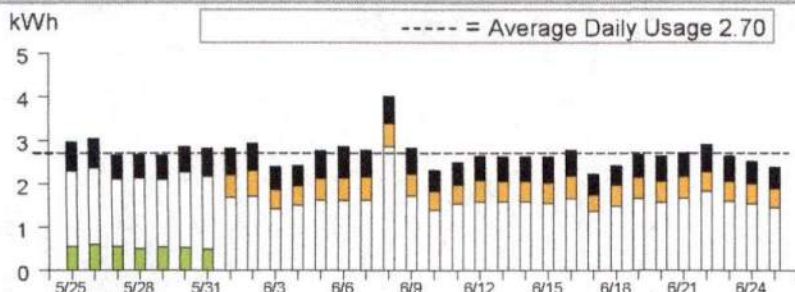
Customer Charge	25 days @ \$0.32854	\$8.21
Energy Charges		
Peak	13.999100 kWh @ \$0.40734	5.70
Part Peak	12.097600 kWh @ \$0.35811	4.33
Off Peak	40.724200 kWh @ \$0.33731	13.74
PDP Program Details		
Peak Usage Credits	13.999100 kWh @ -\$0.05169	-0.72
Part Peak Usage Credits	12.097600 kWh @ -\$0.01536	-0.19
Energy Commission Tax		0.02

Total Electric Charges \$39.74

Service Information

Meter #	1004466471
Total Usage	86.459400 kWh
Serial	C
Rotating Outage Block	11F

Electric Usage This Period: 86.459400 kWh, 32 billing days



	Usage	Energy Charges
Peak¹	21.06%	\$7.13
Part Peak²	14.00%	\$4.33
Off Peak³	60.60%	\$17.50
Super Off Peak⁴	4.34%	\$1.15

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm

⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm



Visit www.pge.com/MyEnergy for a detailed bill comparison.



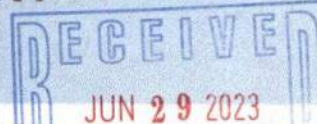
ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0042707453-9

Statement Date: 06/26/2023

Due Date: 07/13/2023



Service For:

CENTRAL PACIFIC BLDRS INC
269 OAK AVE
CLOVIS, CA 93611

Your Account Summary

Amount Due on Previous Statement	\$19.11
Payment(s) Received Since Last Statement	-19.11
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$19.50

Total Amount Due by 07/13/2023

\$19.50

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

Your Enrolled Programs

Peak Day Pricing Plan

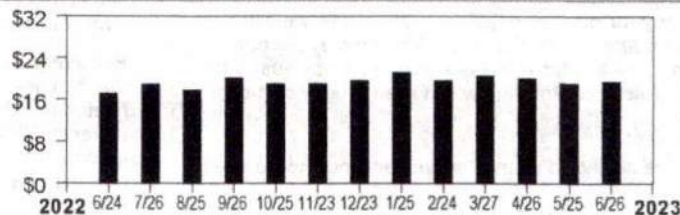
PAID JUL 05 2023

CK 574

AD Am 2

Electric Monthly Billing History

Daily Usage Comparison



1 Year Ago Period
Last Period
Current Period

0.75
1.02
0.83
Electric kWh / Day

Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

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ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0042707453-9
Statement Date: 06/26/2023
Due Date: 07/13/2023

Details of Electric Charges

05/25/2023 - 06/25/2023 (32 billing days)

Service For: 269 OAK AVE
Service Agreement ID: 0042707739 T POLE-D&C #7224108
Rate Schedule: B1 Bus Low Use
Enrolled Programs: Peak Day Pricing Plan

05/25/2023 - 05/31/2023

Customer Charge	7 days @ \$0.32854	\$2.30
Energy Charges		
Peak	1.581000 kWh @ \$0.33840	0.54
Off Peak	3.443000 kWh @ \$0.32229	1.11
Super Off Peak	1.889000 kWh @ \$0.30587	0.58

06/01/2023 - 06/25/2023

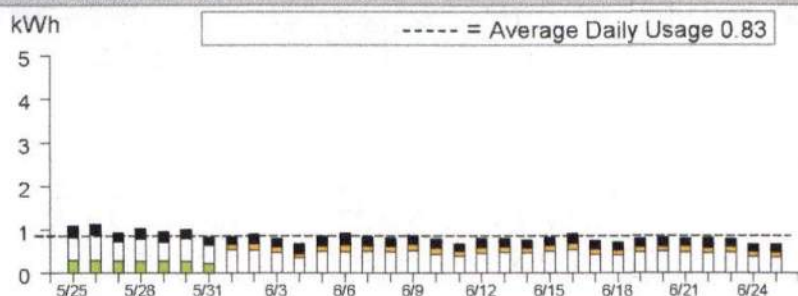
Customer Charge	25 days @ \$0.32854	\$8.21
Energy Charges		
Peak	5.006000 kWh @ \$0.40734	2.04
Part Peak	3.110000 kWh @ \$0.35811	1.11
Off Peak	11.591000 kWh @ \$0.33731	3.91
PDP Program Details		
Peak Usage Credits	5.006000 kWh @ -\$0.05169	-0.26
Part Peak Usage Credits	3.110000 kWh @ -\$0.01536	-0.05
Energy Commission Tax		0.01

Total Electric Charges \$19.50

Service Information

Meter # 1008817939
Total Usage 26.620000 kWh
Serial C
Rotating Outage Block 11F

Electric Usage This Period: 26.620000 kWh, 32 billing days



	Usage	Energy Charges
¹ Peak ¹	24.74%	\$2.58
² Part Peak ²	11.70%	\$1.11
³ Off Peak ³	56.47%	\$5.02
⁴ Super Off Peak ⁴	7.09%	\$0.58

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm
⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm



Visit www.pge.com/MyEnergy for a detailed bill comparison.

INVOICE



Regency Property Management
Cambridge Country View
331 W. Shields Ave
Fresno . CA 93705

Customer #: 21792158
Invoice #: 8471423
Invoice Date: 7/1/2023
Cust PO #:

64000

Job Number	Description	Amount
311800014	CAMBRIDGE COUNTRY VIEW Landscape Maintenance For July	570.11
311800014	CAMBRIDGE COUNTRY VIEW 3.90% Fuel Surcharge For July	22.23
Total invoice amount		592.34
Tax amount		
Balance due		592.34

PAID JUL 05 2023
AV 85

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 559-453-1670

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 21792158
Invoice #: 8471423
Invoice Date: 7/1/2023

Amount Due: \$592.34

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

Regency Property Management
Cambridge Country View
331 W. Shields Ave
Fresno . CA 93705

BrightView Landscape Services, Inc.
P.O. Box 31001-2463
Pasadena, CA 91110-2463



CHECK REQUEST

Property: Cambridge
Owner Name: Country View
Amount: \$ 122.51
Payee: _____
Address: _____

Description: phone Bill
Checked needed by: _____
Approved: Alison
Date: 5/17/23

PAID
JUL 07 2023
ACH

ENTERED JUL 06 2023



REGENCY PROPERTY MANAGEMENT
CAMBRIDGE COUNTRY VIEW
331 W SHIELDS AVE
FRESNO CA 93705 - 4106

Page 1 of 2
Account Number 559 297-9343 165 5
Billing Date May 19, 2023
Web Site att.com

Bill-At-A-Glance

Previous Bill	113.77
Payment Received 5-10 Thank you!	113.77CR
Adjustments	.00
Balance	.00
Current Charges	122.51
Amount to be Debited	\$122.51
Your Credit Card will be Debited by	Jun 9, 2023

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	122.51
1 800 750-2355		
Total Current Charges		122.51

News You Can Use Summary

- PREVENT DISCONNECT
- COST ASSESSMENT CHRG
- CA SURCHARGE CHANGE
- STILL GETTING PAPER?
- CARRIER INFORMATION
- FEES AND SURCHARGES
- EMAIL YOUR INVOICE

See "News You Can Use" for additional information

Plans and Services

Monthly Service - May 19 thru Jun 18

1. Bus Local Calling Unlimited B	101.00
Measured Rate Business Service	
Unlimited Local Usage	
Caller ID	
Call Forwarding	
Three-Way Calling	

Company Fees and Surcharges

2. Federal Subscriber Line Charge	8.59
3. State Regulatory Fee	.79
4. Federal Universal Service Fee	3.33
5. Cost Assessment Charge	4.10
Total Company Fees and Surcharges	16.81

Government Fees and Taxes

6. 911/988 Surcharge	.38
7. CA Universal Service PPP Surcharge	1.11
8. Federal	3.21
Total Government Fees and Taxes	4.70

Total Plans and Services

122.51

News You Can Use

PREVENT DISCONNECT

All charges must be paid each month to keep your account current. However, "basic service" and its applicable taxes and surcharges MUST be paid to avoid disconnection. Currently, for this account that amount is \$88.12. Failure to pay non-basic charges may result in other collection activities, including restriction of toll calls.

