



Financial Reporting Package

Del Webb Oak Creek Homeowners Association, Inc.

Period Ending 08/31/2024

Included Reports

Balance Sheet
Income/Expense Statement
General Ledger

DISCLAIMER: THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON BUILD OUT. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DEVELOPER HAS AGREED TO OBLIGATE ITSELF TO DEFICIT FUND OPERATING EXPENSES OF THE ASSOCIATION IN ACCORDANCE WITH SECTION 720.308(1)(b), FLORIDA STATUTES, AND WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS, AS PROVIDED IN SECTION 720.303(6)(b) or SECTION 720.303(6)(d), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DEVELOPER, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER SECTION 720, FLORIDA STATUTES.

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT.

THE BUDGET OF THE ASSOCIATION PROVIDES FOR LIMITED VOLUNTARY DEFERRED EXPENDITURE ACCOUNTS, INCLUDING CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE, SUBJECT TO LIMITS ON FUNDING CONTAINED IN OUR GOVERNING DOCUMENTS. BECAUSE THE OWNERS HAVE NOT ELECTED TO PROVIDE FOR RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, THESE FUNDS ARE NOT SUBJECT TO THE RESTRICTIONS ON USE OF SUCH FUNDS SET FORTH IN THAT STATUTE, NOR ARE RESERVES CALCULATED IN ACCORDANCE WITH THAT STATUTE.

Del Webb Oak Creek Homeowners Association, Inc.

Balance Sheet as of 8/31/2024

Assets	Operating	Reserve	Total
Operating			
11100 - Alliance Operating	\$103,176.43		\$103,176.43
11133 - Alliance - Lifestyle / F&B	\$316.97		\$316.97
Total Operating	\$103,493.40		\$103,493.40
Reserve			
11115 - Alliance Reserve		\$26,018.14	\$26,018.14
Total Reserve		\$26,018.14	\$26,018.14
Receivable Asset - HOA			
12000 - Accounts Receivable - HOA	\$18,386.37		\$18,386.37
Total Receivable Asset - HOA	\$18,386.37		\$18,386.37
Receivable Asset - Club Accounts			
12999 - AR - POA	\$1,720.00		\$1,720.00
Total Receivable Asset - Club Accounts	\$1,720.00		\$1,720.00
Prepaid Asset			
13000 - Prepaid Insurance	\$9,442.83		\$9,442.83
13005 - Prepaid Expenses Other	\$2,745.85		\$2,745.85
Total Prepaid Asset	\$12,188.68		\$12,188.68
Other Asset			
14000 - Deposits - Utilities	\$1,340.00		\$1,340.00
Total Other Asset	\$1,340.00		\$1,340.00
Equipment			
16050 - Property & Equipment	\$45,400.00		\$45,400.00
16051 - Accumulated Depreciation	(\$17,655.00)		(\$17,655.00)
Total Equipment	\$27,745.00		\$27,745.00
Total Assets	\$164,873.45	\$26,018.14	\$190,891.59

Del Webb Oak Creek Homeowners Association, Inc.

Balance Sheet as of 8/31/2024

Liabilities / Equity	Operating	Reserve	Total
Accounts Payable Liability			
20100 - Accounts Payable	\$13,541.24		\$13,541.24
Total Accounts Payable Liability	\$13,541.24		\$13,541.24
Accrued Payables Liability			
20115 - Accrued Payables	\$19,459.99		\$19,459.99
Total Accrued Payables Liability	\$19,459.99		\$19,459.99
Liability			
20130 - Prepaid Assessments	\$5,320.40		\$5,320.40
20135 - Loan From Developer	\$243,732.72		\$243,732.72
20165 - Homeowners Deposit	\$11,500.00		\$11,500.00
20170 - Insurance Loan Payable	\$8,377.70		\$8,377.70
20175 - Deferred Assessments	\$58,775.98		\$58,775.98
Total Liability	\$327,706.80		\$327,706.80
Capital Contribution			
39910 - Capital Contributions	\$81,500.00		\$81,500.00
Total Capital Contribution	\$81,500.00		\$81,500.00
Reserve Liability			
32005 - Reserve Interest Earned		\$152.14	\$152.14
39000 - Pooled Reserve		\$25,866.00	\$25,866.00
Total Reserve Liability		\$26,018.14	\$26,018.14
Retained Earnings			
39905 - Prior Year Net Inc./Loss	(\$45,998.94)		(\$45,998.94)
Total Retained Earnings	(\$45,998.94)		(\$45,998.94)
Net Income			
39901 - Net income	(\$231,335.64)		(\$231,335.64)
Total Net Income	(\$231,335.64)		(\$231,335.64)
Total Liabilities / Equity	\$164,873.45	\$26,018.14	\$190,891.59

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
40000 - Assessments	58,775.98	352,805.13	(294,029.15)	404,590.84	2,822,441.04	(2,417,850.20)	4,233,661.60
43099 - Resale Capital Contribution	1,000.00	-	1,000.00	2,000.00	-	2,000.00	-
44005 - Late Fees	(325.00)	-	(325.00)	725.00	-	725.00	-
44010 - Owner Interest	21.00	-	21.00	1,990.41	-	1,990.41	-
44015 - Owner NSF Fees	-	-	-	5.00	-	5.00	-
44055 - Gate Key Cards	150.00	50.00	100.00	675.00	400.00	275.00	600.00
44070 - Interest - Cash Accounts	3.95	-	3.95	17.03	-	17.03	-
44095 - Lifestyles - Activities	-	5,000.00	(5,000.00)	5,050.00	40,000.00	(34,950.00)	60,000.00
44105 - Other	-	-	-	25.01	-	25.01	-
44135 - Room Rental	-	150.00	(150.00)	-	1,200.00	(1,200.00)	1,800.00
44160 - Sage Cost Share Income	-	833.33	(833.33)	17,803.00	6,666.64	11,136.36	10,000.00
Total Income	59,625.93	358,838.46	(299,212.53)	432,881.29	2,870,707.68	(2,437,826.39)	4,306,061.60

Expense

Administrative Expense

51005 - Accounting Fees	-	1,020.83	1,020.83	-	8,166.64	8,166.64	12,250.00
51025 - Annual Report	-	-	-	61.25	61.25	-	61.25
51035 - Bank Charges	150.00	392.08	242.08	530.78	3,136.64	2,605.86	4,705.00
51045 - Copies & Printing	21.70	500.00	478.30	678.50	4,000.00	3,321.50	6,000.00
51070 - IT Support	1,521.00	466.98	(1,054.02)	14,239.79	3,735.84	(10,503.95)	5,603.76
51080 - Legal Fees - General	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
51085 - Licenses & Permits	-	100.00	100.00	-	800.00	800.00	1,200.00
51100 - Management Fees	1,343.00	7,998.50	6,655.50	9,128.50	63,988.00	54,859.50	95,982.00
51115 - Office Supplies	595.88	500.00	(95.88)	2,797.77	4,000.00	1,202.23	6,000.00
51120 - Postage, Mail & Invoice Processing	80.70	666.67	585.97	556.20	5,333.36	4,777.16	8,000.00
Total Administrative Expense	3,712.28	12,145.06	8,432.78	27,992.79	97,221.73	69,228.94	145,802.01

Insurance Expense

55025 - Property & Liability	1,972.35	6,250.00	4,277.65	14,467.48	50,000.00	35,532.52	75,000.00
Total Insurance Expense	1,972.35	6,250.00	4,277.65	14,467.48	50,000.00	35,532.52	75,000.00

Payroll Expense

50005 - Resident Services	14,419.62	30,803.58	16,383.96	66,983.38	246,428.64	179,445.26	369,642.97
50015 - Training	-	250.00	250.00	120.00	2,000.00	1,880.00	3,000.00
50025 - Payroll Administration	688.22	3,080.36	2,392.14	2,841.72	24,642.88	21,801.16	36,964.30
50070 - Uniforms	-	291.67	291.67	200.00	2,333.36	2,133.36	3,500.00
Total Payroll Expense	15,107.84	34,425.61	19,317.77	70,145.10	275,404.88	205,259.78	413,107.27

Contracts

58000 - Bulk Cable	8,019.99	50,098.84	42,078.85	58,169.41	400,790.72	342,621.31	601,186.08
58005 - Waterway & Fountain PM	4,858.44	6,063.67	1,205.23	38,267.92	48,509.36	10,241.44	72,764.00

