



Financial Reporting Package

Del Webb Oak Creek Homeowners Association, Inc.

Period Ending 12/31/2024

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 12/31/2024

Assets	Operating	Reserve	Total
Operating			
11100 - Alliance Operating	\$96,605.26		\$96,605.26
11133 - Alliance - Lifestyle / F&B	\$911.57		\$911.57
Total Operating	\$97,516.83		\$97,516.83
Reserve			
11115 - Alliance Reserve		\$38,709.01	\$38,709.01
Total Reserve		\$38,709.01	\$38,709.01
Receivable Asset - HOA			
12000 - Accounts Receivable - HOA	\$4,529.60		\$4,529.60
Total Receivable Asset - HOA	\$4,529.60		\$4,529.60
Receivable Asset - Club Accounts			
12999 - AR - POA	\$5,908.00		\$5,908.00
Total Receivable Asset - Club Accounts	\$5,908.00		\$5,908.00
Prepaid Asset			
13000 - Prepaid Insurance	\$6,447.52		\$6,447.52
13005 - Prepaid Expenses Other	\$4,599.28		\$4,599.28
Total Prepaid Asset	\$11,046.80		\$11,046.80
Other Asset			
14000 - Deposits - Utilities	\$1,540.00		\$1,540.00
14025 - Due from Other	\$140.00		\$140.00
Total Other Asset	\$1,680.00		\$1,680.00
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	\$148,426.23	\$38,709.01	\$187,135.24

Del Webb Oak Creek Homeowners Association, Inc.

Balance Sheet as of 12/31/2024

Liabilities / Equity	Operating	Reserve	Total
Accounts Payable Liability			
20100 - Accounts Payable	\$22,307.29		\$22,307.29
Total Accounts Payable Liability	\$22,307.29		\$22,307.29
Accrued Payables Liability			
20115 - Accrued Payables	\$30,800.17		\$30,800.17
Total Accrued Payables Liability	\$30,800.17		\$30,800.17
Liability			
20130 - Prepaid Assessments	\$69,514.13		\$69,514.13
20135 - Loan From Developer	\$355,512.45		\$355,512.45
20165 - Homeowners Deposit	\$41,500.00		\$41,500.00
20170 - Insurance Loan Payable	\$1,675.54		\$1,675.54
20172 - Alliance Credit Card	\$2,142.67		\$2,142.67
20220 - Due to Other	\$4,183.75		\$4,183.75
Total Liability	\$474,528.54		\$474,528.54
Capital Contribution			
39910 - Capital Contributions	\$93,000.00		\$93,000.00
Total Capital Contribution	\$93,000.00		\$93,000.00
Reserve Liability			
32005 - Reserve Interest Earned		\$365.51	\$365.51
39000 - Pooled Reserve		\$38,343.50	\$38,343.50
Total Reserve Liability		\$38,709.01	\$38,709.01
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	(\$426,210.83)		(\$426,210.83)
Total Net Income	(\$426,210.83)		(\$426,210.83)
Total Liabilities / Equity	\$148,426.23	\$38,709.01	\$187,135.24

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
40000 - Assessments	66,912.84	352,805.17	(285,892.33)	663,015.13	4,233,661.60	(3,570,646.47)	4,233,661.60
43099 - Resale Capital Contribution	-	-	-	3,000.00	-	3,000.00	-
44005 - Late Fees	(25.00)	-	(25.00)	350.00	-	350.00	-
44010 - Owner Interest	(373.24)	-	(373.24)	918.85	-	918.85	-
44015 - Owner NSF Fees	-	-	-	20.00	-	20.00	-
44055 - Gate Key Cards	175.00	50.00	125.00	1,225.00	600.00	625.00	600.00
44070 - Interest - Cash Accounts	3.56	-	3.56	31.19	-	31.19	-
44095 - Lifestyles - Activities	2,896.00	5,000.00	(2,104.00)	12,064.00	60,000.00	(47,936.00)	60,000.00
44135 - Room Rental	-	150.00	(150.00)	-	1,800.00	(1,800.00)	1,800.00
44160 - Sage Cost Share Income	-	833.37	(833.37)	20,404.00	10,000.00	10,404.00	10,000.00
Total Income	69,589.16	358,838.54	(289,249.38)	701,028.17	4,306,061.60	(3,605,033.43)	4,306,061.60

Expense

Administrative Expense

51005 - Accounting Fees	-	1,020.87	1,020.87	-	12,250.00	12,250.00	12,250.00
51025 - Annual Report	-	-	-	61.25	61.25	-	61.25
51035 - Bank Charges & Coupon Books	754.85	392.12	(362.73)	1,367.62	4,705.00	3,337.38	4,705.00
51045 - Copies & Printing	20.60	500.00	479.40	1,351.00	6,000.00	4,649.00	6,000.00
51070 - IT Support	1,450.99	466.98	(984.01)	20,913.64	5,603.76	(15,309.88)	5,603.76
51080 - Legal Fees - General	-	500.00	500.00	75.00	6,000.00	5,925.00	6,000.00
51085 - Licenses & Permits	412.25	100.00	(312.25)	412.25	1,200.00	787.75	1,200.00
51100 - Management Fees	1,581.00	7,998.50	6,417.50	15,146.83	95,982.00	80,835.17	95,982.00
51115 - Office Supplies	281.21	500.00	218.79	4,139.23	6,000.00	1,860.77	6,000.00
51120 - Postage, Mail & Invoice Processing	64.40	666.63	602.23	1,089.78	8,000.00	6,910.22	8,000.00
Total Administrative Expense	4,565.30	12,145.10	7,579.80	44,556.60	145,802.01	101,245.41	145,802.01