CARRIER INFORMATION

Our records show that you have selected Cust Undecided on Carrier or a company that resells their services as your primary local toll carrier and that you have chosen not to select a long distance carrier. Please contact us if this does not agree with your records.

COST ASSESSMENT CHRG

AT&T charges you this monthly per line amount to recover its ongoing costs incurred for property taxes and supporting the administration of local number portability, a government program that enables customers to retain their telephone number when changing service providers. This fee is not a tax or charge that the government requires AT&T to collect from its customers.

Local Services provided by AT&T California or AT&T Nevada based upon the service address location.

GO GREEN - Enroll in paperless billing.

Regency Property

331 W. Shields Ave
Fresno, CA 93705
Office: 559-221-3170
Fax: 559-225-3174

Invoice

Invoice No.	Invoice Date
49976 /	07/12/23 /

Property	Unit	Acc #
Regenc		28066

Amount Due	Amount Enclosed
133.47	

TO:

Blackhorse Estates III - Tract 4299A
Sean K. Smith PE QSD | Supervising
Civil Engineer 559-324-2363
City of Clovis | Engineering Division
1033 Fifth Street, Clovis, CA 93612



61200

PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Quantity	Description	Rate	Amount
1	Postage	112.20	112.20
45	Color Copies	0.35	15.75
23	Black and White Copies	0.24	5.52
<div>ENTERED JUL 11 2023</div> <div>AD 1 47.67 AD 2 85.80 <hr/>133.47</div> <div>PAID JUL 21 2023 CK 577</div>			
Sub Total			133.47
Tax			0.00
TOTAL			133.47

Comments

Thank you for your business!



INVOICE

Sold To: 21792158
Regency Property Management
Cambridge Country View
331 W. Shields Ave
Fresno . CA 93705

64000

Customer #: 21792158
Invoice #: 8499023
Invoice Date: 6/30/2023
Sales Order: 8159031
Cust PO #:

Project Name: 1.5" valve at entrance

Project Description: replace 1.5" valve on the w/s of main entrance

Job Number	Description	Amount
311800014	replace 1.5" valve located on the west side of main entrance, that is not working and causing turf to stress. CAMBRIDGE COUNTRY VIEW 1-1.5" valve misc parts	575.00
AD Aven 2		
ENTERED JUL 08 2023		
PAID AUG 01 2023		
AV 87		
Total Invoice Amount		575.00
Taxable Amount		
Tax Amount		
Balance Due		575.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 559 453-1670

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 21792158
Invoice #: 8499023
Invoice Date: 6/30/2023

Amount Due: \$ 575.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Regency Property Management
Cambridge Country View
331 W. Shields Ave
Fresno . CA 93705

BrightView Landscape Services, Inc.
P.O. Box 31001-2463
Pasadena, CA 91110-2463

**EXPERT GATE REPAIR LLC**

PO Box 790
Caddo Mills, TX 75135 US
expertgaterepair@yahoo.com

INVOICE

BILL TO
Country View C/O Regency
Clovis, Ca

62100

INVOICE 15202 ✓
DATE 07/03/2023
TERMS Net 30 ✓
DUE DATE 08/02/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Labor	Check keypad Tested and video code working over and over. Couldn't duplicate. If it happens again please let us know if the unit tones like normal but doesn't open gate or if it makes no noise and does nothing Lubed arms and hinges	1	140.00	140.00

AD Arr²

SUBTOTAL	140.00
TAX	0.00
TOTAL	140.00
BALANCE DUE	✓ \$140.00

ENTERED JUL 08 2023

PAID AUG 01 2023
AV88



INVOICE

Sold To: 21792158
Regency Property Management
Cambridge Country View
331 W. Shields Ave
Fresno . CA 93705

64000

Customer #: 21792158 ✓
Invoice #: 8510422 ✓
Invoice Date: 7/21/2023 ✓
Sales Order: 7977123 ✓
Cust PO #:

Project Name: Spring Flowers
Project Description: Spring Flowers

Job Number	Description	Amount
311800014	CAMBRIDGE COUNTRY VIEW Spring flowers in designated areas	336.00
<p>PAID AUG 01 2023 AV89</p> <p>AD Area 2</p> <p>ENTERED JUL 27 2023</p>		
Total Invoice Amount		336.00
Taxable Amount		
Tax Amount		
Balance Due		336.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 559 453-1670

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 21792158
Invoice #: 8510422
Invoice Date: 7/21/2023

Amount Due: \$ 336.00

Thank you for allowing us to serve you

Please reference the invoice # on your
check and make payable to

Regency Property Management
Cambridge Country View
331 W. Shields Ave
Fresno . CA 93705

BrightView Landscape Services, Inc.
P.O. Box 31001-2463
Pasadena, CA 91110-2463

WA Funding itf
Blackhorse Estates III
331 W Shields Ave
Fresno, CA 93705

FFB BANK
7690 N Palm Ave #101
Fresno, CA 93711

578


08/01/2023

REGENCY PROPERTY

1,900.00**

ONE THOUSAND NINE HUNDRED DOLLARS AND 00/100 *****

REGENCY PROPERTY
331 W. Shields Ave
Fresno, CA 93705



Management fees for multiple properties.

⑈ 578 ⑈ ⑆ 121144146⑆ 100077619⑈

WA Funding itf
Blackhorse Estates III
Tract 4299A
08/01/2023 Regency Property

Management fees for multiple properties.

578

\$ 1,900.00

Prop	Unit	Account	Comment	Amount
AD Area 2		65000 Management Fees		1,155.00
AD Area 1		65000 Management Fees		745.00

WA Funding itf
Blackhorse Estates III
Tract 4299A
08/01/2023 Regency Property

Management fees for multiple properties.

578

\$ 1,900.00

Prop	Unit	Account	Comment	Amount
AD Area 2		65000 Management Fees		1,155.00
AD Area 1		65000 Management Fees		745.00



CHECK REQUEST

Property: Cambridge Country View

Owner Name:

Amount: \$ 122.51

Payee: AMEX

Description: ATT Phone Bill/callbox

Checked needed by: ASAP

Approved: Allison

Date: 7.11.23

PAID AUG 01 2023

ENTERED JUL 31 2023



REGENCY PROPERTY MANAGEMENT
CAMBRIDGE COUNTRY VIEW
331 W SHIELDS AVE
FRESNO CA 93705 - 4106

Page 1 of 2
Account Number 559 297-9343 165 5
Billing Date Jun 19, 2023
Web Site att.com

Bill-At-A-Glance

Previous Bill	122.51
Payment Received 6-09 Thank you!	122.51CR
Adjustments	.00
Balance	.00
Current Charges	122.51
Amount to be Debited	\$122.51
Your Credit Card will be Debited by	Jul 11, 2023

Billing Summary

Online: att.com/myatt	Page	
Plans and Services	1	122.51
1 800 750-2355		
Total Current Charges		122.51

Plans and Services

Monthly Service - Jun 19 thru Jul 18

1. Bus Local Calling Unlimited B	101.00
Measured Rate Business Service	
Unlimited Local Usage	
Caller ID	
Call Forwarding	
Three-Way Calling	

Company Fees and Surcharges

2. Federal Subscriber Line Charge	8.59
3. State Regulatory Fee	.79
4. Federal Universal Service Fee	3.33
5. Cost Assessment Charge	4.10
Total Company Fees and Surcharges	16.81

Government Fees and Taxes

6. 911/988 Surcharge	.38
7. CA Universal Service PPP Surcharge	1.11
8. Federal	3.21
Total Government Fees and Taxes	4.70

Total Plans and Services 122.51

News You Can Use

PREVENT DISCONNECT

All charges must be paid each month to keep your account current. However, "basic service" and its applicable taxes and surcharges **MUST** be paid to avoid disconnection. Currently, for this account that amount is \$88.12. Failure to pay non-basic charges may result in other collection activities, including restriction of toll calls.

CARRIER INFORMATION

Our records show that you have selected Cust Undecided on Carrier or a company that resells their services as your primary local toll carrier and that you have chosen not to select a long distance carrier. Please contact us if this does not agree with your records.