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
58010 - Fitness Equipment PM	-	175.00	175.00	-	1,400.00	1,400.00	2,100.00
58015 - HVAC PM	-	416.67	416.67	-	3,333.36	3,333.36	5,000.00
58035 - Fire Protection	-	350.00	350.00	-	2,800.00	2,800.00	4,200.00
58050 - Landscape Contract - Common Area	5,460.00	44,852.00	39,392.00	44,430.00	358,816.00	314,386.00	538,224.00
58150 - Envera Monitoring	2,117.85	4,339.77	2,221.92	17,363.86	34,718.16	17,354.30	52,077.24
58160 - Janitorial	340.00	6,250.00	5,910.00	740.00	50,000.00	49,260.00	75,000.00
58165 - Preserve Maintenance	-	1,666.67	1,666.67	-	13,333.36	13,333.36	20,000.00
58190 - Leased Equipment	230.63	175.00	(55.63)	1,592.71	1,400.00	(192.71)	2,100.00
58195 - Pool Service Contract	-	2,300.00	2,300.00	-	18,400.00	18,400.00	27,600.00
58200 - Landscaping - Irrigation Pump	320.83	458.33	137.50	6,292.87	3,666.64	(2,626.23)	5,500.00
58240 - Waterway Monitoring	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
58900 - Vehicular Access Control	8,566.68	8,750.00	183.32	42,527.46	70,000.00	27,472.54	105,000.00
Total Contracts	29,914.42	126,395.95	96,481.53	209,384.23	1,011,167.60	801,783.37	1,516,751.32
Amenity/Pool Expense							
52005 - Pest Control	-	321.00	321.00	-	2,568.00	2,568.00	3,852.00
52025 - Clubhouse Maintenance	-	500.00	500.00	-	4,000.00	4,000.00	6,000.00
52030 - Clubhouse Janitorial Supplies	-	700.00	700.00	-	5,600.00	5,600.00	8,400.00
52040 - Lighting & Fixtures	-	300.00	300.00	-	2,400.00	2,400.00	3,600.00
52050 - Doors & Locks	-	50.00	50.00	-	400.00	400.00	600.00
52055 - Fire Protection R&M	-	125.00	125.00	-	1,000.00	1,000.00	1,500.00
52060 - Fitness Equipment Maintenance	-	208.33	208.33	-	1,666.64	1,666.64	2,500.00
52075 - Holiday Decorations	4,183.75	833.33	(3,350.42)	4,183.75	6,666.64	2,482.89	10,000.00
52080 - AC Repairs and Maintenance	-	316.67	316.67	-	2,533.36	2,533.36	3,800.00
52090 - Lifestyle Program	2,286.75	5,000.00	2,713.25	11,358.05	40,000.00	28,641.95	60,000.00
52130 - Recreational Center Repairs	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
52135 - Recreational Supplies	67.52	150.00	82.48	2,265.74	1,200.00	(1,065.74)	1,800.00
52190 - Pool Repairs & Maintenance	-	750.00	750.00	-	6,000.00	6,000.00	9,000.00
52200 - Pool Supplies	-	250.00	250.00	-	2,000.00	2,000.00	3,000.00
Total Amenity/Pool Expense	6,538.02	9,754.33	3,216.31	17,807.54	78,034.64	60,227.10	117,052.00
Maintenance							
56010 - Access Control - Gates/Proxy/Barcodes	-	875.00	875.00	-	7,000.00	7,000.00	10,500.00
56020 - Landscape - Irrigation Repairs	2,456.25	600.00	(1,856.25)	5,084.00	4,800.00	(284.00)	7,200.00
56025 - Exterior Maintenance	2,536.83	541.67	(1,995.16)	2,536.83	4,333.36	1,796.53	6,500.00
56030 - Landscape - Mulch/Pinestraw	-	3,500.00	3,500.00	2,736.00	28,000.00	25,264.00	42,000.00
56035 - Landscape Replacement - Common	9,755.00	2,916.67	(6,838.33)	26,087.00	23,333.36	(2,753.64)	35,000.00
56045 - Landscape - Tree Trimming	-	666.67	666.67	-	5,333.36	5,333.36	8,000.00
56055 - Waterway/Fountain Maintenance & Repairs	-	266.67	266.67	4,502.50	2,133.36	(2,369.14)	3,200.00

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 8/1/2024 - 8/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
56065 - Gatehouse Maintenance & Repair	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
56080 - Landscape - Lighting & Fixtures	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
56155 - Sign Maintenance	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
56175 - Golf Cart Maintenance	-	150.00	150.00	-	1,200.00	1,200.00	1,800.00
Total Maintenance	14,748.08	9,966.68	(4,781.40)	40,946.33	79,733.44	38,787.11	119,600.00
Garden Series 40' & 45' Lots							
80400 - Contracted Landscape Maintenance - 40'	4,305.00	22,230.00	17,925.00	29,925.00	177,840.00	147,915.00	266,760.00
80410 - Irrigation Repairs - 40'	-	3,705.00	3,705.00	1,479.50	29,640.00	28,160.50	44,460.00
80440 - Landscape Replacement - 40'	-	494.00	494.00	-	3,952.00	3,952.00	5,928.00
80450 - Mulch - 40'	-	3,211.00	3,211.00	3,868.80	25,688.00	21,819.20	38,532.00
Total Garden Series 40' & 45' Lots	4,305.00	29,640.00	25,335.00	35,273.30	237,120.00	201,846.70	355,680.00
Classic Series 50' Lots							
80500 - Contracted Landscape Maintenance - 50'	10,434.00	44,736.00	34,302.00	78,477.00	357,888.00	279,411.00	536,832.00
80510 - Irrigation Repairs - 50'	304.50	6,990.00	6,685.50	2,446.25	55,920.00	53,473.75	83,880.00
80540 - Landscape Replacement - 50'	-	1,398.00	1,398.00	561.00	11,184.00	10,623.00	16,776.00
80550 - Mulch - 50'	-	6,524.00	6,524.00	7,616.70	52,192.00	44,575.30	78,288.00
Total Classic Series 50' Lots	10,738.50	59,648.00	48,909.50	89,100.95	477,184.00	388,083.05	715,776.00
Estate Series 64' Lots							
80600 - Contracted Landscape Maintenance - 64'	6,696.00	24,852.00	18,156.00	44,144.00	198,816.00	154,672.00	298,224.00
80610 - Irrigation Repairs - 64'	98.75	3,420.00	3,321.25	1,296.75	27,360.00	26,063.25	41,040.00
80640 - Landscape Replacement - 64'	-	684.00	684.00	-	5,472.00	5,472.00	8,208.00
80650 - Mulch - 64'	-	3,420.00	3,420.00	3,915.00	27,360.00	23,445.00	41,040.00
Total Estate Series 64' Lots	6,794.75	32,376.00	25,581.25	49,355.75	259,008.00	209,652.25	388,512.00
Utility Expense							
57010 - Electricity	4,622.86	3,333.33	(1,289.53)	38,953.92	26,666.64	(12,287.28)	40,000.00
57050 - Electricity - Street Lights	7,081.13	13,464.25	6,383.12	50,618.92	107,714.00	57,095.08	161,571.00
57065 - Natural Gas	-	2,916.67	2,916.67	-	23,333.36	23,333.36	35,000.00
57075 - Telephone	359.90	800.00	440.10	869.80	6,400.00	5,530.20	9,600.00
57100 - Water & Sewer	52.22	1,250.00	1,197.78	435.82	10,000.00	9,564.18	15,000.00
Total Utility Expense	12,116.11	21,764.25	9,648.14	90,878.46	174,114.00	83,235.54	261,171.00
Reserve Expense							
99000 - Pooled	2,852.50	16,467.50	13,615.00	18,865.00	131,740.00	112,875.00	197,610.00
Total Reserve Expense	2,852.50	16,467.50	13,615.00	18,865.00	131,740.00	112,875.00	197,610.00
Total Expense	108,799.85	358,833.38	250,033.53	664,216.93	2,870,728.29	2,206,511.36	4,306,061.60
Net Income (Loss)	(49,173.92)	5.08	(49,179.00)	(231,335.64)	(20.61)	(231,315.03)	-
Net Total	(49,173.92)	5.08	(49,179.00)	(231,335.64)	(20.61)	(231,315.03)	-