Insurance Expense

55025 - Property & Liability	2,458.44	6,250.00	3,791.56	24,301.24	75,000.00	50,698.76	75,000.00
Total Insurance Expense	2,458.44	6,250.00	3,791.56	24,301.24	75,000.00	50,698.76	75,000.00

Payroll Expense

50005 - Resident Services	20,768.63	30,803.59	10,034.96	141,983.35	369,642.97	227,659.62	369,642.97
50015 - Training	97.00	250.00	153.00	390.06	3,000.00	2,609.94	3,000.00
50025 - Payroll Administration	11,421.37	3,080.34	(8,341.03)	14,263.09	36,964.30	22,701.21	36,964.30
50070 - Uniforms	-	291.63	291.63	200.00	3,500.00	3,300.00	3,500.00
Total Payroll Expense	32,287.00	34,425.56	2,138.56	156,836.50	413,107.27	256,270.77	413,107.27

Contracts

58000 - Bulk Cable	8,978.36	50,098.84	41,120.48	92,727.88	601,186.08	508,458.20	601,186.08
58005 - Waterway & Fountain PM	4,858.48	6,063.63	1,205.15	57,701.72	72,764.00	15,062.28	72,764.00
58010 - Fitness Equipment PM	-	175.00	175.00	-	2,100.00	2,100.00	2,100.00

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
58015 - HVAC PM	-	416.63	416.63	-	5,000.00	5,000.00	5,000.00
58035 - Fire Protection	-	350.00	350.00	-	4,200.00	4,200.00	4,200.00
58050 - Landscape Contract - Common Area	5,460.00	44,852.00	39,392.00	66,270.00	538,224.00	471,954.00	538,224.00
58150 - Envera Monitoring	2,643.71	4,339.77	1,696.06	28,671.19	52,077.24	23,406.05	52,077.24
58160 - Janitorial	145.81	6,250.00	6,104.19	1,465.81	75,000.00	73,534.19	75,000.00
58165 - Preserve Maintenance	-	1,666.63	1,666.63	-	20,000.00	20,000.00	20,000.00
58190 - Leased Equipment	141.50	175.00	33.50	2,121.20	2,100.00	(21.20)	2,100.00
58195 - Pool Service Contract	-	2,300.00	2,300.00	-	27,600.00	27,600.00	27,600.00
58200 - Landscaping - Irrigation Pump	2,809.55	458.37	(2,351.18)	10,064.91	5,500.00	(4,564.91)	5,500.00
58240 - Waterway Monitoring	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
58900 - Vehicular Access Control	13,155.98	8,750.00	(4,405.98)	81,689.44	105,000.00	23,310.56	105,000.00
Total Contracts	38,193.39	126,395.87	88,202.48	340,712.15	1,516,751.32	1,176,039.17	1,516,751.32
Amenity/Pool Expense							
52005 - Pest Control	-	321.00	321.00	-	3,852.00	3,852.00	3,852.00
52025 - Clubhouse Maintenance	-	500.00	500.00	-	6,000.00	6,000.00	6,000.00
52030 - Clubhouse Janitorial Supplies	-	700.00	700.00	-	8,400.00	8,400.00	8,400.00
52040 - Lighting & Fixtures	-	300.00	300.00	-	3,600.00	3,600.00	3,600.00
52050 - Doors & Locks	-	50.00	50.00	-	600.00	600.00	600.00
52055 - Fire Protection R&M	-	125.00	125.00	-	1,500.00	1,500.00	1,500.00
52060 - Fitness Equipment Maintenance	-	208.37	208.37	-	2,500.00	2,500.00	2,500.00
52075 - Holiday Decorations	7,526.35	833.37	(6,692.98)	11,710.10	10,000.00	(1,710.10)	10,000.00
52080 - AC Repairs and Maintenance	-	316.63	316.63	-	3,800.00	3,800.00	3,800.00
52090 - Lifestyle Program	2,581.06	5,000.00	2,418.94	24,759.29	60,000.00	35,240.71	60,000.00
52130 - Recreational Center Repairs	956.58	250.00	(706.58)	956.58	3,000.00	2,043.42	3,000.00
52135 - Recreational Supplies	-	150.00	150.00	2,435.92	1,800.00	(635.92)	1,800.00
52190 - Pool Repairs & Maintenance	-	750.00	750.00	-	9,000.00	9,000.00	9,000.00
52200 - Pool Supplies	-	250.00	250.00	-	3,000.00	3,000.00	3,000.00
Total Amenity/Pool Expense	11,063.99	9,754.37	(1,309.62)	39,861.89	117,052.00	77,190.11	117,052.00
Maintenance							
56010 - Access Control - Gates/Proxy/Barcodes	-	875.00	875.00	110.85	10,500.00	10,389.15	10,500.00
56020 - Landscape - Irrigation Repairs	177.00	600.00	423.00	8,529.00	7,200.00	(1,329.00)	7,200.00
56025 - Exterior Maintenance	800.00	541.63	(258.37)	13,267.20	6,500.00	(6,767.20)	6,500.00
56030 - Landscape - Mulch/Pinestraw	-	3,500.00	3,500.00	2,736.00	42,000.00	39,264.00	42,000.00
56035 - Landscape Replacement - Common	9,345.00	2,916.63	(6,428.37)	36,572.00	35,000.00	(1,572.00)	35,000.00
56045 - Landscape - Tree Trimming	-	666.63	666.63	-	8,000.00	8,000.00	8,000.00
56055 - Waterway/Fountain Maintenance & Repairs	-	266.63	266.63	4,502.50	3,200.00	(1,302.50)	3,200.00
56065 - Gatehouse Maintenance & Repair	-	150.00	150.00	260.93	1,800.00	1,539.07	1,800.00