COST ASSESSMENT CHRG

AT&T charges you this monthly per line amount to recover its ongoing costs incurred for property taxes and supporting the administration of local number portability, a government program that enables customers to retain their telephone number when changing service providers. This fee is not a tax or charge that the government requires AT&T to collect from its customers.

News You Can Use Summary

- PREVENT DISCONNECT
- COST ASSESSMENT CHRG
- CA SURCHARGE CHANGE
- RATE INCREASE
- CARRIER INFORMATION
- FEES AND SURCHARGES
- EMAIL YOUR INVOICE

See "News You Can Use" for additional information

Prices shown are based on the service address location.

GO GREEN - Enroll in paperless billing.



REGENCY PROPERTY MANAGEMENT
CAMBRIDGE COUNTRY VIEW
331 W SHIELDS AVE
FRESNO CA 93705 - 4106

Page 2 of 2
Account Number 559 297-9343 165 5
Billing Date Jun 19, 2023

News You Can Use

FEES AND SURCHARGES

AT&T collects monthly fees and surcharges to help recover its required contribution to government programs and to recover costs AT&T pays in taxes and required payments levied by the federal government. These fees and surcharges included on your bill are periodically adjusted to align with the rates determined by the government agency that is responsible for the federal fund or tax and subject to change at any time without notice to you unless required by law. For more information, please contact an AT&T Service Representative at the phone number listed on the front of your bill.

CA SURCHARGE CHANGE

The California Public Utilities Commission (CPUC) has changed the support mechanism to fund its six Universal Service Public Purpose Programs (PPPs) by combining the individual contribution factors into a single, flat rate per line charge (CPUC Decision 22-10-021). Effective April 1, 2023, a CA Universal Service PPP Surcharge of \$1.11 per line per month will be assessed to customers and will appear in the Government Fees and Taxes section of your bill. For more information, please visit the CPUC's website at www.cpuc.ca.gov and search for "Surcharge Rates" at the top right of the page or call us at the toll-free number on your bill.

EMAIL YOUR INVOICE

Now available to AT&T Business Center customers! No need to login to get your invoice - we'll send it to your inbox! Not in Business Center? No problem, we'll register you! Email us at Email-Invoice@att.com with subject line "Email Invoice" to sign-up for Email Invoice Delivery today!

RATE INCREASE

Local Usage (Zones 1 and 2) and Zone 3 Day, Evening, and Night/Weekend per minute rates will increase from \$0.76 to \$0.91 on August 7, 2023. For questions, please call the toll-free number listed on your bill or visit us online at business.att.com.

STILL GETTING PAPER?

Email us at GoPaperless@att.com with the subject line "Save Paper" to sign up for paperless billing today!

Terms and Conditions

THREE PAYMENT OPTIONS: Electronically through Automatic Payment Service or Online: AT&T eBillSM. At an Authorized Payment Location. Or mail to AT&T PO BOX 5025, Carol Stream, IL 60197-5025.

BILLING QUESTIONS: Call us at 800.288.2020, or write to Customer Care at AT&T, P.O. Box 5074, Carol Stream, IL 60197-5074; or AT&T Business, 555 E. Cook St., Springfield, IL 62703; or visit att.com. If you have a complaint you cannot resolve with us, contact the California Public Utilities Commission (CPUC) at Consumer Affairs Branch, 505 Van Ness Ave, Room 2003, San Francisco, CA 94102, <http://consumers.cpuc.ca.gov/complaints> or call 800.649.7570. The CPUC's DDTP program offers assistance to individuals with hearing and speaking limitations including California Relay Service available by dialing 711, more information is available at <http://ddtp.cpuc.ca.gov/relay.aspx>. If your complaint concerns interstate or international calling, write the FCC at Consumer Complaints, 445 12th Street SW, Washington, D.C. 20554, or call 888.225.5322 or TTY 888.835.5322.

FEDERAL SURCHARGES: The Federal Universal Service Fee and the Federal Subscriber Line Charge are charges imposed by action of the Federal Communications Commission.

TARIFF INFORMATION: Call 1-888-319-8800 or visit our web site www.att.com/servicepublications.

SERVICE INFORMATION

Your local services are provided by AT&T California (Pacific Bell Telephone Company). Your AT&T long distance services, if any, are provided by one or more of the following AT&T Inc. subsidiaries: AT&T Long Distance (SBC Long Distance, LLC), AT&T Communications of California, Inc., and/or AT&T Corp. You can find the name of your long distance service provider in the long distance section of your bill. To view your provider's service publications, including Guidebooks, Service Guides and/or Tariffs, go to att.com/servicepublications.

CLOVIS

UTILITY SERVICE BILL

CLOVIS PRIDE
- A WAY OF LIFE

Office Hours: 8:00AM - 4:30PM

CITY OF CLOVIS
CITY HALL • 1033 FIFTH STREET
CLOVIS, CA 93612
(559) 324-2130

SERVICE ADDRESS	ACCOUNT NUMBER	SERVICE PERIOD
796 N DARTMOUTH	463-422662.01	05/01/2023 to 06/30/2023

Effective June 1, 2016.

Emergency drought limits have been lifted. April through October outside watering days are Sundays, Wednesdays and Fridays for even numbered addresses and Tuesdays, Thursdays and Saturdays for odd numbered addresses. November through March outside watering days are Sundays for even numbered addresses and Saturdays for odd numbered addresses. Water rules are posted at City of Clovis website www.cityofclovis.com.

DUE DATE	BALANCE DUE
07/31/2023	\$ 70.81

Payments received more than 10 days past the due date are subject to a late penalty.

CURRENT PERIOD WATER METER READING (000's)				
PRESENT	PREVIOUS	CURRENT USAGE	PRIOR YEAR USAGE	2013 USAGE
5167	5130	37	38	32

METER READING PERIOD	DAYS IN READING PERIOD	CURRENT USAGE	CURRENT DAILY USAGE
04/05/2023 - 06/08/2023	64	37	0.5781

METER READING PERIOD	DAYS IN READING PERIOD	2013 USAGE	2013 DAILY USAGE
04/08/2013 - 06/07/2013	60	32	0.5333
06/07/2013 - 08/12/2013	66	55	0.8333
08/12/2013 - 10/07/2013	56	46	0.8214

Utility payments can now be made online through Paymentus at the City of Clovis website <http://www.cityofclovis.com> or by calling (877) 281-4366.

BILLING SUMMARY

Previous Balance 27.15

New Charges Since Last Billing

RESIDENTIAL LNDSCP 1 70.81

Cambridge C.V.



[Handwritten signature]

Adjustments 0.00
Payments -27.15

TOTAL DUE \$ 70.81

SEE OTHER SIDE FOR ADDITIONAL INFORMATION

PAID AUG 02 2023

0579

Account balances greater than \$25.00 are not considered current and are subject to late and delinquency fees.

Regency Property

331 W. Shields Ave
Fresno, CA 93705
Office: 559-221-3170
Fax: 559-225-3174

Invoice

Invoice No.	Invoice Date
47921	06/02/23

Property	Unit	Acc #
Regenc		28066

Amount Due	Amount Enclosed
13.48	

TO:

Blackhorse Estates III - Tract 4299A
Sean K. Smith PE QSD | Supervising
Civil Engineer 559-324-2363
City of Clovis | Engineering Division
1033 Fifth Street, Clovis, CA 93612



61200

PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Quantity	Description	Rate	Amount
1	Postage	13.48	13.48
<div>AD 1 4.81 AD 2 8.67 <hr/>13.48</div> <div>PAID AUG 02 2023 QC 580</div>			
Sub Total			13.48
Tax			0.00
TOTAL			13.48

Comments
Thank you for your business!



CITY of CLOVIS

INVOICE / STATEMENT

AR00108377
REGENCY PROPERTY MANAGEMENT
331 W SHIELDS
FRESNO, CA 93705



STATEMENT DATE: 07/12/2023
DUE DATE: 07/31/2023

Invoice Date	Description	Invoice	Amount Due	Payment / Adjustments	Total Amount
	Beginning Balance prior to 07/01/2023				0.00
07/11/2023	JULY 2023 STREET LIGHT BILLING	A24634765	493.09	0.00	493.09
	Ending Balance as of 07/12/2023		493.09	0.00	493.09

Total Due: \$493.09

AD Area 1 193.71
AD Area 2 299.38

ENTERED JUL 24 2023

Blackhorse
Estates

PAID AUG 02 2023
OK 581

CITY OF CLOVIS

PLEASE PAY FROM THIS INVOICE/STATEMENT. IF YOU HAVE
QUESTIONS, PLEASE CALL (559) 324-2112, MON-FRI, 8:00 A.M. - 4:30 P.M.