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		171,668.50	56,907.69	125,399.76	103,176.43
Date	Description		Debit	Credit	Type
08/01/2024	071924-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House		-	309.90	Invoice
08/01/2024	61954 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.26.2024		-	2,141.67	Invoice
08/01/2024	54605 - NORTHSTAR TECHNOLOGIES INC - August 2024 Monthly IT Support for Northstar Club Mgmt System/Hosting & Text Service		-	1,521.00	Invoice
08/01/2024	743269 - ENVERA - Gate Monitoring 08/01/2024 - 08/31/2024		-	2,057.47	Invoice
08/01/2024	87738 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant Replacement Common Area April		-	1,131.00	Invoice
08/01/2024	90751 - FIT FOREVER, LLC - July Fitness Classes		-	300.00	Invoice
08/01/2024	57744 - Signet Pool - Monument Fountain - August Contract		-	850.00	Invoice
08/01/2024	Batched eCheck (Vantaca Pay) Recurring Payment		1,081.90	-	Owner Payment
08/01/2024	812869 - Access Residential Management		-	1,343.00	Invoice
08/02/2024	Post Item - Global Payments Charges		-	179.87	Invoice
08/02/2024	Batched Post Item - Global Payment Charges		-	52.26	Invoice
08/05/2024	12666 - LMG All Cleaning Services LLC - Janitorial Services Guardhouse-Contract - Full interior Clean		-	80.00	Invoice
08/05/2024	Check		360.64	-	Owner Payment
08/05/2024	PSI091939 - SOLITUDE LAKE MANAGEMENT LLC - July 2024 Lake Maintenance Service - Contract		-	956.00	Invoice
08/05/2024	CR 0719243000 - Pulte Group, Inc - DOC Amenity Fee Due to Pulte - Amenity Fee Lot 211		-	3,000.00	Invoice
08/05/2024	90380 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Monthly Common Area Landscape July		-	5,460.00	Invoice
08/05/2024	1494-CYR3-X33G - AMAZON CAPITAL SERVICES - Owl Smart Camera		-	1,108.06	Invoice
08/05/2024	62090 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.2.2024		-	2,141.67	Invoice
08/05/2024	Batched ACH		2,205.80	-	Owner Payment
08/06/2024	Batched Check		2,164.80	-	Owner Payment
08/06/2024	Batched eCheck (Vantaca Pay) One time payment		2,253.72	-	Owner Payment
08/06/2024	Batched Check Payment as per closing		2,624.30	-	Owner Payment
08/06/2024	Batched ACH Payment as per closing		2,081.90	-	Owner Payment
08/08/2024	072924-1310434-4 - LEE COUNTY UTILITIES - Service dates 6.25.2024 - 7.25.2024		-	20.66	Invoice
08/08/2024	072924-1310436-9 - LEE COUNTY UTILITIES - Service Dates 06/25/24 - 07/25/24		-	13.60	Invoice
08/09/2024	2024-7 - Access Residential Management - Invoice Processing		-	37.80	Invoice
08/09/2024	2024-7 - Access Residential Management - Survey Monkey		-	55.00	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		171,668.50	56,907.69	125,399.76	103,176.43
Date	Description		Debit	Credit	Type
08/09/2024	2024-7 - Access Residential Management - Uniforms-Sandra Reynolds & Jenene Dulaney		-	200.00	Invoice
08/09/2024	2024-7 - Access Residential Management - Standard postage & Expedited Mailings		-	26.45	Invoice
08/09/2024	2024-7 - Access Residential Management - Printing, Copies & Scans		-	4.90	Invoice
08/09/2024	2024-7 - Access Residential Management - New owner registrations, resales, packets & coupons		-	4.00	Invoice
08/09/2024	2024-7 - Access Residential Management - Zoom VOIP Phone Line		-	50.00	Invoice
08/09/2024	2024-7 - Access Residential Management - Additional Bank Reconciliations (2 included)		-	150.00	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD # WEST ENTRY		-	490.71	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #GUARD HSE		-	133.91	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7357 DEL WEB CREEK BLVD #LS		-	52.60	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7506 PARADISE TREE DR #LS		-	42.33	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - OAK CREEK 1B - C1-C50 STREET LIGHTS 06/25/24-07/25/24		-	7,074.96	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN #LS		-	134.22	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREED BLVD #LAKE AREAT		-	55.94	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 17515 WINDING OAK LN #IRRIG PUMP		-	3,009.72	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 0 DEL WEBB OAK CREEK C/E		-	344.02	Invoice
08/12/2024	Batched Check		360.33	-	Owner Payment
08/13/2024	12914 - LMG All Cleaning Services LLC - 8.2.2024 Janitorial Services Guardhouse		-	80.00	Invoice
08/13/2024	CR 113-5538765-2602637 - Access Residential Management - Christmas in July Event		-	121.75	Invoice
08/13/2024	Batched eCheck (Vantaca Pay) One time payment		8,201.93	-	Owner Payment
08/13/2024	00084513 - ENVERA - Barrier Arms Upgrade		-	2,536.83	Invoice
08/13/2024	080524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		-	1,759.32	Invoice
08/13/2024	Batched Credit Card (Vantaca Pay) One time payment		1,190.12	-	Owner Payment
08/13/2024	62227 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.9.2024		-	2,141.67	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		171,668.50	56,907.69	125,399.76	103,176.43
Date	Description		Debit	Credit	Type
08/13/2024	PI-A00014931 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Mosquito Control Services - August 2024 Contract		-	2,316.36	Invoice
08/13/2024	PSI098439 - SOLITUDE LAKE MANAGEMENT LLC - August 2024 Lake Maintenance Service - Contract		-	1,692.08	Invoice
08/13/2024	Batched Check		1,182.62	-	Owner Payment
08/13/2024	2024000-00008 - BLUE STREAM COMMUNICATIONS, LLC - Bulk Cable Monthly Service - August		-	8,019.99	Invoice
08/13/2024	CR 0807244258 - Access Residential Management - Business Cards staff		-	42.58	Invoice
08/14/2024	Batched Credit Distribution		25.00	25.00	Credit Distribution
08/14/2024	Batched eCheck (Vantaca Pay) One time payment		41.85	-	Owner Payment
08/14/2024	Batched Check Payment as per closing		1,417.26	-	Owner Payment
08/14/2024	Credit Card (Vantaca Pay) One time payment		25.00	-	Owner Payment
08/14/2024	DOC-2024-0816 - ACR SERVICES - Bi-Weekly Payroll		-	7,598.30	Invoice
08/15/2024	62413 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.10.2024 -08.16.24		-	2,141.67	Invoice
08/15/2024	Batched eCheck (Vantaca Pay) One time payment		76.50	-	Owner Payment
08/15/2024	080524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 08/18/24-09/17/24		-	309.90	Invoice
08/15/2024	Batched Credit Distribution		25.00	25.00	Credit Distribution
08/15/2024	91330 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs Common Area		-	1,151.25	Invoice
08/15/2024	DOC57442 - Owner Refund - Owner Refund for Acct: DOC57442		-	1,126.89	Invoice
08/15/2024	Batched Check Payment as per closing		1,334.94	-	Owner Payment
08/15/2024	000044 - Between the Bunz LLC - Holiday in July Food		-	1,200.00	Invoice
08/16/2024	Batched eCheck (Vantaca Pay) One time payment		2,140.80	-	Owner Payment
08/16/2024	Batched Check		41.48	-	Owner Payment
08/19/2024	Deposit Refundable Security Deposit-17574 Winding Oak-Judith Baxter		500.00	-	Deposit
08/19/2024	Deposit Refundable Security Deposit-17575 Winding Oak-Regina Glanville		1,000.00	-	Deposit
08/19/2024	Deposit Refundable Security Deposit-3725 S Ocean-Regina Glanville		500.00	-	Deposit
08/19/2024	Deposit Refundable Security Deposit-91 Jim's Trail-Terrence Hanlon		500.00	-	Deposit
08/19/2024	Deposit Refundable Security Deposit-17384 Leaning Oak-Misti Hinson		1,000.00	-	Deposit
08/19/2024	Batched Deposit Refundable Security Deposit-7541 Paradise Tree-Gerald Bronesky		6,000.00	-	Deposit
08/19/2024	Deposit Refundable Security Deposit-17332 Lot 189-Thomas Nicklin		500.00	-	Deposit

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		171,668.50	56,907.69	125,399.76	103,176.43
Date	Description		Debit	Credit	Type
08/19/2024	Deposit Refundable Security Deposit-17345 Green Buttonwood-Spiro Custom Pools		500.00	-	Deposit
08/19/2024	Deposit Refundable Security Deposit 17332 Green Buttonwood		1,000.00	-	Deposit
08/19/2024	Batched Check		4,488.24	-	Owner Payment
08/20/2024	Batched eCheck (Vantaca Pay) One time payment		1,098.13	-	Owner Payment
08/20/2024	Batched Check Payment as per closing		1,270.43	-	Owner Payment
08/21/2024	Batched Check payment as per closing		1,252.63	-	Owner Payment
08/22/2024	Batched Credit Card (Vantaca Pay) One time payment		1,182.62	-	Owner Payment
08/23/2024	91387 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Annuals Replacement Common Areas		-	9,345.00	Invoice
08/23/2024	eCheck (Vantaca Pay) One time payment		25.00	-	Owner Payment
08/23/2024	13156 - LMG All Cleaning Services LLC - August 2024 Full interior Clean - Janitorial Services Guardhouse		-	80.00	Invoice
08/23/2024	000044-2 - Between the Bunz LLC - Holiday in July Food (balance of \$90)		-	90.00	Invoice
08/24/2024	Batched Credit Distribution		25.00	25.00	Credit Distribution
08/26/2024	Batched Check payment as per closing		1,299.67	-	Owner Payment
08/26/2024	62532 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.17.2024 -08.23.24		-	2,141.67	Invoice
08/26/2024	Credit Card (Vantaca Pay) One time payment		50.00	-	Owner Payment
08/26/2024	Batched Check		41.86	-	Owner Payment
08/27/2024	Batched Credit Distribution		50.00	50.00	Credit Distribution
08/27/2024	744986 - ENVERA - Addition of new resident 08/01/2024 - 09/30/2024		-	60.38	Invoice
08/27/2024	Batched Credit Card (Vantaca Pay) One time payment		3,565.30	-	Owner Payment
08/27/2024	Batched Payroll-DOC - ACR SERVICES - Bi-Weekly Payroll		-	7,509.54	Invoice
08/28/2024	Batched Check payment as per closing		1,212.93	-	Owner Payment
08/30/2024	91196 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - August 2024 Lawn Maintenance Contract 64'		-	6,696.00	Invoice
08/30/2024	06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Common area		-	90.00	Invoice
08/30/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 7003 DWOC Blvd		-	98.75	Invoice
08/30/2024	91197 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Monthly Maintenance August		-	5,460.00	Invoice
08/30/2024	06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Remove and dispose Fakahatchee grass		-	410.00	Invoice
08/30/2024	Transfer to Alliance Reserve - 9855 - August Reserve - 4 Additional Lots		-	70.00	Transfer
08/30/2024	Transfer to Alliance Reserve - 9855 - August Reserve 159 Lots & 1 Additional from July		-	2,800.00	Transfer