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 12/1/2024 - 12/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
56080 - Landscape - Lighting & Fixtures	-	150.00	150.00	-	1,800.00	1,800.00	1,800.00
56155 - Sign Maintenance	-	150.00	150.00	759.09	1,800.00	1,040.91	1,800.00
56175 - Golf Cart Maintenance	-	150.00	150.00	-	1,800.00	1,800.00	1,800.00
Total Maintenance	10,322.00	9,966.52	(355.48)	66,737.57	119,600.00	52,862.43	119,600.00
Garden Series 40' & 45' Lots							
80400 - Contracted Landscape Maintenance - 40'	4,620.00	22,230.00	17,610.00	48,090.00	266,760.00	218,670.00	266,760.00
80410 - Irrigation Repairs - 40'	90.00	3,705.00	3,615.00	1,794.50	44,460.00	42,665.50	44,460.00
80440 - Landscape Replacement - 40'	1,050.00	494.00	(556.00)	1,368.00	5,928.00	4,560.00	5,928.00
80450 - Mulch - 40'	-	3,211.00	3,211.00	3,868.80	38,532.00	34,663.20	38,532.00
Total Garden Series 40' & 45' Lots	5,760.00	29,640.00	23,880.00	55,121.30	355,680.00	300,558.70	355,680.00
Classic Series 50' Lots							
80500 - Contracted Landscape Maintenance - 50'	11,322.00	44,736.00	33,414.00	122,544.00	536,832.00	414,288.00	536,832.00
80510 - Irrigation Repairs - 50'	585.00	6,990.00	6,405.00	3,031.25	83,880.00	80,848.75	83,880.00
80540 - Landscape Replacement - 50'	1,490.00	1,398.00	(92.00)	2,339.00	16,776.00	14,437.00	16,776.00
80550 - Mulch - 50'	-	6,524.00	6,524.00	7,616.70	78,288.00	70,671.30	78,288.00
Total Classic Series 50' Lots	13,397.00	59,648.00	46,251.00	135,530.95	715,776.00	580,245.05	715,776.00
Estate Series 64' Lots							
80600 - Contracted Landscape Maintenance - 64'	6,572.00	24,852.00	18,280.00	70,556.00	298,224.00	227,668.00	298,224.00
80610 - Irrigation Repairs - 64'	345.00	3,420.00	3,075.00	1,974.25	41,040.00	39,065.75	41,040.00
80640 - Landscape Replacement - 64'	954.00	684.00	(270.00)	1,666.00	8,208.00	6,542.00	8,208.00
80650 - Mulch - 64'	-	3,420.00	3,420.00	3,915.00	41,040.00	37,125.00	41,040.00
Total Estate Series 64' Lots	7,871.00	32,376.00	24,505.00	78,111.25	388,512.00	310,400.75	388,512.00
Utility Expense							
57010 - Electricity	5,690.50	3,333.37	(2,357.13)	70,202.07	40,000.00	(30,202.07)	40,000.00
57050 - Electricity - Street Lights	9,226.39	13,464.25	4,237.86	81,097.96	161,571.00	80,473.04	161,571.00
57065 - Natural Gas	-	2,916.63	2,916.63	-	35,000.00	35,000.00	35,000.00
57075 - Telephone	329.60	800.00	470.40	2,218.50	9,600.00	7,381.50	9,600.00
57100 - Water & Sewer	48.41	1,250.00	1,201.59	608.52	15,000.00	14,391.48	15,000.00
Total Utility Expense	15,294.90	21,764.25	6,469.35	154,127.05	261,171.00	107,043.95	261,171.00
Reserve Expense							
99000 - Pooled	3,255.00	16,467.50	13,212.50	31,342.50	197,610.00	166,267.50	197,610.00
Total Reserve Expense	3,255.00	16,467.50	13,212.50	31,342.50	197,610.00	166,267.50	197,610.00
Total Expense	144,468.02	358,833.17	214,365.15	1,127,239.00	4,306,061.60	3,178,822.60	4,306,061.60
Net Income (Loss)	(74,878.86)	5.37	(74,884.23)	(426,210.83)	-	(426,210.83)	-
Net Total	(74,878.86)	5.37	(74,884.23)	(426,210.83)	-	(426,210.83)	-