MAKE YOUR CHECK PAYABLE TO: CITY OF CLOVIS

MAIL PAYMENT TO: CITY OF CLOVIS, 1033 FIFTH STREET, CLOVIS, CA 93612

AR00108377
REGENCY PROPERTY MANAGEMENT
331 W SHIELDS
FRESNO, CA 93705

STATEMENT DATE: 07/12/2023
DUE DATE: 07/31/2023
AMOUNT DUE: \$493.09

INVOICE



Regency Property Management
Cambridge Country View
331 W. Shields Ave
Fresno . CA 93705

64000

Customer #: 21792158 ✓
Invoice #: 8514066 ✓
Invoice Date: 8/1/2023
Cust PO #:

Job Number	Description	Amount
311800014	CAMBRIDGE COUNTRY VIEW Landscape Maintenance For August	570.11
311800014	CAMBRIDGE COUNTRY VIEW 3.90% Fuel Surcharge For August	22.23
<p>PAID AUG 09 2023</p> <p>ENTERED AUG 02 2023</p> <p>AD Aug 2</p> <p>AV90</p>		
Total invoice amount		592.34
Tax amount		
Balance due		592.34

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 559-453-1670

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 21792158
Invoice #: 8514066
Invoice Date: 8/1/2023

Amount Due:	\$592.34
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Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

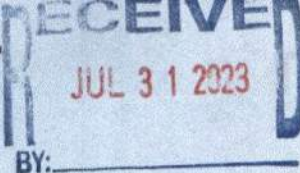
Regency Property Management
Cambridge Country View
331 W. Shields Ave
Fresno . CA 93705

BrightView Landscape Services, Inc.
P.O. Box 31001-2463
Pasadena, CA 91110-2463



ENERGY STATEMENT

www.pge.com/MyEnergy



Account No: 6542845756-1
Statement Date: 07/26/2023
Due Date: 08/14/2023

Service For:

ASSESSMENT DISTRCT BA2C/O WESTCO
EQUITIES
149 OAK AVE
CLOVIS, CA 93611

Your Account Summary

Amount Due on Previous Statement	\$39.74
Payment(s) Received Since Last Statement	-39.74
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$39.37

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Total Amount Due by 08/14/2023

\$39.37

PAID AUG 09 2023

ck 582

Ways To Pay

www.pge.com/waystopay

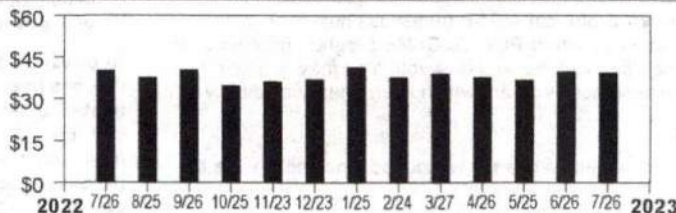
Your Enrolled Programs

Peak Day Pricing Plan

AD Area 2

Electric Monthly Billing History

Daily Usage Comparison



Visit www.pge.com/MyEnergy for a detailed bill comparison

1 Year Ago Period	Last Period	Current Period
2.72	2.70	2.57
Electric kWh / Day		

ENTERED AUG 06 2023
Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 6542845756-1
Statement Date: 07/26/2023
Due Date: 08/14/2023

Details of Electric Charges

06/26/2023 - 07/25/2023 (30 billing days)

Service For: 149 OAK AVE
Service Agreement ID 6542845637 SECURITY GATE
Rate Schedule: B1 Bus Low Use
Enrolled Programs: Peak Day Pricing Plan

06/26/2023 - 06/30/2023

Customer Charge	5 days @ \$0.32854	\$1.64
Energy Charges		
Peak	2.824500 kWh @ \$0.40734	1.15
Part Peak	2.574100 kWh @ \$0.35811	0.92
Off Peak	8.012500 kWh @ \$0.33731	2.70
PDP Program Details		
Peak Usage Credits	2.824500 kWh @ -\$0.05169	-0.15
Part Peak Usage Credits	2.574100 kWh @ -\$0.01536	-0.04
Event Day Charges	0.564100 kWh @ \$0.60000	0.34

07/01/2023 - 07/25/2023

Customer Charge	25 days @ \$0.32854	\$8.21
Energy Charges		
Peak	13.162100 kWh @ \$0.42628	5.61
Part Peak	11.836000 kWh @ \$0.37705	4.46
Off Peak	38.823300 kWh @ \$0.35625	13.83
PDP Program Details		
Peak Usage Credits	13.162100 kWh @ -\$0.05169	-0.68
Part Peak Usage Credits	11.836000 kWh @ -\$0.01536	-0.18
Event Day Charges	2.570600 kWh @ \$0.60000	1.54
Energy Commission Tax		0.02

Total Electric Charges \$39.37

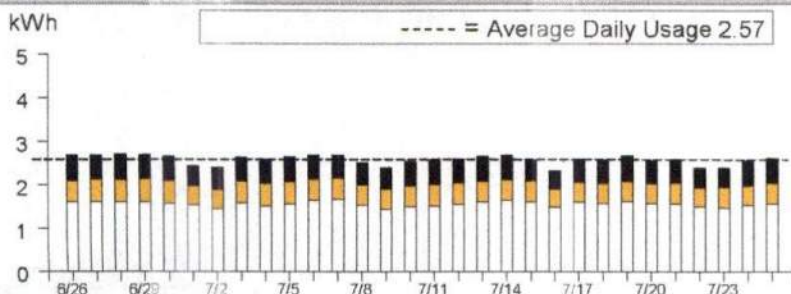
Usage For This Period's Event Days (4PM to 9PM)

06/30/2023	0.564100 kWh	07/15/2023	0.467300 kWh
07/01/2023	0.465400 kWh	07/17/2023	0.540100 kWh
07/14/2023	0.568700 kWh	07/21/2023	0.529100 kWh

Service Information

Meter # 1004466471
Total Usage 77.232500 kWh
Serial C
Rotating Outage Block 11F

Electric Usage This Period: 77.232500 kWh, 30 billing days



	Usage	Energy Charges
Peak ¹	20.69%	\$6.76
Part Peak ²	18.67%	\$5.38
Off Peak ³	60.64%	\$16.53
Super Off Peak ⁴	0.00%	\$0.00

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

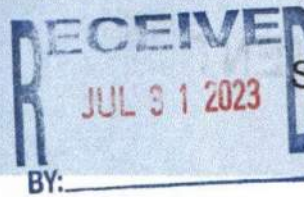
Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm

⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm



ENERGY STATEMENT

www.pge.com/MyEnergy



Account No: 0042707453-9
Statement Date: 07/26/2023
Due Date: 08/14/2023

Service For:

CENTRAL PACIFIC BLDERS INC
269 OAK AVE
CLOVIS, CA 93611

Your Account Summary

Amount Due on Previous Statement	\$19.50
Payment(s) Received Since Last Statement	-19.50
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$18.62

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Ways To Pay

www.pge.com/waystopay

Your Enrolled Programs

Peak Day Pricing Plan

Total Amount Due by 08/14/2023

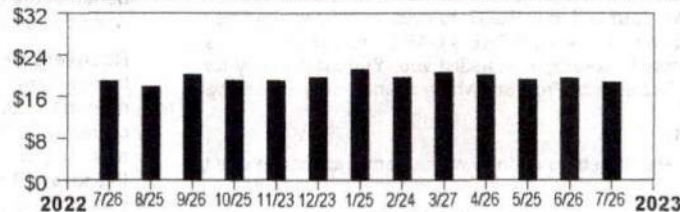
\$18.62

PAID AUG 09 2023

CK 582

Electric Monthly Billing History

Daily Usage Comparison



1 Year Ago Period	Last Period	Current Period
0.77	0.83	0.75
Electric kWh / Day		

Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0042707453-9
Statement Date: 07/26/2023
Due Date: 08/14/2023

Details of Electric Charges

06/26/2023 - 07/25/2023 (30 billing days)

Service For: 269 OAK AVE
Service Agreement ID 0042707739 T POLE-D&C #7224108
Rate Schedule: B1 Bus Low Use
Enrolled Programs: Peak Day Pricing Plan