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		171,668.50	56,907.69	125,399.76	103,176.43
Date	Description		Debit	Credit	Type
08/30/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair Common Area		-	1,215.00	Invoice
08/30/2024	072424 - Pulte Group, Inc - Pulte refund		-	93.19	Invoice
08/30/2024	13307 - LMG All Cleaning Services LLC - Cleaning post event		-	100.00	Invoice
08/30/2024	37 - PARADISE LIGHTS FLORIDA, LLC - Holiday Decorations Deposit		-	4,183.75	Invoice
08/30/2024	George & Susan Stroplos - Holiday in Paradise Event Payment		50.00	-	GL Entry
08/30/2024	James Colwell - Holiday in Paradise Event Payment		25.00	-	GL Entry
08/30/2024	62660 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.24.2024 -08.30.24		-	2,141.67	Invoice
08/30/2024	23AUGDELWEBOAKCREEK - RIG ENTERTAINMENT - Music Bingo August		-	500.00	Invoice
08/30/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - 17395 Leaning Oak Trail		-	304.50	Invoice
08/30/2024	91196 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - August 2024 Lawn Maintenance Contract 40'		-	4,305.00	Invoice
08/30/2024	91196 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - August 2024 Lawn Maintenance Contract 50'		-	10,434.00	Invoice
08/30/2024	Check Payment		375.00	-	Owner Payment
08/31/2024	Event Payments		91.50	-	GL Entry
08/31/2024	Lifestyle Event Payment		90.00	-	GL Entry
08/31/2024	Batched Credit Distribution		375.00	375.00	Credit Distribution
08/31/2024	August Interest		3.49	-	GL Entry
11115 - Alliance Reserve		23,103.76	2,914.38	-	26,018.14
Date	Description		Debit	Credit	Type
08/30/2024	Transfer from Alliance Operating - 4477 - August Reserve 159 Lots & 1 Additional from July		2,800.00	-	Transfer
08/30/2024	Transfer from Alliance Operating - 4477 - August Reserve - 4 Additional Lots		70.00	-	Transfer
08/31/2024	August Interest		44.38	-	GL Entry
11133 - Alliance - Lifestyle / F&B		236.51	80.46	-	316.97
Date	Description		Debit	Credit	Type
08/28/2024	Lisa Graszer Trust - Event Payment		80.00	-	GL Entry
08/31/2024	August Interest		.46	-	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
12000 - Accounts Receivable - HOA		54,479.69	15,909.59	52,002.91	18,386.37
Date	Description		Debit	Credit	Type
08/01/2024	Batched eCheck (Vantaca Pay) Recurring Payment		-	1,081.90	Owner Payment
08/02/2024	Access Control Device Car Sticker		25.00	-	Owner Charge
08/05/2024	Batched ACH		-	2,205.80	Owner Payment
08/06/2024	Assessment - 50' Lot Distinctive Series RE: Ownership Transfer		1,081.90	-	Owner Charge
08/06/2024	Batched Check Payment as per closing		-	2,624.30	Owner Payment
08/06/2024	Batched Check		-	2,164.80	Owner Payment
08/06/2024	Initial Capital Contribution 7450 Blue Salvia Drive-Lot 63		500.00	-	Owner Charge
08/06/2024	Resale Capital Contribution 17567 Winding Oak Lane Lot 72		1,000.00	-	Owner Charge
08/06/2024	Assessment - 64' Lot Echelon Series Prorated July 2024-Quarterly Assessment		1,026.17	-	Owner Charge
08/06/2024	Initial Capital Contribution 17567 Winding Oak Lane - Lot 72		1,000.00	-	Owner Charge
08/06/2024	Batched Adjustment Property sold on 6/7/2024		-	73.69	Adjustment
08/06/2024	Batched eCheck (Vantaca Pay) One time payment		-	2,253.72	Owner Payment
08/06/2024	Adjustment RE: Ownership Transfer		-	1,081.90	Adjustment
08/06/2024	Batched ACH Payment as per closing		-	2,081.90	Owner Payment
08/07/2024	Batched Adjustment Fee Waiver As per CAM		-	41.86	Adjustment
08/08/2024	Batched Credit Distribution		41.86	41.86	Credit Distribution
08/11/2024	Batched Interest		595.01	-	Owner Charge
08/12/2024	Batched Check		-	360.33	Owner Payment
08/13/2024	Batched Adjustment One-time courtesy waiver		-	40.87	Adjustment
08/13/2024	Batched eCheck (Vantaca Pay) One time payment		-	8,201.93	Owner Payment
08/13/2024	Batched Credit Card (Vantaca Pay) One time payment		-	1,190.12	Owner Payment
08/13/2024	Batched Check		-	1,182.62	Owner Payment
08/13/2024	Batched Access Control Device Per CAM - DM		50.00	-	Owner Charge
08/13/2024	Access Control Device Gate charge per cam		25.00	-	Owner Charge
08/14/2024	Batched Adjustment one time courtesy -per LCAM		-	89.92	Adjustment
08/14/2024	Credit Distribution		-	25.00	Credit Distribution
08/14/2024	Batched Check Payment as per closing		-	1,417.26	Owner Payment
08/14/2024	Initial Capital Contribution 7065 Chapel Creek Lane-Lot 139		500.00	-	Owner Charge
08/14/2024	Batched eCheck (Vantaca Pay) One time payment		-	41.85	Owner Payment
08/14/2024	Assessment - 50' Lot Distinctive Series Prorated July 2024-Quarterly Assessment		976.06	-	Owner Charge
08/14/2024	Batched Adjustment Remove per CAM		-	126.16	Adjustment
08/14/2024	Batched Adjustment Fee Waiver As per CAM		-	57.46	Adjustment
08/15/2024	Initial Capital Contribution 7004 Chapel Creek Lane - Lot 155		500.00	-	Owner Charge
08/15/2024	Batched Check Payment as per closing		-	1,334.94	Owner Payment
08/15/2024	Batched Credit Distribution		273.54	151.16	Credit Distribution

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
12000 - Accounts Receivable - HOA		54,479.69	15,909.59	52,002.91	18,386.37
Date	Description		Debit	Credit	Type
08/15/2024	Assessment - 50' Lot Distinctive Series July 2024 - Prorated Quarterly Assessment		834.94	-	Owner Charge
08/15/2024	Batched eCheck (Vantaca Pay) One time payment		-	76.50	Owner Payment
08/15/2024	Batched Adjustment Fee Waiver As per CAM		-	25.76	Adjustment
08/16/2024	Batched eCheck (Vantaca Pay) One time payment		-	2,140.80	Owner Payment
08/16/2024	Batched Credit Distribution		25.76	25.00	Credit Distribution
08/16/2024	Batched Check		-	41.48	Owner Payment
08/19/2024	Batched Check		-	4,488.24	Owner Payment
08/20/2024	Assessment - 40' Scenic Series July 2024 Prorated Quarterly Assessment as per closing		770.43	-	Owner Charge
08/20/2024	Adjustment Shouldn't have been charged		-	2,247.80	Adjustment
08/20/2024	Batched Check Payment as per closing		-	1,270.43	Owner Payment
08/20/2024	Initial Capital Contribution 17354 Leaning Oak Trail Lot 224		500.00	-	Owner Charge
08/20/2024	Batched eCheck (Vantaca Pay) One time payment		-	1,098.13	Owner Payment
08/20/2024	Access Control Device RFID Gate Sticker		25.00	-	Owner Charge
08/21/2024	Initial Capital Contribution 7127 Del Webb Oak Creek		500.00	-	Owner Charge
08/21/2024	Batched Credit Distribution		1,123.90	1,123.90	Credit Distribution
08/21/2024	Batched Check payment as per closing		-	1,252.63	Owner Payment
08/21/2024	Assessment - 50' Lot Distinctive Series July 2024 prorated quarterly assessment as per closing		752.63	-	Owner Charge
08/22/2024	Batched Credit Card (Vantaca Pay) One time payment		-	1,182.62	Owner Payment
08/22/2024	Batched Adjustment One-time courtesy waiver		-	41.48	Adjustment
08/23/2024	Batched Adjustment Remove per CAM		-	178.31	Adjustment
08/23/2024	Batched Credit Distribution		41.48	-	Credit Distribution
08/23/2024	Batched Adjustment Per CAM - DM		-	42.58	Adjustment
08/23/2024	Access Control Device Per CAM - DM		25.00	-	Owner Charge
08/24/2024	Batched Credit Distribution		203.31	170.22	Credit Distribution
08/26/2024	Batched Check payment as per closing		-	1,299.67	Owner Payment
08/26/2024	Batched Check		-	41.86	Owner Payment
08/26/2024	Initial Capital Contribution 7064 Del Webb Oak Creek Lot 116		500.00	-	Owner Charge
08/26/2024	Assessment - 50' Lot Distinctive Series July 2024 prorated quarterly assessment		799.67	-	Owner Charge
08/27/2024	Credit Distribution		-	50.00	Credit Distribution
08/27/2024	Batched Credit Card (Vantaca Pay) One time payment		-	3,565.30	Owner Payment
08/27/2024	Batched Adjustment Waive per CAM		-	92.44	Adjustment
08/27/2024	Batched Adjustment Per CAM - DM		-	88.48	Adjustment
08/28/2024	Batched Check payment as per closing		-	1,212.93	Owner Payment
08/28/2024	Initial Capital Contribution 7064 Chapel Creek Lot 169		500.00	-	Owner Charge