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

			Current	
	Beginning Balance	Debit	Credit	Ending Balance
11100 - Alliance Operating	29,999.98	205,000.49	138,395.21	96,605.26
Date	Description	Debit	Credit	Type
12/02/2024	Post Item - Global Payments Bank Charges	-	137.14	Invoice
12/02/2024	24365 - Bob Lee Electric Inc - Outlet installation at the roundabout	-	9,930.37	Invoice
12/02/2024	747812 - ENVERA - Gate Monitoring 12/01/2024 - 12/31/2024	-	2,587.48	Invoice
12/02/2024	Post Item - Global Payment Charges - Leased Equipment	-	141.50	Invoice
12/02/2024	56956 - NORTHSTAR TECHNOLOGIES INC - December 2024 Monthly Subscription	-	1,521.00	Invoice
12/02/2024	59883 - Signet Pool - Monument Fountain - December Contract	-	850.00	Invoice
12/02/2024	1674719 - Access Residential Management	-	1,581.00	Invoice
12/03/2024	eCheck (Vantaca Pay) Recurring Payment	999.42	-	Owner Payment
12/03/2024	Deposit Refundable Security Deposit-7004 Chapel Creek-Timothy Martin-ABV	500.00	-	Deposit
12/03/2024	ALLIANCE ASSOCIATION FINANCIAL - Bank Fee Charged in Error - Bank to Reimburse	-	35.00	Invoice
12/04/2024	eCheck (Vantaca Pay) Recurring Payment	1,204.09	-	Owner Payment
12/05/2024	Check	360.64	-	Owner Payment
12/05/2024	Post Item - Dusty Boots Tour - Paid for on TWH Credit Card	-	51.41	Invoice
12/05/2024	CC Club - Website600017 Gregory, Brett / MRC-19-127	72.10	-	GL Entry
12/06/2024	64387 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.16.24- 11.22.2024	-	2,141.67	Invoice
12/08/2024	eCheck (Vantaca Pay) Recurring Payment	25.00	-	Owner Payment
12/09/2024	CC Club - Website600249 Bronersky, Gerald Alan / MRC-19-131	30.90	-	GL Entry
12/09/2024	CC Club - Website600061 Walter, John / MRC-19-129 / CC Club - Website600163 Hart, Sandra S / MRC-19-130	222.48	-	GL Entry
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DWOC Guard Hse 10.24.24-11.24.24	-	142.36	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7506 Paradise Tree LS 10.24.24-11.24.24	-	47.75	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - Street lights 10.24.24-11.24.24	-	7,092.45	Invoice
12/10/2024	112624-1310434-4 - LEE COUNTY UTILITIES - Acct 1310434-4 7220 DWOC FNTN - 10.24.24-11.23.24	-	33.73	Invoice
12/10/2024	112624-1310436-9 - LEE COUNTY UTILITIES - Acct 1310436-9 7220 DWOC GHSE 10.24.24-11.23.24	-	18.49	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7357 DWOC #LS 10.24.24-11.24.24	-	65.76	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 17515 Winding Oak Ln Irrig. Pump 10.24.24-11.24.24	-	3,195.81	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN # LS 10.24.24-11.24.24	-	132.40	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DWOC #Lake Areat 10.24.24-11.24.24	-	57.23	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		29,999.98	205,000.49	138,395.21	96,605.26
Date	Description		Debit	Credit	Type
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DWOC #West Entry 10.24.24-11.24.24		-	403.35	Invoice
12/10/2024	Deficit Funding-Pulte Group-KR		111,779.73	-	GL Entry
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 0 DWOC c/E North 10.24.24-11.24.24		-	370.89	Invoice
12/10/2024	Batched Check		1,131.90	-	Owner Payment
12/11/2024	748473 - ENVERA - Virtual Gate Guard Monitoring 11/08/24-12-31-24		-	53.06	Invoice
12/11/2024	DOC57409 - Owner Refund - Owner Refund for Acct: DOC57409		-	1,081.90	Invoice
12/11/2024	Credit Card (Vantaca Pay) One time payment		12.78	-	Owner Payment
12/11/2024	64490 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.23.24- 11.29.2024		-	2,294.65	Invoice
12/11/2024	94496 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17314 Leaning Oak Trail		-	318.00	Invoice
12/11/2024	PI-A00015829 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Dec. 2024 - Mosquito Control Services		-	2,316.40	Invoice
12/11/2024	64646 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.30.24- 12.06.2024		-	2,141.67	Invoice
12/11/2024	91016 - FIT FOREVER, LLC - November Fitness Classes		-	675.00	Invoice
12/11/2024	PSI128336 - SOLITUDE LAKE MANAGEMENT LLC - December 2024 Lake Maintenance Service - Contract		-	1,692.08	Invoice
12/11/2024	INV000007968 - ENVERA - Deposit invoice for the additional cameras per agreement		-	1,111.12	Invoice
12/11/2024	Check		78.18	-	Owner Payment
12/11/2024	DOC-2024-1206 - ACR SERVICES - Bi-Weekly Payroll		-	7,160.10	Invoice
12/12/2024	2024-11 - Access Residential Management - Postage		-	35.02	Invoice
12/12/2024	2024-11 - Access Residential Management - New Owner Coupons		-	17.05	Invoice
12/12/2024	2024-11 - Access Residential Management - Invoice Processing		-	19.20	Invoice
12/12/2024	120424 - Pulte Group, Inc - Pulte LCEC refund		-	180.72	Invoice
12/12/2024	Batched Credit Distribution		62.78	62.78	Credit Distribution
12/12/2024	2024-11 - Access Residential Management - VOIP Phone Line		-	23.68	Invoice
12/12/2024	2024-11 - Access Residential Management - Printing, Copies & Scans		-	13.99	Invoice
12/12/2024	Check Payment as per closing (F&B) - SS		480.00	-	Owner Payment
12/12/2024	Batched Check Payment as per closing - SS		2,932.52	-	Owner Payment
12/12/2024	Batched Credit Card (Vantaca Pay) One time payment		50.00	-	Owner Payment
12/12/2024	3272 - JENNIFER GILMORE SINGS INC - Holiday Extravaganza		-	2,000.00	Invoice
12/12/2024	2024-11 - Access Residential Management - Additional Bank Recs		-	71.09	Invoice
12/13/2024	Batched Deposit Refundable Security Deposit-7015 Del Webb Oak-Dan Sater-IG		6,000.00	-	Deposit

