

# Transcribed Property Notes

HOA, utilities, monthly energy charges, and property upgrades

## HOA - Rancho Vistamonte Garden Society

|                                      |                                                                                |
|--------------------------------------|--------------------------------------------------------------------------------|
| Management company                   | Seabreeze Management Company, Inc.                                             |
| Address                              | 26840 Aliso Viejo Parkway, Suite 100<br>Aliso Viejo, CA 92656                  |
| Billing & general questions          | (800) 232-7517                                                                 |
| Email                                | CSTeam@Seabreezemgmt.com                                                       |
| Work orders / documents / violations | <a href="http://www.commarea.cincwebaxis.com">www.commarea.cincwebaxis.com</a> |

## Utilities

- Tesla solar: approximately \$258.90; 3 large panels on front, left side, and top.
- Waste / trash / water: approximately \$312.22; (760) 745-3203; email/website written as [escondidodisposal.com](mailto:escondidodisposal.com).
- HOA fee: \$337.00.
- Electric / gas: 12-month budget shown on the following page.
- Main water line: City of Escondido sends a letter once a year with a list of specialty plumbers. Approximate test charge: \$70.00 (changes every year). Plumber completes the filing paperwork. Paid through 2026 this year.
- Main water line location: out front in the grass area by the driveway.

## Transcription note

Wording and figures were preserved as closely as possible. The web address and disposal contact were typed exactly as legible from the handwritten page; please verify them before use.

# Electric & Gas Charges

September 2025 through August 2026

| Month    | Electric | Gas      | Combined Total Charges |
|----------|----------|----------|------------------------|
| Aug 2026 | \$445.43 | \$7.36   | \$452.79               |
| Jul 2026 | \$46.85  | \$7.29   | \$54.14                |
| Jun 2026 | \$25.39  | \$16.42  | \$41.81                |
| May 2026 | \$19.17  | \$49.88  | \$69.05                |
| Apr 2026 | \$0.00   | -\$0.67  | -\$0.67                |
| Mar 2026 | -\$19.38 | \$207.87 | \$188.49               |
| Feb 2026 | \$80.62  | \$290.25 | \$370.87               |
| Jan 2026 | \$176.67 | \$270.17 | \$446.84               |
| Dec 2025 | \$162.41 | \$247.49 | \$409.90               |
| Nov 2025 | \$82.41  | \$83.56  | \$165.97               |
| Oct 2025 | \$118.47 | \$7.50   | \$125.97               |
| Sep 2025 | \$305.93 | \$10.20  | \$316.13               |

## Source note

Negative values are reproduced as shown in the supplied statement. The combined charge column is transcribed directly from the source.

# Property Upgrades

Approximately \$185,000 | 2018-2023

- Custom fireplace.
- Custom staircase.
- Custom side gate.
- Designer carpet.
- Walnut hardwood floors.
- Interior and exterior paint.
- Cracked roof tiles repaired by professional roofer.
- New upstairs furnace / air conditioner.
- Wood shutters & wood shades
- All brushed-bronze fixtures upgraded.
- All kitchen knobs upgraded.
- Two shades and two remote-controlled awnings.
- Outdoor pavers, rock, and plants.
- Family-size tankless water system.
- Pure-water tank; every indoor and outdoor water spout is drinkable.
- Epoxy garage floor.
- Garage workbench and cabinets.

## Appliances

| Appliance    | Year |
|--------------|------|
| Stove        | 2019 |
| Hood         | 2019 |
| Dishwasher   | 2019 |
| Refrigerator | 2023 |