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
12000 - Accounts Receivable - HOA		54,479.69	15,909.59	52,002.91	18,386.37
Date	Description		Debit	Credit	Type
08/28/2024	Assessment - 40' Scenic Series July 2024 prorated quarterly assessment		712.93	-	Owner Charge
08/30/2024	Adjustment CC charged in the incorrect transaction type.		-	1,000.00	Adjustment
08/31/2024	Batched Credit Distribution		1,000.00	1,375.00	Credit Distribution
12999 - AR - POA		2,055.00	-	335.00	1,720.00
Date	Description		Debit	Credit	Type
08/28/2024	Lisa Graszer Trust - Event Payment		-	80.00	GL Entry
08/30/2024	James Colwell - Holiday in Paradise Event Payment		-	25.00	GL Entry
08/30/2024	George & Susan Stroplos - Holiday in Paradise Event Payment		-	50.00	GL Entry
08/31/2024	Lifestyle Event Payment		-	90.00	GL Entry
08/31/2024	Event Payments		-	90.00	GL Entry
13000 - Prepaid Insurance		11,331.40	-	1,888.57	9,442.83
Date	Description		Debit	Credit	Type
08/31/2024	Expense Prepaid Insurance		-	1,888.57	GL Entry
13005 - Prepaid Expenses Other		2,566.68	500.00	320.83	2,745.85
Date	Description		Debit	Credit	Type
08/31/2024	Reclass RIG Entertainment Duplicate Payment		500.00	-	GL Entry
08/31/2024	Hoover Pumping Sub Well Lake Refill - Annual Contract		-	320.83	GL Entry
14000 - Deposits - Utilities		1,340.00	-	-	1,340.00
Date	Description		Debit	Credit	Type
14010 - Due From Operating to Reserve		17.50	-	17.50	0.00
Date	Description		Debit	Credit	Type
08/30/2024	August Reserve 159 Lots & 1 Additional from July		-	17.50	GL Entry
16050 - Property & Equipment		45,400.00	-	-	45,400.00
Date	Description		Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
16051 - Accumulated Depreciation		-17,655.00	-	-	-17,655.00
Date	Description		Debit	Credit	Type
20100 - Accounts Payable		-29,656.01	122,097.28	105,982.51	-13,541.24
Date	Description		Debit	Credit	Type
08/01/2024	072424 - Pulte Group, Inc - Pulte refund		-	93.19	Invoice
08/01/2024	Batched 54605 - NORTHSTAR TECHNOLOGIES INC - August 2024 Monthly IT Support for Northstar Club Mgmt System/Hosting & Text Service		1,521.00	1,521.00	Invoice
08/01/2024	PI-A00014931 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Mosquito Control Services - August 2024 Contract		-	2,316.36	Invoice
08/01/2024	Batched 57744 - Signet Pool - Monument Fountain - August Contract		850.00	850.00	Invoice
08/01/2024	61954 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.26.2024		2,141.67	-	Invoice
08/01/2024	2024000-00008 - BLUE STREAM COMMUNICATIONS, LLC - Bulk Cable Monthly Service - August		-	8,019.99	Invoice
08/01/2024	87738 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant Replacement Common Area April		1,131.00	-	Invoice
08/01/2024	90751 - FIT FOREVER, LLC - July Fitness Classes		300.00	-	Invoice
08/01/2024	071924-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House		309.90	-	Invoice
08/01/2024	Batched 743269 - ENVERA - Gate Monitoring 08/01/2024 - 08/31/2024		2,057.47	2,057.47	Invoice
08/01/2024	000044 - Between the Bunz LLC - Holiday in July Food		-	1,200.00	Invoice
08/01/2024	Batched 812869 - Access Residential Management		1,343.00	1,343.00	Invoice
08/02/2024	Batched Post Item - Global Payments Charges		179.87	179.87	Invoice
08/02/2024	Batched Post Item - Global Payment Charges		52.26	52.26	Invoice
08/02/2024	PSI098439 - SOLITUDE LAKE MANAGEMENT LLC - August 2024 Lake Maintenance Service - Contract		-	1,692.08	Invoice
08/02/2024	12914 - LMG All Cleaning Services LLC - 8.2.2024 Janitorial Services Guardhouse		-	80.00	Invoice
08/05/2024	080524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 08/18/24-09/17/24		-	309.90	Invoice
08/05/2024	62090 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.2.2024		2,141.67	-	Invoice
08/05/2024	CR 0719243000 - Pulte Group, Inc - DOC Amenity Fee Due to Pulte - Amenity Fee Lot 211		3,000.00	-	Invoice
08/05/2024	PSI091939 - SOLITUDE LAKE MANAGEMENT LLC - July 2024 Lake Maintenance Service - Contract		956.00	-	Invoice
08/05/2024	12666 - LMG All Cleaning Services LLC - Janitorial Services Guardhouse-Contract - Full interior Clean		80.00	-	Invoice
08/05/2024	62227 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.9.2024		-	2,141.67	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

			Current	
	Beginning Balance	Debit	Credit	Ending Balance
20100 - Accounts Payable	-29,656.01	122,097.28	105,982.51	-13,541.24
Date	Description	Debit	Credit	Type
08/05/2024	080524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804	-	1,759.32	Invoice
08/05/2024	90380 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Monthly Common Area Landscape July	5,460.00	-	Invoice
08/05/2024	1494-CYR3-X33G - AMAZON CAPITAL SERVICES - Owl Smart Camera	1,108.06	-	Invoice
08/06/2024	00084513 - ENVERA - Barrier Arms Upgrade	-	2,536.83	Invoice
08/07/2024	91330 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs Common Area	-	1,151.25	Invoice
08/07/2024	CR 113-5538765-2602637 - Access Residential Management - Christmas in July Event	-	121.75	Invoice
08/07/2024	CR 0807244258 - Access Residential Management - Business Cards staff	-	42.58	Invoice
08/08/2024	072924-1310434-4 - LEE COUNTY UTILITIES - Service dates 6.25.2024 - 7.25.2024	20.66	-	Invoice
08/08/2024	072924-1310436-9 - LEE COUNTY UTILITIES - Service Dates 06/25/24 - 07/25/24	13.60	-	Invoice
08/09/2024	2024-7 - Access Residential Management - Survey Monkey	55.00	-	Invoice
08/09/2024	2024-7 - Access Residential Management - Uniforms-Sandra Reynolds & Jenene Dulaney	200.00	-	Invoice
08/09/2024	2024-7 - Access Residential Management - Invoice Processing	37.80	-	Invoice
08/09/2024	2024-7 - Access Residential Management - Zoom VOIP Phone Line	50.00	-	Invoice
08/09/2024	2024-7 - Access Residential Management - Standard postage & Expedited Mailings	26.45	-	Invoice
08/09/2024	2024-7 - Access Residential Management - Printing, Copies & Scans	4.90	-	Invoice
08/09/2024	2024-7 - Access Residential Management - New owner registrations, resales, packets & coupons	4.00	-	Invoice
08/09/2024	2024-7 - Access Residential Management - Additional Bank Reconciliations (2 included)	150.00	-	Invoice
08/11/2024	23AugDelWebbOakCreek - RIG ENTERTAINMENT - Music Bingo August	-	500.00	Invoice
08/11/2024	23AUGDELWEBOAKCREEK - RIG ENTERTAINMENT - Music Bingo August	-	500.00	Invoice
08/11/2024	62413 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.10.2024 -08.16.24	-	2,141.67	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 17515 WINDING OAK LN #IRRIG PUMP	3,009.72	-	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #GUARD HSE	133.91	-	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #LAKE AREAT	55.94	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