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
11100 - Alliance Operating		29,999.98	205,000.49	138,395.21	96,605.26
Date	Description		Debit	Credit	Type
12/13/2024	Deposit Refundable Security Deposit-7095 Chapel Creek Ln-Louis Grasso-IG		500.00	-	Deposit
12/13/2024	Batched Deposit Refundable Security Deposit-7481 Blue Salvia Dr-James Massey-IG		6,000.00	-	Deposit
12/13/2024	Deposit Refundable Security Deposit-17380 Leaniong Oak Trail-Brett Gregory-IG		6,000.00	-	Deposit
12/13/2024	Batched Deposit Refundable Security Deposit-7004 Chapel Creek Ln-Timothy Martin-IG		5,500.00	-	Deposit
12/13/2024	Deposit Refundable Security Deposit-17377 Leaning Oak Trail-John Moyer-IG		6,000.00	-	Deposit
12/13/2024	CC Club - Website600009 Kroboth, Denise / MRC-19-132		208.06	-	GL Entry
12/15/2024	eCheck (Vantaca Pay) Recurring Payment		1,081.90	-	Owner Payment
12/16/2024	94959-18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 17571 Winding Oak Ln		-	90.00	Invoice
12/16/2024	94971 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 7092 DWOC		-	90.00	Invoice
12/16/2024	94970 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 7513 Paradise Tree		-	90.00	Invoice
12/16/2024	94974 -12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 17337 Green Buttonwood		-	90.00	Invoice
12/16/2024	94976-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 17590 Winding Oak Lake		-	90.00	Invoice
12/16/2024	94969 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Annuals Replacement		-	9,345.00	Invoice
12/16/2024	94975-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 7526 Paradise Tree		-	90.00	Invoice
12/16/2024	94974 -12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17337 Green Buttonwood		-	120.00	Invoice
12/16/2024	94959-18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17571 Winding Oak Ln		-	274.00	Invoice
12/16/2024	94973-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 7090 DWOC		-	318.00	Invoice
12/16/2024	94970 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 7513 Paradise Tree		-	500.00	Invoice
12/16/2024	94975-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 7526 Paradise Tree		-	132.00	Invoice
12/16/2024	94976-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17590 Winding Oak Ln		-	192.00	Invoice
12/16/2024	120524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		-	1,675.54	Invoice
12/16/2024	94971 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Sod replacement 7092 DWOC		-	860.00	Invoice
12/16/2024	14981 - LMG All Cleaning Services LLC - Guard House Cleaning 12.05.2024		-	80.00	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		29,999.98	205,000.49	138,395.21	96,605.26
Date	Description		Debit	Credit	Type
12/16/2024	Check		360.63	-	Owner Payment
12/16/2024	CC Club - Website600123 Gordon, Esther / MRC-19-133 / CC Club - Website600122 Cabrera, Cecilio / MRC-19-134		30.90	-	GL Entry
12/16/2024	CC Club - Website600016 Gregory, Christine / MRC-19-135 - CC Club - Website600017 Gregory, Brett / MRC-19-136		46.35	-	GL Entry
12/17/2024	Void Duplicate on ACH ...3876		-	1,057.90	Void
12/17/2024	CC Club - Website600208 Dickman, Norman / MRC-19-137		41.20	-	GL Entry
12/17/2024	ALLIANCE ASSOCIATION FINANCIAL - Credit Card Payment		-	3,180.53	Invoice
12/18/2024	95060-03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 7021 DWOC		-	165.00	Invoice
12/18/2024	95060-03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair Common Area		-	177.00	Invoice
12/18/2024	Credit Card (Vantaca Pay) One time payment		1,204.09	-	Owner Payment
12/18/2024	Batched Check		8,159.08	-	Owner Payment
12/18/2024	95153 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 17353 Green Buttonwood		-	225.00	Invoice
12/18/2024	95060-03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 17353 Green Buttonwood		-	90.00	Invoice
12/18/2024	eCheck (Vantaca Pay) Recurring Payment		1,123.90	-	Owner Payment
12/18/2024	64881 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 12.07.2024-12-13-2024		-	2,141.67	Invoice
12/18/2024	ALLIANCE ASSOCIATION FINANCIAL - Bank Fee Charged in Error - Bank to Reimburse		-	35.00	Invoice
12/20/2024	95181-18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - December 2024- Contract Monthly Maintenance Common Area		-	5,460.00	Invoice
12/20/2024	Check		1,160.14	-	Owner Payment
12/20/2024	95180-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Maintenance - 102 - 50' lots		-	11,322.00	Invoice
12/20/2024	95180-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Maintenance - 44 - 40' lots		-	4,620.00	Invoice
12/20/2024	95180-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Maintenance - 53 - 64' lots		-	6,572.00	Invoice
12/20/2024	Check - Club600206 Stroplos, George Steven		30.00	-	GL Entry
12/20/2024	184477 - HOOVER PUMPING SYSTEMS CORPORATION - Filter cleaning		-	2,488.72	Invoice
12/20/2024	95310 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant Replacement Model Homes		-	210.00	Invoice
12/20/2024	65057 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 12.14.2024-12-20-2024		-	2,141.67	Invoice
12/20/2024	120524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 12/18/24-01/17/25		-	329.60	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		29,999.98	205,000.49	138,395.21	96,605.26
Date	Description		Debit	Credit	Type
12/23/2024	Batched Check		1,219.09	-	Owner Payment
12/23/2024	CC Club - Website600131 Kitterman, Sandra Louise / MRC-19-142		51.50	-	GL Entry
12/23/2024	CC Club - Website600061 Walter, John / MRC-19-140		20.60	-	GL Entry
12/24/2024	eCheck (Vantaca Pay) Scheduled Payment		1,160.14	-	Owner Payment
12/24/2024	Batched Check		5,936.65	-	Owner Payment