06/26/2023 - 06/30/2023

Customer Charge	5 days @ \$0.32854	\$1.64
Energy Charges		
Peak	0.954000 kWh @ \$0.40734	0.39
Part Peak	0.588000 kWh @ \$0.35811	0.21
Off Peak	2.451000 kWh @ \$0.33731	0.83
PDP Program Details		
Peak Usage Credits	0.954000 kWh @ -\$0.05169	-0.05
Part Peak Usage Credits	0.588000 kWh @ -\$0.01536	-0.01
Event Day Charges	0.192000 kWh @ \$0.60000	0.12

07/01/2023 - 07/25/2023

Customer Charge	25 days @ \$0.32854	\$8.21
Energy Charges		
Peak	4.632000 kWh @ \$0.42628	1.97
Part Peak	3.079000 kWh @ \$0.37705	1.16
Off Peak	10.875000 kWh @ \$0.35625	3.87
PDP Program Details		
Peak Usage Credits	4.632000 kWh @ -\$0.05169	-0.24
Part Peak Usage Credits	3.079000 kWh @ -\$0.01536	-0.05
Event Day Charges	0.940000 kWh @ \$0.60000	0.56
Energy Commission Tax		0.01

Total Electric Charges \$18.62

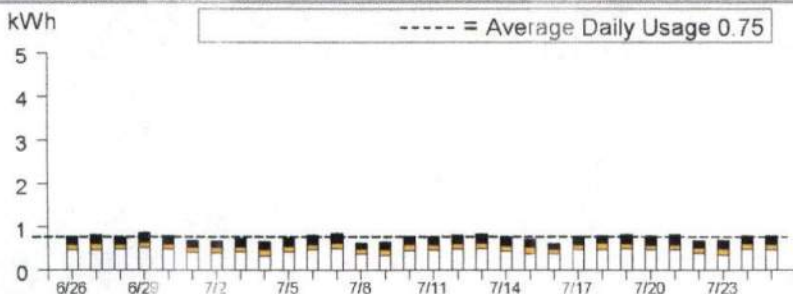
Usage For This Period's Event Days (4PM to 9PM)

06/30/2023	0.192000 kWh	07/15/2023	0.177000 kWh
07/01/2023	0.154000 kWh	07/17/2023	0.195000 kWh
07/14/2023	0.185000 kWh	07/21/2023	0.229000 kWh

Service Information

Meter # 1008817939
Total Usage 22.579000 kWh
Serial C
Rotating Outage Block 11F

Electric Usage This Period: 22.579000 kWh, 30 billing days



	Usage	Energy Charges
Peak¹	24.73%	\$2.36
Part Peak²	16.26%	\$1.37
Off Peak³	59.01%	\$4.70
Super Off Peak⁴	0.00%	\$0.00

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm

⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm

GUARDIAN WESTERN SWEEPING, INC.

4961 E. LANSING WAY
FRESNO, CA 93727-7408

Invoice

DATE	INVOICE #
7/31/2023	2-378040 ✓

BILL TO
CAIMBRIDGE "COUNTRY VIEW" C/O REGENCY PROPERTY MANAGEMENT 331 W. SHIELDS AVE FRESNO, CA 93705

PROPERTY
CAIMBRIDGE COUNTRY VIEW ALLUVIAL & MINNEWAWA S/E ✓ CLOVIS, CA

GL: 62150

TERMS	DUE DATE	ACCOUNT #
Net 30	8/30/2023	RGS003

SERVICE DATE	DESCRIPTION	AMOUNT
	MONTHLY POWER SWEEPING ONE TIME PER MONTH	173.00
<p>AD Aug 2</p> <p>PAID AUG 16 2023</p> <p>AV91</p> <p>ENTERED AUG 11 2023</p>		

As of February 2023, we will begin rolling out a new program for billing.
If you notice any discrepancies during this process, please let us know.

Please include invoice # in your payment memo, and as always, thank you for your continued business.

-Sandy Sandoval

Total — \$173.00

Phone: 559-291-1890
Fax: 559-291-1892
Website: www.guardianwestern.com

E-MAIL
service@guardianwestern.com

GUARDIAN WESTERN SWEEPING, INC.

4961 E. LANSING WAY
FRESNO, CA 93727-7408

Invoice

DATE	INVOICE #
6/30/2023	2-377822

BILL TO
CAIMBRIDGE "COUNTRY VIEW" C/O REGENCY PROPERTY MANAGEMENT 331 W. SHIELDS AVE FRESNO, CA 93705

PROPERTY
CAIMBRIDGE COUNTRY VIEW ALLUVIAL & MINNEWAWA S/E CLOVIS, CA

GL:62150

TERMS	DUE DATE	ACCOUNT #
Net 30	7/30/2023	RGS003

SERVICE DATE	DESCRIPTION	AMOUNT
	MONTHLY POWER SWEEPING ONE TIME PER MONTH	173.00
	AD Area 2 ENTERED AUG 09 2023	PAID AUG 16 2023 AV93

As of February 2023, we will begin rolling out a new program for billing.
If you notice any discrepancies during this process, please let us know.

Please include invoice # in your payment memo, and as always, thank you for your continued business.

-Sandy Sandoval

Total \$173.00

Phone: 559-291-1890

Fax: 559-291-1892

Website: www.guardianwestern.com

E-MAIL
service@guardianwestern.com



CITY of CLOVIS

INVOICE / STATEMENT



AR00108377
REGENCY PROPERTY MANAGEMENT
331 W SHIELDS
FRESNO, CA 93705

STATEMENT DATE: 08/08/2023
DUE DATE: 08/31/2023

Invoice Date	Description	Invoice	Amount Due	Payment / Adjustments	Total Amount
	Beginning Balance prior to 08/01/2023				493.09
08/02/2023	AUG 2023 STREET LIGHT BILLING	A24834577	493.09	0.00	986.18
	Ending Balance as of 08/08/2023		493.09	0.00	986.18
Total Due:					\$986.18

AD 2 316.99 +

AD 1 176.10 +

ENTERED AUG 21 2023

PAID AUG 23 2023

OK 584

CITY OF CLOVIS

PLEASE PAY FROM THIS INVOICE/STATEMENT. IF YOU HAVE
QUESTIONS, PLEASE CALL (559) 324-2112, MON-FRI, 8:00 A.M. - 4:30 P.M.

MAKE YOUR CHECK PAYABLE TO: **CITY OF CLOVIS**

MAIL PAYMENT TO: **CITY OF CLOVIS, 1033 FIFTH STREET, CLOVIS, CA 93612**

AR00108377
REGENCY PROPERTY MANAGEMENT
331 W SHIELDS
FRESNO, CA 93705

STATEMENT DATE: 08/08/2023
DUE DATE: 08/31/2023
AMOUNT DUE: \$986.18

State Farm Payment Plan
PO Box 52265
Phoenix AZ 85072-2265



AT2 004943 0006 1036-3217-12 55-0AED

ASSESSMENT DIST 1995-1
ATTN: REGENCY PROPERTY MGMT
331 W SHIELDS AVE
FRESNO CA 93705-4106

Notice of Payment Due

State Farm Payment Plan: 1036-3217-12
Accountholder Name: ASSESSMENT DIST 1995-1

Total Amount Due: \$645.00
Due By: September 9, 2023



Agent Kevin Lowry
3644 E Ashlan Ave
Fresno CA 93726-2161
Phone: 559-274-9262

Important Information

- This premium notice is the only one you will receive. Please pay by the due date.
- Changes and payments made after August 14, 2023 will be reflected on a subsequent billing notice.
- If you have any questions or would like to discuss other State Farm products, your agent is ready to assist you.

Thanks for letting us serve you!

77619

AD 1 230.36
AD 2 414.64

PAID AUG 23 2023
ACH

SFPP Account 1036-3217-12

Page 1 of 2

Prepared August 14, 2023

↓ Please fold and tear here ↓

Ways to Pay



Online
PC or
mobile devices



Mobile
Use State Farm
mobile app



Mail
Send us
a check



Call
Automated Line: 1-800-440-0998
Your agent: 559-274-9262



Walk In
See your
State Farm Agent

Key code: 4841022462

If you have moved, please contact your agent.