			Current	
	Beginning Balance	Debit	Credit	Ending Balance
20100 - Accounts Payable	-29,656.01	122,097.28	105,982.51	-13,541.24
Date	Description	Debit	Credit	Type
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD # WEST ENTRY	490.71	-	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7357 DEL WEB CREEK BLVD #LS	52.60	-	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 0 DEL WEBB OAK CREEK C/E	344.02	-	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7506 PARADISE TREE DR #LS	42.33	-	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN #LS	134.22	-	Invoice
08/12/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - OAK CREEK 1B - C1-C50 STREET LIGHTS 06/25/24-07/25/24	7,074.96	-	Invoice
08/12/2024	744986 - ENVERA - Addition of new resident 08/01/2024 - 09/30/2024	-	60.38	Invoice
08/13/2024	2024000-00008 - BLUE STREAM COMMUNICATIONS, LLC - Bulk Cable Monthly Service - August	8,019.99	-	Invoice
08/13/2024	PI-A00014931 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Mosquito Control Services - August 2024 Contract	2,316.36	-	Invoice
08/13/2024	12914 - LMG All Cleaning Services LLC - 8.2.2024 Janitorial Services Guardhouse	80.00	-	Invoice
08/13/2024	080524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804	1,759.32	-	Invoice
08/13/2024	DOC-2024-0816 - ACR SERVICES - Bi-Weekly Payroll	-	7,598.30	Invoice
08/13/2024	62227 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.9.2024	2,141.67	-	Invoice
08/13/2024	PSI098439 - SOLITUDE LAKE MANAGEMENT LLC - August 2024 Lake Maintenance Service - Contract	1,692.08	-	Invoice
08/13/2024	00084513 - ENVERA - Barrier Arms Upgrade	2,536.83	-	Invoice
08/13/2024	CR 113-5538765-2602637 - Access Residential Management - Christmas in July Event	121.75	-	Invoice
08/13/2024	CR 0807244258 - Access Residential Management - Business Cards staff	42.58	-	Invoice
08/14/2024	DOC-2024-0816 - ACR SERVICES - Bi-Weekly Payroll	7,598.30	-	Invoice
08/15/2024	62413 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.10.2024 -08.16.24	2,141.67	-	Invoice
08/15/2024	91330 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs Common Area	1,151.25	-	Invoice
08/15/2024	DOC57442 - Owner Refund - Owner Refund for Acct: DOC57442	1,126.89	-	Invoice
08/15/2024	080524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 08/18/24-09/17/24	309.90	-	Invoice
08/15/2024	000044 - Between the Bunz LLC - Holiday in July Food	1,200.00	-	Invoice
08/16/2024	91387 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Annuals Replacement Common Areas	-	9,345.00	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-29,656.01	122,097.28	105,982.51	-13,541.24
Date	Description		Debit	Credit	Type
08/16/2024	13156 - LMG All Cleaning Services LLC - August 2024 Full interior Clean - Janitorial Services Guardhouse		-	80.00	Invoice
08/18/2024	62532 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.17.2024 -08.23.24		-	2,141.67	Invoice
08/19/2024	06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Remove and dispose Fakahatchee grass		-	410.00	Invoice
08/19/2024	06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Common area		-	90.00	Invoice
08/19/2024	000044-2 - Between the Bunz LLC - Holiday in July Food (balance of \$90)		-	90.00	Invoice
08/21/2024	91196 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - August 2024 Lawn Maintenance Contract 64'		-	6,696.00	Invoice
08/21/2024	91196 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - August 2024 Lawn Maintenance Contract 50'		-	10,434.00	Invoice
08/21/2024	91197 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Monthly Maintenance August		-	5,460.00	Invoice
08/21/2024	91196 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - August 2024 Lawn Maintenance Contract 40'		-	4,305.00	Invoice
08/23/2024	91387 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Annuals Replacement Common Areas		9,345.00	-	Invoice
08/23/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 7003 DWOC Blvd		-	98.75	Invoice
08/23/2024	13156 - LMG All Cleaning Services LLC - August 2024 Full interior Clean - Janitorial Services Guardhouse		80.00	-	Invoice
08/23/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair Common Area		-	1,215.00	Invoice
08/23/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - 17395 Leaning Oak Trail		-	304.50	Invoice
08/23/2024	000044-2 - Between the Bunz LLC - Holiday in July Food (balance of \$90)		90.00	-	Invoice
08/25/2024	37 - PARADISE LIGHTS FLORIDA, LLC - Holiday Decorations Deposit		-	4,183.75	Invoice
08/26/2024	62660 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.24.2024 -08.30.24		-	2,141.67	Invoice
08/26/2024	62532 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.17.2024 -08.23.24		2,141.67	-	Invoice
08/26/2024	13307 - LMG All Cleaning Services LLC - Cleaning post event		-	100.00	Invoice
08/27/2024	744986 - ENVERA - Addition of new resident 08/01/2024 - 09/30/2024		60.38	-	Invoice
08/27/2024	Batched Payroll-DOC - ACR SERVICES - Bi-Weekly Payroll		7,509.54	7,509.54	Invoice
08/28/2024	348-81514 - Fastsigns of Fort Myers - AED Sign		-	67.52	Invoice
08/28/2024	082824-1310434-4 - LEE COUNTY UTILITIES - DWOC FNT 7.25.24-8.26.24		-	33.73	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-29,656.01	122,097.28	105,982.51	-13,541.24
Date	Description		Debit	Credit	Type
08/28/2024	082824-1310436-9 - LEE COUNTY UTILITIES - DWOC GHSE 7.25.24- 8.26.24		-	18.49	Invoice
08/28/2024	348-81514 - FAST SIGNS - AED Outdoor Sign		-	67.52	Invoice
08/30/2024	23AUGDELWEBOAKCREEK - RIG ENTERTAINMENT - Music Bingo August		500.00	-	Invoice
08/30/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - 17395 Leaning Oak Trail		304.50	-	Invoice
08/30/2024	91196 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - August 2024 Lawn Maintenance Contract 40'		4,305.00	-	Invoice
08/30/2024	91196 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - August 2024 Lawn Maintenance Contract 50'		10,434.00	-	Invoice
08/30/2024	91196 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - August 2024 Lawn Maintenance Contract 64'		6,696.00	-	Invoice
08/30/2024	06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Common area		90.00	-	Invoice
08/30/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 7003 DWOC Blvd		98.75	-	Invoice
08/30/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair Common Area		1,215.00	-	Invoice
08/30/2024	91197 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Monthly Maintenance August		5,460.00	-	Invoice
08/30/2024	06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Remove and dispose Fakahatchee grass		410.00	-	Invoice
08/30/2024	62660 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.24.2024 -08.30.24		2,141.67	-	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 17515 Winding Oak Ln Irrigation Pump		-	3,251.99	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 7116 Chapel Creek Ln Lift Station		-	132.08	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD # WEST ENTRY		-	496.02	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 7220 Del Webb Oak Creek Blvd Guard House		-	142.08	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 7220 Del Webb Oak Creek Lake Aeration		-	56.29	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 7357 Del Webb Oak Creek Lift Station		-	55.98	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 7506 Paradise Tree Dr. Lift Station		-	42.91	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - OAK CREEK 1B - C1-C50 STREET LIGHTS 7.25.24-8.24.24		-	7,081.13	Invoice
08/30/2024	13307 - LMG All Cleaning Services LLC - Cleaning post event		100.00	-	Invoice
08/30/2024	13410 - LMG All Cleaning Services LLC - Guard House Cleaning		-	80.00	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-29,656.01	122,097.28	105,982.51	-13,541.24
Date	Description		Debit	Credit	Type
08/30/2024	37 - PARADISE LIGHTS FLORIDA, LLC - Holiday Decorations Deposit		4,183.75	-	Invoice
08/30/2024	072424 - Pulte Group, Inc - Pulte refund		93.19	-	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 0 Del Webb Oak Creek C/E		-	352.32	Invoice
08/30/2024	90859 - FIT FOREVER, LLC - August Fitness Classes		-	375.00	Invoice
08/31/2024	2024-8 - Access Residential Management - Zoom VDIP phone line		-	50.00	Invoice
08/31/2024	2024-8 - Access Residential Management - New Laptop and set up		-	553.30	Invoice
08/31/2024	2024-8 - Access Residential Management - New owner registrations, resales, packets & coupons		-	16.00	Invoice
08/31/2024	348-81514 - Fastsigns of Fort Myers - AED Sign		67.52	-	Invoice
08/31/2024	2024-8 - Access Residential Management - Printing, copies and scans		-	5.70	Invoice
08/31/2024	2024-8 - Access Residential Management - Standard Postage & Expedited Mailings		-	28.80	Invoice
08/31/2024	2024-8 - Access Residential Management - Invoice Processing		-	51.90	Invoice
08/31/2024	2024-8 - Access Residential Management - Additional Bank Reconciliations		-	150.00	Invoice
20115 - Accrued Payables		-19,459.99	8,109.99	8,109.99	-19,459.99
Date	Description		Debit	Credit	Type
08/01/2024	Reverse - Blue Stream Communications LLC July Services Accrual		8,109.99	-	GL Entry
08/31/2024	Blue Stream Communications LLC July Services Accrual		-	8,109.99	GL Entry
20130 - Prepaid Assessments		-4,737.05	500.00	1,083.35	-5,320.40
Date	Description		Debit	Credit	Type
08/05/2024	Check		-	360.64	Owner Payment
08/14/2024	Credit Distribution		25.00	-	Credit Distribution
08/14/2024	Credit Card (Vantaca Pay) One time payment		-	25.00	Owner Payment
08/15/2024	Batched Credit Distribution		25.00	147.38	Credit Distribution
08/16/2024	Credit Distribution		-	.76	Credit Distribution
08/23/2024	eCheck (Vantaca Pay) One time payment		-	25.00	Owner Payment
08/23/2024	Batched Credit Distribution		-	41.48	Credit Distribution
08/24/2024	Batched Credit Distribution		25.00	58.09	Credit Distribution
08/26/2024	Credit Card (Vantaca Pay) One time payment		-	50.00	Owner Payment
08/27/2024	Credit Distribution		50.00	-	Credit Distribution

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20130 - Prepaid Assessments		-4,737.05	500.00	1,083.35	-5,320.40
Date	Description		Debit	Credit	Type
08/30/2024	Check Payment		-	375.00	Owner Payment
08/31/2024	Credit Distribution		375.00	-	Credit Distribution
20135 - Loan From Developer		-243,732.72	-	-	-243,732.72
Date	Description		Debit	Credit	Type
20150 - Due to Reserves		-17.50	17.50	-	0.00
Date	Description		Debit	Credit	Type
08/30/2024	August Reserve 159 Lots & 1 Additional from July		17.50	-	GL Entry
20165 - Homeowners Deposit		0.00	-	11,500.00	-11,500.00
Date	Description		Debit	Credit	Type
08/19/2024	Deposit Refundable Security Deposit-17575 Winding Oak-Regina Glanville		-	1,000.00	Deposit
08/19/2024	Deposit Refundable Security Deposit-3725 S Ocean-Regina Glanville		-	500.00	Deposit
08/19/2024	Deposit Refundable Security Deposit-91 Jim's Trail-Terrence Hanlon		-	500.00	Deposit
08/19/2024	Deposit Refundable Security Deposit-17332 Lot 189-Thomas Nicklin		-	500.00	Deposit
08/19/2024	Deposit Refundable Security Deposit-17345 Green Buttonwood-Spiro Custom Pools		-	500.00	Deposit
08/19/2024	Deposit Refundable Security Deposit-17574 Winding Oak-Judith Baxter		-	500.00	Deposit
08/19/2024	Deposit Refundable Security Deposit 17332 Green Buttonwood		-	1,000.00	Deposit
08/19/2024	Batched Deposit Refundable Security Depoist-7541 Paradise Tree-Gerald Bronesky		-	6,000.00	Deposit
08/19/2024	Deposit Refundable Security Depoist-17384 Leaning Oak-Misti Hinson		-	1,000.00	Deposit
20170 - Insurance Loan Payable		-10,053.24	3,434.86	1,759.32	-8,377.70
Date	Description		Debit	Credit	Type
08/05/2024	080524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		1,759.32	-	Invoice
08/31/2024	Batched 080524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		1,675.54	1,759.32	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20175 - Deferred Assessments		-113,926.93	62,105.68	6,954.73	-58,775.98
Date	Description		Debit	Credit	Type
08/06/2024	Assessment - 64' Lot Echelon Series Prorated July 2024-Quarterly Assessment		-	1,026.17	Owner Charge
08/06/2024	Assessment - 50' Lot Distinctive Series RE: Ownership Transfer		-	1,081.90	Owner Charge
08/06/2024	Adjustment RE: Ownership Transfer		1,081.90	-	Adjustment
08/14/2024	Assessment - 50' Lot Distinctive Series Prorated July 2024-Quarterly Assessment		-	976.06	Owner Charge
08/15/2024	Assessment - 50' Lot Distinctive Series July 2024 - Prorated Quarterly Assessment		-	834.94	Owner Charge
08/20/2024	Assessment - 40' Scenic Series July 2024 Prorated Quarterly Assessment as per closing		-	770.43	Owner Charge
08/20/2024	Adjustment Shouldn't have been charged		2,247.80	-	Adjustment
08/21/2024	Assessment - 50' Lot Distinctive Series July 2024 prorated quarterly assessment as per closing		-	752.63	Owner Charge
08/26/2024	Assessment - 50' Lot Distinctive Series July 2024 prorated quarterly assessment		-	799.67	Owner Charge
08/28/2024	Assessment - 40' Scenic Series July 2024 prorated quarterly assessment		-	712.93	Owner Charge
08/31/2024	Reclass Quarterly Income		58,775.98	-	GL Entry
32005 - Reserve Interest Earned		-107.76	-	44.38	-152.14
Date	Description		Debit	Credit	Type
08/31/2024	August Interest		-	44.38	GL Entry
39000 - Pooled Reserve		-23,013.50	-	2,852.50	-25,866.00
Date	Description		Debit	Credit	Type
08/30/2024	August Reserve 159 Lots & 1 Additional from July		-	2,782.50	GL Entry
08/30/2024	August Reserve - 4 Additional Lots		-	70.00	GL Entry
39905 - Prior Year Net Inc./Loss		45,998.94	-	-	45,998.94
Date	Description		Debit	Credit	Type
39910 - Capital Contributions		-78,000.00	1,000.00	4,500.00	-81,500.00
Date	Description		Debit	Credit	Type
08/06/2024	Initial Capital Contribution 7450 Blue Salvia Drive-Lot 63		-	500.00	Owner Charge
08/06/2024	Initial Capital Contribution 17567 Winding Oak Lane - Lot 72		-	1,000.00	Owner Charge
08/14/2024	Initial Capital Contribution 7065 Chapel Creek Lane-Lot 139		-	500.00	Owner Charge
08/15/2024	Initial Capital Contribution 7004 Chapel Creek Lane - Lot 155		-	500.00	Owner Charge