12/26/2024	Batched Check		4,903.56	-	Owner Payment
12/27/2024	eCheck (Vantaca Pay) Scheduled Payment		1,095.13	-	Owner Payment
12/27/2024	Check		1,160.14	-	Owner Payment
12/27/2024	DOC-2024-1220 - ACR SERVICES - Bi-Weekly Payroll		-	15,892.21	Invoice
12/28/2024	Credit Card (Vantaca Pay) Recurring Payment		1,081.90	-	Owner Payment
12/30/2024	PRA-112124-14404 - PAGE PER PAGE - Coupon Books 2025		-	638.80	Invoice
12/30/2024	95383 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Sod Replacement 17358 Leaning Oak Trail		-	340.00	Invoice
12/30/2024	78917 - WELCH TENNIS COURTS, INC - Clay for bocce courts		-	956.58	Invoice
12/30/2024	240699 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Cabbage Palm Replacement 7121 DWOC		-	548.00	Invoice
12/30/2024	Batched Check		11,288.23	-	Owner Payment
12/30/2024	122724 - DOC75761 - Owner Refund - Owner ARC Refund for Acct: DOC75761 Pool Installation - Thomas A. Nicklin, Karen L. Nicklin		-	1,500.00	Invoice
12/30/2024	ALLIANCE ASSOCIATION FINANCIAL - Bank Fee Charged in Error - Bank to Reimburse		-	35.00	Invoice
12/31/2024	Batched eCheck (Vantaca Pay) One time payment		1,145.13	-	Owner Payment
12/31/2024	eCheck (Vantaca Pay) Scheduled Payment		1,160.14	-	Owner Payment
12/31/2024	eCheck (Vantaca Pay) Recurring Payment		1,081.90	-	Owner Payment
12/31/2024	December Interest		2.22	-	GL Entry
12/31/2024	ALLIANCE ASSOCIATION FINANCIAL - Bank Fee Charged in Error - Bank to Reimburse		-	35.00	Invoice
12/31/2024	Batched Check		8,065.33	-	Owner Payment
12/31/2024	Batched Check In Office Payment - KR		2,240.06	-	Owner Payment
12/31/2024	DOC-2024-INS-12 - ACR SERVICES - Monthly Insurance Rebill		-	1,823.56	Invoice
12/31/2024	Transfer to Alliance Reserve - 9855 - December Reserve - 186 Lots		-	3,255.00	Transfer
12/31/2024	DOC-2025-0103 - ACR SERVICES - Bi-Weekly Payroll		-	7,314.13	Invoice
11115 - Alliance Reserve		35,392.37	3,316.64	-	38,709.01
Date	Description		Debit	Credit	Type
12/31/2024	Transfer from Alliance Operating - 4477 - December Reserve - 186 Lots		3,255.00	-	Transfer
12/31/2024	December Interest		61.64	-	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11115 - Alliance Reserve		35,392.37	3,316.64	-	38,709.01
Date	Description		Debit	Credit	Type
11133 - Alliance - Lifestyle / F&B		695.23	216.34	-	911.57
Date	Description		Debit	Credit	Type
12/18/2024	Check - Club600145 Graszer, Lisa L		155.00	-	GL Entry
12/19/2024	Check - Club600267 Lichtman, Lawrence Alan		30.00	-	GL Entry
12/31/2024	December Interest		1.34	-	GL Entry
12/31/2024	Check - Club600216 Gordon, Debra L.		30.00	-	GL Entry
12000 - Accounts Receivable - HOA		3,782.72	3,443.63	2,696.75	4,529.60
Date	Description		Debit	Credit	Type
12/03/2024	Access Control Device Gate Key - 17377 Leaning Oak Trail-Moyer-KR		50.00	-	Owner Charge
12/03/2024	Access Control Device 2 RFID Stickers-7038 Del Webb Oak Creek Blvd-Dieter-KR		50.00	-	Owner Charge
12/12/2024	Batched Credit Distribution		-	62.78	Credit Distribution
12/12/2024	Assessment - 40' Scenic Series w/ Amenity Credit November 2024 - Prorated Monthly Assessment		471.46	-	Owner Charge
12/12/2024	Initial Capital Contribution 7060 Chapel Creek Lane - Lot 168		500.00	-	Owner Charge
12/12/2024	Initial Capital Contribution 7397 Blue Salvia Drive - Lot 291		500.00	-	Owner Charge
12/12/2024	Assessment - 50' Lot Distinctive Series w/ Amenity Credit December 2024 - Prorated Quarterly Assessment		341.03	-	Owner Charge
12/12/2024	Batched Check Payment as per closing - SS		-	1,812.49	Owner Payment
12/12/2024	Credit Card (Vantaca Pay) One time payment		-	25.00	Owner Payment
12/12/2024	Access Control Device Car sticker-17358 Leaning Oak Trail-Karen Larkin-IG		25.00	-	Owner Charge
12/13/2024	Batched Adjustment Approved waiver of late fees and interest per the CAM/BOD-ABV		-	398.24	Adjustment
12/14/2024	Batched Credit Distribution		398.24	398.24	Credit Distribution
12/17/2024	Void Duplicate on ACH ...3876		1,057.90	-	Void
12/23/2024	Access Control Device Purchase of 2 access control devices-ABV		50.00	-	Owner Charge
12999 - AR - POA		3,960.00	2,896.00	948.00	5,908.00
Date	Description		Debit	Credit	Type
12/05/2024	Batched CC Club - Website600017 Gregory, Brett / MRC-19-127		-	70.00	GL Entry
12/09/2024	CC Club - Website600249 Bronersky, Gerald Alan / MRC-19-131		-	30.00	GL Entry
12/09/2024	Batched CC Club - Website600061 Walter, John / MRC-19-129 / CC Club - Website600163 Hart, Sandra S / MRC-19-130		-	216.00	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
12999 - AR - POA		3,960.00	2,896.00	948.00	5,908.00
Date	Description		Debit	Credit	Type
12/13/2024	CC Club - Website600009 Kroboth, Denise / MRC-19-132		-	202.00	GL Entry
12/16/2024	CC Club - Website600123 Gordon, Esther / MRC-19-133 / CC Club - Website600122 Cabrera, Cecilio / MRC-19-134		-	30.00	GL Entry
12/16/2024	CC Club - Website600016 Gregory, Christine / MRC-19-135 - CC Club - Website600017 Gregory, Brett / MRC-19-136		-	45.00	GL Entry
12/17/2024	CC Club - Website600208 Dickman, Norman / MRC-19-137		-	40.00	GL Entry
12/18/2024	Check - Club600145 Graszer, Lisa L		-	155.00	GL Entry
12/19/2024	Check - Club600267 Lichtman, Lawrence Alan		-	30.00	GL Entry
12/20/2024	Check - Club600206 Stroplos, George Steven		-	30.00	GL Entry
12/23/2024	CC Club - Website600131 Kitterman, Sandra Louise / MRC-19-142		-	50.00	GL Entry
12/23/2024	CC Club - Website600061 Walter, John / MRC-19-140		-	20.00	GL Entry
12/31/2024	December Lifestyle Event Revenue		2,896.00	-	GL Entry
12/31/2024	Check - Club600216 Gordon, Debra L.		-	30.00	GL Entry
13000 - Prepaid Insurance		8,905.96	-	2,458.44	6,447.52
Date	Description		Debit	Credit	Type
12/31/2024	Expense Prepaid Insurance		-	2,458.44	GL Entry