Accountholder: ASSESSMENT DIST 1995-1
SFPP Account Number: 1036-3217-12

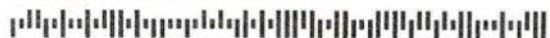
Amount Due: \$645.00

Please pay by September 9, 2023

Make payment to State Farm

1200309302

State Farm Insurance Companies
P.O. Box 680001
Dallas, TX 75368-0001



For Office Use Only

SFPP Bill	\$645.00	0930
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800327300064500 800103632171211312>

**EXPERT GATE REPAIR LLC**

PO Box 790
Caddo Mills, TX 75135 US
expertgaterepair@yahoo.com

INVOICE

BILL TO
Country View C/O Regency
Clovis, Ca

INVOICE 15466
DATE 08/14/2023
TERMS Net 30
DUE DATE 09/13/2023

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Labor	Routine service Serviced all 3 vehicle gates. Tested all battery backups Note: main entry and exit swing gates have bad lower hinge bearings. Estimate to remove both gates and replace lower hinges. Then reinstall the gates and adjust arms. \$ 780.00	1	210.00	210.00
Material	Lube	1	6.00	6.00

GL: 62100

SUBTOTAL	216.00
TAX	0.00
TOTAL	216.00
BALANCE DUE	\$216.00

PAID AUG 30 2023
AV 94

**EXPERT GATE REPAIR LLC**

PO Box 790
Caddo Mills, TX 75135 US
expertgaterepair@yahoo.com

INVOICE

BILL TO
Country View C/O Regency
Clovis, Ca

GL: 62100

INVOICE 15488 ✓
DATE 08/16/2023 ✓
TERMS Net 30
DUE DATE 09/15/2023 ✓

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Labor	Removed both swing gates and replaced lower hinges. Reinstalled gates and tested all functions	1	780.00	780.00

SUBTOTAL 780.00

TAX 0.00

TOTAL 780.00

BALANCE DUE **\$780.00**

AD Area 2

ENTERED AUG 22 2023

PAID AUG 30 2023

AV 95

WA Funding itf
Blackhorse Estates III
331 W Shields Ave
Fresno, CA 93705

FFB BANK
7690 N Palm Ave #101
Fresno, CA 93711

587

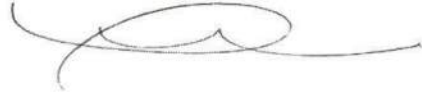
09/01/2023

REGENCY PROPERTY

1,900.00**

ONE THOUSAND NINE HUNDRED DOLLARS AND 00/100 *****

REGENCY PROPERTY
331 W. Shields Ave
Fresno, CA 93705



Management fees for multiple properties.

⑈587⑈ ⑆121144146⑆ 100077619⑈

WA Funding itf
Blackhorse Estates III
Tract 4299A
09/01/2023 Regency Property

Management fees for multiple properties.

587

\$ 1,900.00

Prop	Unit	Account	Comment	Amount
AD Area 2		65000 Management Fees		1,155.00
AD Area 1		65000 Management Fees		745.00

WA Funding itf
Blackhorse Estates III
Tract 4299A
09/01/2023 Regency Property

Management fees for multiple properties.

587

\$ 1,900.00

Prop	Unit	Account	Comment	Amount
AD Area 2		65000 Management Fees		1,155.00
AD Area 1		65000 Management Fees		745.00



INVOICE

Regency Property Management
Cambridge Country View
331 W. Shields Ave
Fresno, CA 93705

Customer #: 21792158
Invoice #: 8560015
Invoice Date: 9/1/2023
Cust PO #:

Job Number	Description	Amount
311800014	CAMBRIDGE COUNTRY VIEW Landscape Maintenance For September	570.11
311800014	CAMBRIDGE COUNTRY VIEW 3.90% Fuel Surcharge For September	22.23
GL: 64000		
ENTERED AUG 31 2023		
AD		
PAID SEP 01 2023		
AV96		
Total invoice amount		592.34
Tax amount		
Balance due		592.34

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 559-453-1670

Please detach stub and remit with your payment

Did you know that BrightView now offers auto ACH as a payment method? Discover the convenience and safety of automatic ACH bill payment for your recurring billing. Please contact autopay@brightview.com or your branch point of contact for more information on how to sign up on Auto Pay.

Payment Stub

Customer Account#: 21792158
Invoice #: 8560015
Invoice Date: 9/1/2023

Amount Due: \$592.34

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

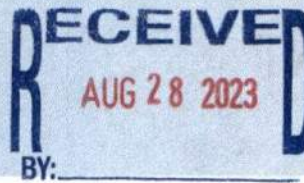
Regency Property Management
Cambridge Country View
331 W. Shields Ave
Fresno, CA 93705

BrightView Landscape Services, Inc.
P.O. Box 31001-2463
Pasadena, CA 91110-2463



ENERGY STATEMENT

www.pge.com/MyEnergy



Account No: 0042707453-9

Statement Date: 08/24/2023

Due Date: 09/11/2023

Service For:

CENTRAL PACIFIC BLDRS INC
269 OAK AVE
CLOVIS, CA 93611

Your Account Summary

Amount Due on Previous Statement	\$18.62
Payment(s) Received Since Last Statement	-18.62
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$17.86

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Total Amount Due by 09/11/2023

\$17.86

Ways To Pay

www.pge.com/waystopay

Your Enrolled Programs

Peak Day Pricing Plan

PAID SEP 01 2023

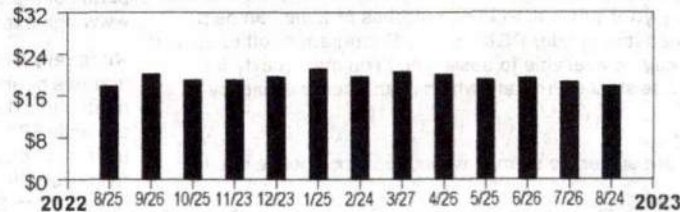
OK S89

AD Area 2

ENTERED AUG 30 2023

Electric Monthly Billing History

Daily Usage Comparison



1 Year Ago Period	Last Period	Current Period
0.78	0.75	0.77
Electric kWh / Day		

Visit www.pge.com/MyEnergy for a detailed bill comparison

Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 0042707453-9
Statement Date: 08/24/2023
Due Date: 09/11/2023

Details of Electric Charges

07/26/2023 - 08/23/2023 (29 billing days)

Service For: 269 OAK AVE
Service Agreement ID: 0042707739 T POLE-D&C #7224108
Rate Schedule: B1 Bus Low Use
Enrolled Programs: Peak Day Pricing Plan

07/26/2023 - 08/23/2023

Customer Charge	29 days @ \$0.32854	\$9.53
Energy Charges		
Peak	5.407000 kWh @ \$0.42628	2.30
Part Peak	3.444000 kWh @ \$0.37705	1.30
Off Peak	13.588000 kWh @ \$0.35625	4.84
PDP Program Details		
Peak Usage Credits	5.407000 kWh @ -\$0.05169	-0.28
Part Peak Usage Credits	3.444000 kWh @ -\$0.01536	-0.05
Event Day Charges	0.351000 kWh @ \$0.60000	0.21
Energy Commission Tax		0.01

Total Electric Charges \$17.86

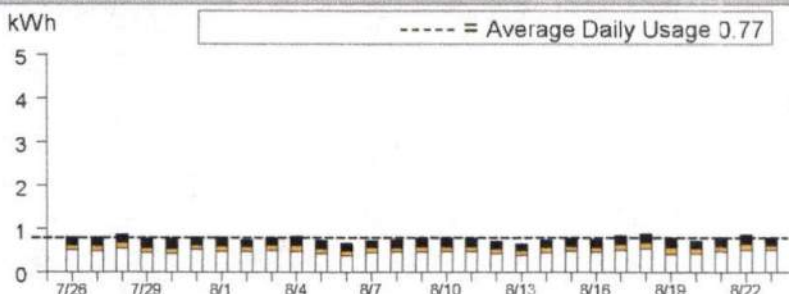
Usage For This Period's Event Days (4PM to 9PM)

08/15/2023 0.178000 kWh 08/16/2023 0.173000 kWh

Service Information

Meter # 1008817939
Total Usage 22.439000 kWh
Serial C
Rotating Outage Block 11F

Electric Usage This Period: 22.439000 kWh, 29 billing days



	Usage	Energy Charges
Peak¹	24.09%	\$2.30
Part Peak²	15.36%	\$1.30
Off Peak³	60.55%	\$4.84
Super Off Peak⁴	0.00%	\$0.00

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm

⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm



ENERGY STATEMENT RECEIVED

www.pge.com/MyEnergy

AUG 28 2023

Account No: 6542845756-1
Statement Date: 08/24/2023
Due Date: 09/11/2023

Service For:

ASSESSMENT DISTRICT BA2C/O WESTCO
EQUITIES
149 OAK AVE
CLOVIS, CA 93611

BY: Your Account Summary

Amount Due on Previous Statement	\$39.37
Payment(s) Received Since Last Statement	-39.37
Previous Unpaid Balance	\$0.00
Current Electric Charges	\$37.77

Questions about your bill?