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
39910 - Capital Contributions		-78,000.00	1,000.00	4,500.00	-81,500.00
Date	Description		Debit	Credit	Type
08/20/2024	Initial Capital Contribution 17354 Leaning Oak Trail Lot 224		-	500.00	Owner Charge
08/21/2024	Initial Capital Contribution 7127 Del Webb Oak Creek		-	500.00	Owner Charge
08/26/2024	Initial Capital Contribution 7064 Del Webb Oak Creek Lot 116		-	500.00	Owner Charge
08/28/2024	Initial Capital Contribution 7064 Chapel Creek Lot 169		-	500.00	Owner Charge
08/30/2024	Adjustment CC charged in the incorrect transaction type.		1,000.00	-	Adjustment
40000 - Assessments		-345,814.86	-	58,775.98	-404,590.84
Date	Description		Debit	Credit	Type
08/31/2024	Reclass Quarterly Income		-	58,775.98	GL Entry
43099 - Resale Capital Contribution		-1,000.00	-	1,000.00	-2,000.00
Date	Description		Debit	Credit	Type
08/06/2024	Resale Capital Contribution 17567 Winding Oak Lane Lot 72		-	1,000.00	Owner Charge
44005 - Late Fees		-1,050.00	325.00	-	-725.00
Date	Description		Debit	Credit	Type
08/06/2024	Adjustment Property sold on 6/7/2024		25.00	-	Adjustment
08/07/2024	Adjustment Fee Waiver As per CAM		25.00	-	Adjustment
08/13/2024	Adjustment One-time courtesy waiver		25.00	-	Adjustment
08/14/2024	Adjustment Remove per CAM		25.00	-	Adjustment
08/14/2024	Adjustment one time courtesy -per LCAM		25.00	-	Adjustment
08/14/2024	Adjustment Fee Waiver As per CAM		25.00	-	Adjustment
08/15/2024	Adjustment Fee Waiver As per CAM		25.00	-	Adjustment
08/22/2024	Adjustment One-time courtesy waiver		25.00	-	Adjustment
08/23/2024	Batched Adjustment Remove per CAM		50.00	-	Adjustment
08/23/2024	Adjustment Per CAM - DM		25.00	-	Adjustment
08/27/2024	Adjustment Waive per CAM		25.00	-	Adjustment
08/27/2024	Adjustment Per CAM - DM		25.00	-	Adjustment
44010 - Owner Interest		-1,969.41	574.01	595.01	-1,990.41
Date	Description		Debit	Credit	Type
08/06/2024	Batched Adjustment Property sold on 6/7/2024		48.69	-	Adjustment
08/07/2024	Adjustment Fee Waiver As per CAM		16.86	-	Adjustment
08/11/2024	Batched Interest		-	595.01	Owner Charge
08/13/2024	Adjustment One-time courtesy waiver		15.87	-	Adjustment

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
44010 - Owner Interest		-1,969.41	574.01	595.01	-1,990.41
Date	Description		Debit	Credit	Type
08/14/2024	Adjustment one time courtesy -per LCAM		64.92	-	Adjustment
08/14/2024	Adjustment Remove per CAM		101.16	-	Adjustment
08/14/2024	Adjustment Fee Waiver As per CAM		32.46	-	Adjustment
08/15/2024	Adjustment Fee Waiver As per CAM		.76	-	Adjustment
08/22/2024	Batched Adjustment One-time courtesy waiver		16.48	-	Adjustment
08/23/2024	Batched Adjustment Remove per CAM		128.31	-	Adjustment
08/23/2024	Adjustment Per CAM - DM		17.58	-	Adjustment
08/27/2024	Adjustment Waive per CAM		67.44	-	Adjustment
08/27/2024	Batched Adjustment Per CAM - DM		63.48	-	Adjustment
44015 - Owner NSF Fees		-5.00	-	-	-5.00
Date	Description		Debit	Credit	Type
44055 - Gate Key Cards		-525.00	-	150.00	-675.00
Date	Description		Debit	Credit	Type
08/02/2024	Access Control Device Car Sticker		-	25.00	Owner Charge
08/13/2024	Batched Access Control Device Per CAM - DM		-	50.00	Owner Charge
08/13/2024	Access Control Device Gate charge per cam		-	25.00	Owner Charge
08/20/2024	Access Control Device RFID Gate Sticker		-	25.00	Owner Charge
08/23/2024	Access Control Device Per CAM - DM		-	25.00	Owner Charge
44070 - Interest - Cash Accounts		-13.08	-	3.95	-17.03
Date	Description		Debit	Credit	Type
08/31/2024	Batched August Interest		-	3.95	GL Entry
44095 - Lifestyles - Activities		-5,050.00	-	-	-5,050.00
Date	Description		Debit	Credit	Type
44105 - Other		-25.01	-	-	-25.01
Date	Description		Debit	Credit	Type
44160 - Sage Cost Share Income		-17,803.00	-	-	-17,803.00
Date	Description		Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
44160 - Sage Cost Share Income	-17,803.00	-	-	-17,803.00
Date	Description	Debit	Credit	Type
50005 - Resident Services	52,563.76	14,419.62	-	66,983.38
Date	Description	Debit	Credit	Type
08/13/2024	DOC-2024-0816 - ACR SERVICES - Bi-Weekly Payroll	7,598.30	-	Invoice
08/27/2024	Payroll-DOC - ACR SERVICES - Bi-Weekly Payroll	6,821.32	-	Invoice
50015 - Training	120.00	-	-	120.00
Date	Description	Debit	Credit	Type
50025 - Payroll Administration	2,153.50	688.22	-	2,841.72
Date	Description	Debit	Credit	Type
08/27/2024	Payroll-DOC - ACR SERVICES - Bi-Weekly Payroll	688.22	-	Invoice
50070 - Uniforms	200.00	-	-	200.00
Date	Description	Debit	Credit	Type
51025 - Annual Report	61.25	-	-	61.25
Date	Description	Debit	Credit	Type
51035 - Bank Charges	380.78	151.50	1.50	530.78
Date	Description	Debit	Credit	Type
08/02/2024	Post Item - Global Payment Charges	1.50	-	Invoice
08/31/2024	Event Payments	-	1.50	GL Entry
08/31/2024	2024-8 - Access Residential Management - Additional Bank Reconciliations	150.00	-	Invoice
51045 - Copies & Printing	656.80	21.70	-	678.50
Date	Description	Debit	Credit	Type
08/31/2024	2024-8 - Access Residential Management - Printing, copies and scans	5.70	-	Invoice
08/31/2024	2024-8 - Access Residential Management - New owner registrations, resales, packets & coupons	16.00	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

	Beginning Balance	Current Debit	Credit	Ending Balance
51070 - IT Support	12,718.79	1,521.00	-	14,239.79
Date	Description	Debit	Credit	Type
08/01/2024	54605 - NORTHSTAR TECHNOLOGIES INC - August 2024 Monthly IT Support for Northstar Club Mgmt System/Hosting & Text Service	1,521.00	-	Invoice
51100 - Management Fees	7,785.50	1,343.00	-	9,128.50
Date	Description	Debit	Credit	Type
08/01/2024	812869 - Access Residential Management	1,343.00	-	Invoice
51115 - Office Supplies	2,201.89	595.88	-	2,797.77
Date	Description	Debit	Credit	Type
08/07/2024	CR 0807244258 - Access Residential Management - Business Cards staff	42.58	-	Invoice
08/31/2024	2024-8 - Access Residential Management - New Laptop and set up	553.30	-	Invoice
51120 - Postage, Mail & Invoice Processing	475.50	80.70	-	556.20
Date	Description	Debit	Credit	Type
08/31/2024	2024-8 - Access Residential Management - Standard Postage & Expedited Mailings	28.80	-	Invoice
08/31/2024	2024-8 - Access Residential Management - Invoice Processing	51.90	-	Invoice
52075 - Holiday Decorations	0.00	4,183.75	-	4,183.75
Date	Description	Debit	Credit	Type
08/25/2024	37 - PARADISE LIGHTS FLORIDA, LLC - Holiday Decorations Deposit	4,183.75	-	Invoice
52090 - Lifestyle Program	9,071.30	2,786.75	500.00	11,358.05
Date	Description	Debit	Credit	Type
08/01/2024	000044 - Between the Bunz LLC - Holiday in July Food	1,200.00	-	Invoice
08/07/2024	CR 113-5538765-2602637 - Access Residential Management - Christmas in July Event	121.75	-	Invoice
08/11/2024	23AUGDELWEBBOAKCREEK - RIG ENTERTAINMENT - Music Bingo August	500.00	-	Invoice
08/11/2024	23AugDelWebbOakCreek - RIG ENTERTAINMENT - Music Bingo August	500.00	-	Invoice
08/19/2024	000044-2 - Between the Bunz LLC - Holiday in July Food (balance of \$90)	90.00	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
52090 - Lifestyle Program	9,071.30	2,786.75	500.00	11,358.05
Date	Description	Debit	Credit	Type
08/30/2024	90859 - FIT FOREVER, LLC - August Fitness Classes	375.00	-	Invoice
08/31/2024	Reclass RIG Entertainment Duplicate Payment	-	500.00	GL Entry
52135 - Recreational Supplies	2,198.22	135.04	67.52	2,265.74
Date	Description	Debit	Credit	Type
08/28/2024	348-81514 - Fastsigns of Fort Myers - AED Sign	67.52	-	Invoice
08/28/2024	348-81514 - FAST SIGNS - AED Outdoor Sign	67.52	-	Invoice
08/31/2024	348-81514 - Fastsigns of Fort Myers - AED Sign	-	67.52	Invoice
55025 - Property & Liability	12,495.13	1,972.35	-	14,467.48
Date	Description	Debit	Credit	Type
08/31/2024	080524-100782804 - FIRST INSURANCE FUNDING	83.78	-	Invoice
08/31/2024	Expense Prepaid Insurance	1,888.57	-	GL Entry
56020 - Landscape - Irrigation Repairs	2,627.75	2,456.25	-	5,084.00
Date	Description	Debit	Credit	Type
08/07/2024	91330 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs Common Area	1,151.25	-	Invoice
08/19/2024	06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Common area	90.00	-	Invoice
08/23/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair Common Area	1,215.00	-	Invoice
56025 - Exterior Maintenance	0.00	2,536.83	-	2,536.83
Date	Description	Debit	Credit	Type
08/06/2024	00084513 - ENVERA - Barrier Arms Upgrade	2,536.83	-	Invoice
56030 - Landscape - Mulch/Pinestraw	2,736.00	-	-	2,736.00
Date	Description	Debit	Credit	Type
56035 - Landscape Replacement - Common	16,332.00	9,755.00	-	26,087.00
Date	Description	Debit	Credit	Type
08/16/2024	91387 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Annuals Replacement Common Areas	9,345.00	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