13005 - Prepaid Expenses Other		5,825.03	1,236.75	2,462.50	4,599.28
Date	Description		Debit	Credit	Type
12/31/2024	Hoover Pumping Sub Well Lake Refill - Annual Contract		-	320.83	GL Entry
12/31/2024	Motion Picture License - Motion Picture License - October 2024-October 2025 - Remaining Months to Expense		1,236.75	-	GL Entry
12/31/2024	Correction on Ramco Invoice		-	2,141.67	GL Entry
14000 - Deposits - Utilities		1,340.00	200.00	-	1,540.00
Date	Description		Debit	Credit	Type
12/31/2024	LCEC December Service Accrual		200.00	-	GL Entry
14025 - Due from Other		0.00	140.00	-	140.00
Date	Description		Debit	Credit	Type
12/03/2024	ALLIANCE ASSOCIATION FINANCIAL - Bank Fee Charged in Error - Bank to Reimburse		35.00	-	Invoice
12/18/2024	ALLIANCE ASSOCIATION FINANCIAL - Bank Fee Charged in Error - Bank to Reimburse		35.00	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
14025 - Due from Other		0.00	140.00	-	140.00
Date	Description		Debit	Credit	Type
12/30/2024	ALLIANCE ASSOCIATION FINANCIAL - Bank Fee Charged in Error - Bank to Reimburse		35.00	-	Invoice
12/31/2024	ALLIANCE ASSOCIATION FINANCIAL - Bank Fee Charged in Error - Bank to Reimburse		35.00	-	Invoice
16050 - Property & Equipment		45,400.00	-	-	45,400.00
Date	Description		Debit	Credit	Type
16051 - Accumulated Depreciation		-17,655.00	-	-	-17,655.00
Date	Description		Debit	Credit	Type
19999 - Credit Memo		0.00	200.00	200.00	0.00
Date	Description		Debit	Credit	Type
12/11/2024	2024-11 - Access Residential Management - New Owner Coupons		-	18.95	Invoice
12/11/2024	Credit Memo: 2024-11 Admin_DOC Zoom Phone Credit		200.00	-	GL Entry
12/11/2024	2024-11 - Access Residential Management - Printing, Copies & Scans		-	15.56	Invoice
12/11/2024	2024-11 - Access Residential Management - VOIP Phone Line		-	26.32	Invoice
12/11/2024	2024-11 - Access Residential Management - Postage		-	38.91	Invoice
12/11/2024	2024-11 - Access Residential Management - Invoice Processing		-	21.35	Invoice
12/11/2024	2024-11 - Access Residential Management - Additional Bank Recs		-	78.91	Invoice
20100 - Accounts Payable		-28,464.12	134,219.53	128,062.70	-22,307.29
Date	Description		Debit	Credit	Type
12/01/2024	747812 - ENVERA - Gate Monitoring 12/01/2024 - 12/31/2024		-	2,587.48	Invoice
12/01/2024	PSI128336 - SOLITUDE LAKE MANAGEMENT LLC - December 2024 Lake Maintenance Service - Contract		-	1,692.08	Invoice
12/01/2024	2024000-00012 - BLUE STREAM COMMUNICATIONS, LLC - December 2024 Bulk Cable Contract - 174 homes		-	9,120.78	Invoice
12/01/2024	56956 - NORTHSTAR TECHNOLOGIES INC - December 2024 Monthly Subscription		-	1,521.00	Invoice
12/01/2024	59883 - Signet Pool - Monument Fountain - December Contract		-	850.00	Invoice
12/01/2024	PI-A00015829 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Dec. 2024 - Mosquito Control Services		-	2,316.40	Invoice
12/01/2024	64646 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.30.24- 12.06.2024		-	2,141.67	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-28,464.12	134,219.53	128,062.70	-22,307.29
Date	Description		Debit	Credit	Type
12/01/2024	1674719 - Access Residential Management		-	1,581.00	Invoice
12/02/2024	Batched Post Item - Global Payments Bank Charges		137.14	137.14	Invoice
12/02/2024	747812 - ENVERA - Gate Monitoring 12/01/2024 - 12/31/2024		2,587.48	-	Invoice
12/02/2024	59883 - Signet Pool - Monument Fountain - December Contract		850.00	-	Invoice
12/02/2024	56956 - NORTHSTAR TECHNOLOGIES INC - December 2024 Monthly Subscription		1,521.00	-	Invoice
12/02/2024	24365 - Bob Lee Electric Inc - Outlet installation at the roundabout		9,930.37	-	Invoice
12/02/2024	Batched Post Item - Global Payment Charges - Leased Equipment		141.50	141.50	Invoice
12/02/2024	1674719 - Access Residential Management		1,581.00	-	Invoice
12/03/2024	Batched ALLIANCE ASSOCIATION FINANCIAL - Bank Fee Charged in Error - Bank to Reimburse		35.00	35.00	Invoice
12/03/2024	DOC-2024-1206 - ACR SERVICES - Bi-Weekly Payroll		-	7,160.10	Invoice
12/04/2024	94975-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 7526 Paradise Tree		-	132.00	Invoice
12/04/2024	120424 - Pulte Group, Inc - Pulte LCEC refund		-	180.72	Invoice
12/04/2024	94975-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 7526 Paradise Tree		-	90.00	Invoice
12/04/2024	94976-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 17590 Winding Oak Lake		-	90.00	Invoice
12/04/2024	94976-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17590 Winding Oak Ln		-	192.00	Invoice
12/04/2024	PRA-112124-14404 - PAGE PER PAGE - Coupon Books 2025		-	638.80	Invoice
12/05/2024	14981 - LMG All Cleaning Services LLC - Guard House Cleaning 12.05.2024		-	80.00	Invoice
12/05/2024	Batched Post Item - Dusty Boots Tour - Paid for on TWH Credit Card		51.41	51.41	Invoice
12/05/2024	120524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		-	1,675.54	Invoice
12/05/2024	120524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 12/18/24-01/17/25		-	329.60	Invoice
12/06/2024	94974 -12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17337 Green Buttonwood		-	120.00	Invoice
12/06/2024	94959-18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17571 Winding Oak Ln		-	274.00	Invoice
12/06/2024	94959-18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 17571 Winding Oak Ln		-	90.00	Invoice
12/06/2024	94971 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 7092 DWOC		-	90.00	Invoice
12/06/2024	94973-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 7090 DWOC		-	318.00	Invoice
12/06/2024	94971 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Sod replacement 7092 DWOC		-	860.00	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