Business Specialist available:
Mon-Fri: 7am to 6pm
1-800-468-4743
www.pge.com/MyEnergy

Total Amount Due by 09/11/2023

\$37.77

PAID SEP 01 2023

CK 589

Ways To Pay

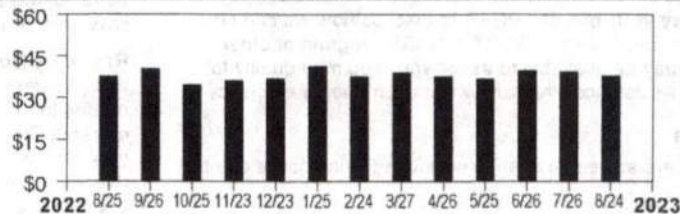
www.pge.com/waystopay

Your Enrolled Programs

Peak Day Pricing Plan

Electric Monthly Billing History

Daily Usage Comparison



1 Year Ago Period	Last Period	Current Period
2.76	2.57	2.63
Electric kWh / Day		

Visit www.pge.com/MyEnergy for a detailed bill comparison

ENTERED AUG 30 2023

AD Area 2

Important Messages

Please be advised that as of March 15, 2023, PG&E's local offices have permanently closed. To make an in-person payment, please utilize one of our authorized neighborhood payment centers. Please bring a copy of your bill. To find a location near you, visit www.pge.com or call 1-800-743-5000.



ENERGY STATEMENT

www.pge.com/MyEnergy

Account No: 6542845756-1
Statement Date: 08/24/2023
Due Date: 09/11/2023

Details of Electric Charges

07/26/2023 - 08/23/2023 (29 billing days)

Service For: 149 OAK AVE
Service Agreement ID: 6542845637 SECURITY GATE
Rate Schedule: B1 Bus Low Use
Enrolled Programs: Peak Day Pricing Plan

07/26/2023 - 08/23/2023

Customer Charge	29 days @ \$0.32854	\$9.53
Energy Charges		
Peak	16.557700 kWh @ \$0.42628	7.06
Part Peak	13.795600 kWh @ \$0.37705	5.20
Off Peak	45.891000 kWh @ \$0.35625	16.35
PDP Program Details		
Peak Usage Credits	16.557700 kWh @ -\$0.05169	-0.86
Part Peak Usage Credits	13.795600 kWh @ -\$0.01536	-0.21
Event Day Charges	1.139200 kWh @ \$0.60000	0.68
Energy Commission Tax		0.02

Total Electric Charges

\$37.77

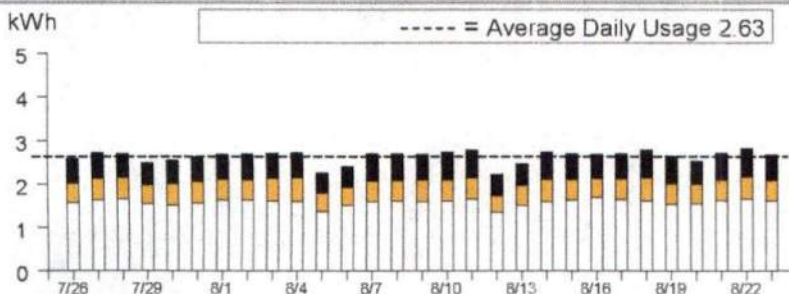
Usage For This Period's Event Days (4PM to 9PM)

08/15/2023 0.588200 kWh 08/16/2023 0.551000 kWh

Service Information

Meter # 1004466471
Total Usage 76.244300 kWh
Serial C
Rotating Outage Block 11F

Electric Usage This Period: 76.244300 kWh, 29 billing days



	Usage	Energy Charges
Peak ¹	21.71%	\$7.06
Part Peak ²	18.11%	\$5.20
Off Peak ³	60.18%	\$16.35
Super Off Peak ⁴	0.00%	\$0.00

¹Peak: Year-round, Daily, 4:00pm-9:00pm

²Part Peak: Summer, 6/1-9/30, Daily, 2:00pm-4:00pm and 9:00pm-11:00pm

³Off Peak: Summer, 6/1-9/30, Daily, 11:00pm-2:00pm
Winter, 10/1-2/28, Daily, 9:00pm-4:00pm

Winter, 3/1-5/31, Daily, 9:00pm-9:00am and 2:00pm-4:00pm

⁴Super Off Peak: Winter, Daily, 3/1-5/31, 9:00am-2:00pm

Check Worksheet

Vendor: American Express Credit Card
Address: PO Box 0001
 Los Angeles, CA 90096-8000
Bank: 45612 Blackhorse Estates III -(New) FFB
Memo: 08/15/23 // Renaissance // ATT Phone, 08/15/23 // Country View //

Check #: ACH
Date: 09/06/2023
Status: Printed
Cleared: No
Amount: 488.20

Bills Applied To

Bill Date	Due Date	Invoice #	Memo	Bill Amount	Amount Paid
08/15/2023	08/15/2023	08/15/23	08/15/23 // Country View // ATT Phone	122.73	122.73
08/15/2023	08/15/2023	08/15/23	08/15/23 // Renaissance // ATT Phone	365.47	365.47

Ledger Breakdown

Property	Unit	1099	Expense Account	Memo	Amount
AD Area 1		<input type="checkbox"/>	62600 General Maintenance	08/15/23 // Renaissance // ATT Phone	365.47
AD Area 2		<input type="checkbox"/>	62600 General Maintenance	08/15/23 // Country View // ATT Phone	122.73
					488.20



CHECK REQUEST

Property: Cambridge Country View

Owner Name: _____

Amount: \$ 122.73

Payee: Amex

Description: ATT Phone Bill/Callbox Directory

Checked needed by: ASAP

Approved: Allison

Date: 8/10/23



1000 55929793431655 80000000023222 15912000000000000000000012273



REGENCY PROPERTY MANAGEMENT
CAMBRIDGE COUNTRY VIEW
331 W SHIELDS AVE
FRESNO CA 93705 - 4106

Page 2 of 2
Account Number 559 297-9343 165 5
Billing Date Jul 19, 2023

News You Can Use

CARRIER INFORMATION

Our records show that you have selected Cust Undecided on Carrier or a company that resells their services as your primary local toll carrier and that you have chosen not to select a long distance carrier. Please contact us if this does not agree with your records.

COST ASSESSMENT CHRG

AT&T charges you this monthly per line amount to recover its ongoing costs incurred for property taxes and supporting the administration of local number portability, a government program that enables customers to retain their telephone number when changing service providers. This fee is not a tax or charge that the government requires AT&T to collect from its customers.

FEES AND SURCHARGES

AT&T collects monthly fees and surcharges to help recover its required contribution to government programs and to recover costs AT&T pays in taxes and required payments levied by the federal government. These fees and surcharges included on your bill are periodically adjusted to align with the rates determined by the government agency that is responsible for the federal fund or tax and subject to change at any time without notice to you unless required by law. For more information, please contact an AT&T Service Representative at the phone number listed on the front of your bill.

CALIFORNIA SURCHARGE

AT&T collects a surcharge on a per line per month basis as required by the California Public Utilities Commission (CPUC) to fund CPUC Public Purpose Programs. For more info on the Public Purpose Programs and how these funds are used, please go to the CPUC's website at cpuc.ca.gov and search for "Surcharge Rates" at the top right of the page.

STILL GETTING PAPER?

Email us at GoPaperless@att.com with the subject line "Save Paper" to sign up for paperless billing today!

Terms and Conditions

THREE PAYMENT OPTIONS: Electronically through Automatic Payment Service or Online: AT&T eBillSM. At an Authorized Payment Location. Or mail to AT&T PO BOX 5025, Carol Stream, IL 60197-5025.

BILLING QUESTIONS: Call us at 800.288.2020, or write to Customer Care at AT&T, P.O. Box 5074, Carol Stream, IL 60197-5074; or AT&T Business, 555 E. Cook St., Springfield, IL 62703; or visit att.com. If you have a complaint you cannot resolve with us, contact the California Public Utilities Commission (CPUC) at Consumer Affairs Branch, 505 Van Ness Ave, Room 2003, San Francisco, CA 94102, <http://consumers.cpuc.ca.gov/complaints> or call 800.849.7570. The CPUC's DDTP program offers assistance to individuals with hearing and speaking limitations including California Relay Service available by dialing 711, more information is available at <http://ddtp.cpuc.ca.gov/relay.aspx> if your complaint concerns interstate or international calling, write the FCC at Consumer Complaints, 445 12th Street SW, Washington, D.C. 20554, or call 888.225.5322 or TTY 888.835.5322.