	Beginning Balance	Current Debit	Credit	Ending Balance
56035 - Landscape Replacement - Common	16,332.00	9,755.00	-	26,087.00
Date	Description	Debit	Credit	Type
08/19/2024	06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Remove and dispose Fakahatchee grass	410.00	-	Invoice
56055 - Waterway/Fountain Maintenance & Repairs	4,502.50	-	-	4,502.50
Date	Description	Debit	Credit	Type
57010 - Electricity	34,331.06	4,622.86	-	38,953.92
Date	Description	Debit	Credit	Type
08/01/2024	072424 - Pulte Group, Inc - Pulte refund	93.19	-	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 7220 Del Webb Oak Creek Lake Aeration	56.29	-	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 7357 Del Webb Oak Creek Lift Station	55.98	-	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 7506 Paradise Tree Dr. Lift Station	42.91	-	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD # WEST ENTRY	496.02	-	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 7220 Del Webb Oak Creek Blvd Guard House	142.08	-	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 7116 Chapel Creek Ln Lift Station	132.08	-	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 17515 Winding Oak Ln Irrigation Pump	3,251.99	-	Invoice
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - 0 Del Webb Oak Creek C/E	352.32	-	Invoice
57050 - Electricity - Street Lights	43,537.79	7,081.13	-	50,618.92
Date	Description	Debit	Credit	Type
08/30/2024	090324-6343624392 - LCEC PAYMENT PROCESSING - OAK CREEK 1B - C1-C50 STREET LIGHTS 7.25.24-8.24.24	7,081.13	-	Invoice
57075 - Telephone	509.90	359.90	-	869.80
Date	Description	Debit	Credit	Type
08/05/2024	080524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 08/18/24-09/17/24	309.90	-	Invoice
08/31/2024	2024-8 - Access Residential Management - Zoom VDIP phone line	50.00	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		
			Debit	Credit	Ending Balance
57100 - Water & Sewer					
		383.60	52.22	-	435.82
Date	Description		Debit	Credit	Type
08/28/2024	082824-1310436-9 - LEE COUNTY UTILITIES - DWOC GHSE 7.25.24- 8.26.24		18.49	-	Invoice
08/28/2024	082824-1310434-4 - LEE COUNTY UTILITIES - DWOC FNT 7.25.24- 8.26.24		33.73	-	Invoice
58000 - Bulk Cable					
		50,149.42	16,129.98	8,109.99	58,169.41
Date	Description		Debit	Credit	Type
08/01/2024	Reverse - Blue Stream Communications LLC July Services Accrual		-	8,109.99	GL Entry
08/01/2024	2024000-00008 - BLUE STREAM COMMUNICATIONS, LLC - Bulk Cable Monthly Service - August		8,019.99	-	Invoice
08/31/2024	Blue Stream Communications LLC July Services Accrual		8,109.99	-	GL Entry
58005 - Waterway & Fountain PM					
		33,409.48	4,858.44	-	38,267.92
Date	Description		Debit	Credit	Type
08/01/2024	PI-A00014931 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Mosquito Control Services - August 2024 Contract		2,316.36	-	Invoice
08/01/2024	57744 - Signet Pool - Monument Fountain - August Contract		850.00	-	Invoice
08/02/2024	PSI098439 - SOLITUDE LAKE MANAGEMENT LLC - August 2024 Lake Maintenance Service - Contract		1,692.08	-	Invoice
58050 - Landscape Contract - Common Area					
		38,970.00	5,460.00	-	44,430.00
Date	Description		Debit	Credit	Type
08/21/2024	91197 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Monthly Maintenance August		5,460.00	-	Invoice
58150 - Envera Monitoring					
		15,246.01	2,117.85	-	17,363.86
Date	Description		Debit	Credit	Type
08/01/2024	743269 - ENVERA - Gate Monitoring 08/01/2024 - 08/31/2024		2,057.47	-	Invoice
08/12/2024	744986 - ENVERA - Addition of new resident 08/01/2024 - 09/30/2024		60.38	-	Invoice
58160 - Janitorial					
		400.00	340.00	-	740.00
Date	Description		Debit	Credit	Type
08/02/2024	12914 - LMG All Cleaning Services LLC - 8.2.2024 Janitorial Services Guardhouse		80.00	-	Invoice
08/16/2024	13156 - LMG All Cleaning Services LLC - August 2024 Full interior Clean - Janitorial Services Guardhouse		80.00	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
58160 - Janitorial	400.00	340.00	-	740.00
Date	Description	Debit	Credit	Type
08/26/2024	13307 - LMG All Cleaning Services LLC - Cleaning post event	100.00	-	Invoice
08/30/2024	13410 - LMG All Cleaning Services LLC - Guard House Cleaning	80.00	-	Invoice
58190 - Leased Equipment	1,362.08	230.63	-	1,592.71
Date	Description	Debit	Credit	Type
08/02/2024	Post Item - Global Payments Charges	179.87	-	Invoice
08/02/2024	Post Item - Global Payment Charges	50.76	-	Invoice
58200 - Landscaping - Irrigation Pump	5,972.04	320.83	-	6,292.87
Date	Description	Debit	Credit	Type
08/31/2024	Hoover Pumping Sub Well Lake Refill - Annual Contract	320.83	-	GL Entry
58900 - Vehicular Access Control	33,960.78	8,566.68	-	42,527.46
Date	Description	Debit	Credit	Type
08/05/2024	62227 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.9.2024	2,141.67	-	Invoice
08/11/2024	62413 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.10.2024 -08.16.24	2,141.67	-	Invoice
08/18/2024	62532 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.17.2024 -08.23.24	2,141.67	-	Invoice
08/26/2024	62660 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.24.2024 -08.30.24	2,141.67	-	Invoice
80400 - Contracted Landscape Maintenance - 40'	25,620.00	4,305.00	-	29,925.00
Date	Description	Debit	Credit	Type
08/21/2024	91196 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - August 2024 Lawn Maintenance Contract 40'	4,305.00	-	Invoice
80410 - Irrigation Repairs - 40'	1,479.50	-	-	1,479.50
Date	Description	Debit	Credit	Type
80450 - Mulch - 40'	3,868.80	-	-	3,868.80
Date	Description	Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 8/1/2024 - 8/31/2024

		Beginning Balance	Current		
			Debit	Credit	Ending Balance
80500 - Contracted Landscape Maintenance - 50'		68,043.00	10,434.00	-	78,477.00
Date	Description		Debit	Credit	Type
08/21/2024	91196 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - August 2024 Lawn Maintenance Contract 50'		10,434.00	-	Invoice
80510 - Irrigation Repairs - 50'		2,141.75	304.50	-	2,446.25
Date	Description		Debit	Credit	Type
08/23/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - 17395 Leaning Oak Trail		304.50	-	Invoice
80540 - Landscape Replacement - 50'		561.00	-	-	561.00
Date	Description		Debit	Credit	Type
80550 - Mulch - 50'		7,616.70	-	-	7,616.70
Date	Description		Debit	Credit	Type
80600 - Contracted Landscape Maintenance - 64'		37,448.00	6,696.00	-	44,144.00
Date	Description		Debit	Credit	Type
08/21/2024	91196 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - August 2024 Lawn Maintenance Contract 64'		6,696.00	-	Invoice
80610 - Irrigation Repairs - 64'		1,198.00	98.75	-	1,296.75
Date	Description		Debit	Credit	Type
08/23/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 7003 DWOC Blvd		98.75	-	Invoice
80650 - Mulch - 64'		3,915.00	-	-	3,915.00
Date	Description		Debit	Credit	Type
99000 - Pooled		16,012.50	2,852.50	-	18,865.00
Date	Description		Debit	Credit	Type
08/30/2024	August Reserve 159 Lots & 1 Additional from July		2,782.50	-	GL Entry
08/30/2024	August Reserve - 4 Additional Lots		70.00	-	GL Entry

Net Total

0.00 391,955.30 391,955.30 0.00