FEDERAL SURCHARGES: The Federal Universal Service Fee and the Federal Subscriber Line Charge are charges imposed by action of the Federal Communications Commission.

TARIFF INFORMATION: Call 1-888-319-8800 or visit our web site www.att.com/servicepublications.

SERVICE INFORMATION

Your local services are provided by AT&T California (Pacific Bell Telephone Company). Your AT&T long distance services, if any, are provided by one or more of the following AT&T Inc. subsidiaries: AT&T Long Distance (SBC Long Distance, LLC), AT&T Communications of California, Inc., and/or AT&T Corp. You can find the name of your long distance service provider in the long distance section of your bill. To view your provider's service publications, including Guidebooks, Service Guides and/or Tariffs, go to att.com/servicepublications.

CLOVIS

UTILITY SERVICE BILL

CLOVIS PRIDE
- A WAY OF LIFE

Office Hours: 8:00AM - 4:30PM

CITY OF CLOVIS
CITY HALL • 1033 FIFTH STREET
CLOVIS, CA 93612
(559) 324-2130

SERVICE ADDRESS	ACCOUNT NUMBER	SERVICE PERIOD
796 N DARTMOUTH	463-422662.01	07/01/2023 to 08/31/2023

Effective June 1, 2016.

Emergency drought limits have been lifted. April through October outside watering days are Sundays, Wednesdays and Fridays for even numbered addresses and Tuesdays, Thursdays and Saturdays for odd numbered addresses. November through March outside watering days are Sundays for even numbered addresses and Saturdays for odd numbered addresses. Water rules are posted at City of Clovis website www.cityofclovis.com.

DUE DATE	BALANCE DUE
09/30/2023	\$ 88.82

Payments received more than 10 days past the due date are subject to a late penalty.

CURRENT PERIOD WATER METER READING (000's)				
PRESENT	PREVIOUS	CURRENT USAGE	PRIOR YEAR USAGE	2013 USAGE
5215	5167	48	41	55

METER READING PERIOD	DAYS IN READING PERIOD	CURRENT USAGE	CURRENT DAILY USAGE
06/08/2023 - 08/07/2023	60	48	0.8000

METER READING PERIOD	DAYS IN READING PERIOD	2013 USAGE	2013 DAILY USAGE
06/07/2013 - 08/12/2013	66	55	0.8333
08/12/2013 - 10/07/2013	56	46	0.8214
10/07/2013 - 12/04/2013	58	49	0.8448

BILLING SUMMARY

Previous Balance 70.81

New Charges Since Last Billing

RESIDENTIAL LNDSCP 1 88.82

PAID SEP 19 2023
CKSDI

ENTERED SEP 18 2023

Adjustments 0.00
Payments -70.81

TOTAL DUE \$ 88.82

Utility payments can now be made online through Paymentus at the City of Clovis website <http://www.cityofclovis.com> or by calling (877) 281-4366.

SEE OTHER SIDE FOR ADDITIONAL INFORMATION

Account balances greater than \$25.00 are not considered current and are subject to late and delinquency fees.

Regency Property

331 W. Shields Ave
Fresno, CA 93705
Office: 559-221-3170
Fax: 559-225-3174

Invoice

Invoice No.	Invoice Date
52349	08/03/23

Property	Unit	Acc #
Regenc		28066

Amount Due	Amount Enclosed
8.06	

TO:

Blackhorse Estates III - Tract 4299A
Sean K. Smith PE QSD | Supervising
Civil Engineer 559-324-2363
City of Clovis | Engineering Division
1033 Fifth Street, Clovis, CA 93612



PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Quantity	Description	Rate	Amount
2	Postage	0.55	1.10
29	Black and White Copies	0.24	6.96
AD1 AD2 2.88 5.18		PAID SEP 19 2023	
		503	
		Sub Total	
		8.06	
		Tax	
		0.00	
		TOTAL	
		8.06	

Comments

Thank you for your business!

Regency Property

331 W. Shields Ave
Fresno, CA 93705
Office: 559-221-3170
Fax: 559-225-3174

Invoice

Invoice No.	Invoice Date
53952	09/11/23

Property	Unit	Acc #
Regenc		28066

Amount Due	Amount Enclosed
26.19	

TO:

Blackhorse Estates III - Tract 4299A
Sean K. Smith PE QSD | Supervising
Civil Engineer 559-324-2363
City of Clovis | Engineering Division
1033 Fifth Street, Clovis, CA 93612



PLEASE RETURN TOP PORTION WITH YOUR REMITTANCE

Quantity	Description	Rate	Amount
7	Postage	0.55	3.85
61	Black and White Copies	0.24	14.64
22	Color Copies	0.35	7.70
GL: 61200			
AD 2 9.35			
AD 1 14.84			
		PAID SEP 19 2023	CK 503
		Sub Total	26.19
		Tax	0.00
		TOTAL	26.19

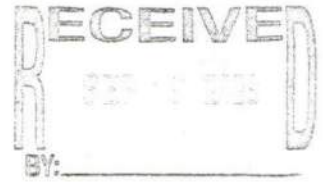
Comments

Thank you for your business!



CITY of CLOVIS

INVOICE / STATEMENT



AR00108377
REGENCY PROPERTY MANAGEMENT
331 W SHIELDS
FRESNO, CA 93705

STATEMENT DATE: 09/11/2023
DUE DATE: 09/30/2023

Invoice Date	Description	Invoice	Amount Due	Payment / Adjustments	Total Amount
	Beginning Balance prior to	09/01/2023			0.00
09/05/2023	SEPT 2023 STREET LIGHT BILLING	A25060532	493.09	0.00	493.09
09/11/2023	FIRE INSP 728 SPRUCE 8/1/23	A25071917	143.00	0.00	636.09
	Ending Balance as of	09/11/2023	636.09	0.00	636.09
Total Due:					\$636.09

AD 1 227.18

AD 2 408.91

PAID SEP 21 2023

CK 505

Note: The correction has been made and deposited back into Blackhorse on 10/17/23. This was coded to 63000 Gas & Electric. AD 1 was credited \$47.66 and AD 2 was credited \$95.34. You will see the credit on the P&L and General Ledger in October.

CITY OF CLOVIS

PLEASE PAY FROM THIS INVOICE/STATEMENT. IF YOU HAVE
QUESTIONS, PLEASE CALL (559) 324-2112, MON-FRI, 8:00 A.M. - 4:30 P.M.

MAKE YOUR CHECK PAYABLE TO: CITY OF CLOVIS

MAIL PAYMENT TO: CITY OF CLOVIS, 1033 FIFTH STREET, CLOVIS, CA 93612

AR00108377
REGENCY PROPERTY MANAGEMENT
331 W SHIELDS
FRESNO, CA 93705

STATEMENT DATE: 09/11/2023
DUE DATE: 09/30/2023
AMOUNT DUE: \$636.09

GUARDIAN WESTERN SWEEPING, INC.

4961 E. LANSING WAY
FRESNO, CA 93727-7408

Invoice

DATE	INVOICE #
8/31/2023	153

BILL TO
CAIMBRIDGE "COUNTRY VIEW" C/O REGENCY PROPERTY MANAGEMENT 331 W. SHIELDS AVE FRESNO, CA 93705

PROPERTY
CAIMBRIDGE COUNTRY VIEW ALLUVIAL & MINNEWAWA S/E CLOVIS, CA

TERMS	DUE DATE	ACCOUNT #
Net 30	9/30/2023	RGS003

SERVICE DATE	DESCRIPTION	AMOUNT
	MONTHLY POWER SWEEPING ONE TIME PER MONTH	173.00
	<p>ENTERED SEP 11 2023</p> <p>GL: 62150</p> <p>AD Area 2</p>	<p>VOID</p> <p>PAID SEP 13 2023</p> <p>AVT</p> <p>PAID SEP 29 2023</p> <p>CK 506</p>

As of February 2023, we will begin rolling out a new program for billing.
If you notice any discrepancies during this process, please let us know.

Please include invoice # in your payment memo, and as always, thank you for your continued business.
-Sandy Sandoval

Total \$173.00

Phone: 559-291-1890
Fax: 559-291-1892
Website: www.guardianwestern.com

E-MAIL
service@guardianwestern.com