			Current	
	Beginning Balance	Debit	Credit	Ending Balance
20100 - Accounts Payable	-28,464.12	134,219.53	128,062.70	-22,307.29
Date	Description	Debit	Credit	Type
12/06/2024	94969 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Annuals Replacement	-	9,345.00	Invoice
12/06/2024	78917 - WELCH TENNIS COURTS, INC - Clay for bocce courts	-	956.58	Invoice
12/06/2024	94970 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 7513 Paradise Tree	-	500.00	Invoice
12/06/2024	94974 -12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 17337 Green Buttonwood	-	90.00	Invoice
12/06/2024	94970 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 7513 Paradise Tree	-	90.00	Invoice
12/06/2024	64387 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.16.24- 11.22.2024	2,141.67	-	Invoice
12/07/2024	95060-03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair Common Area	-	177.00	Invoice
12/07/2024	95060-03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 7021 DWOC	-	165.00	Invoice
12/07/2024	95060-03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 17353 Green Buttonwood	-	90.00	Invoice
12/07/2024	95153 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 17353 Green Buttonwood	-	225.00	Invoice
12/08/2024	64881 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 12.07.2024-12-13-2024	-	2,141.67	Invoice
12/09/2024	DOC57409 - Owner Refund - Owner Refund for Acct: DOC57409	-	1,081.90	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7357 DWOC #LS 10.24.24-11.24.24	65.76	-	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7506 Paradise Tree LS 10.24.24-11.24.24	47.75	-	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - Street lights 10.24.24-11.24.24	7,092.45	-	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN # LS 10.24.24-11.24.24	132.40	-	Invoice
12/10/2024	112624-1310434-4 - LEE COUNTY UTILITIES - Acct 1310434-4 7220 DWOC FNTN - 10.24.24-11.23.24	33.73	-	Invoice
12/10/2024	112624-1310436-9 - LEE COUNTY UTILITIES - Acct 1310436-9 7220 DWOC GHSE 10.24.24-11.23.24	18.49	-	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DWOC #Lake Areat 10.24.24-11.24.24	57.23	-	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DWOC #West Entry 10.24.24-11.24.24	403.35	-	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DWOC Guard Hse 10.24.24-11.24.24	142.36	-	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 17515 Winding Oak Ln Irrig. Pump 10.24.24-11.24.24	3,195.81	-	Invoice
12/10/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 0 DWOC c/E North 10.24.24-11.24.24	370.89	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

			Current	
	Beginning Balance	Debit	Credit	Ending Balance
20100 - Accounts Payable	-28,464.12	134,219.53	128,062.70	-22,307.29
Date	Description	Debit	Credit	Type
12/11/2024	3272 - JENNIFER GILMORE SINGS INC - Holiday Extravaganza	-	2,000.00	Invoice
12/11/2024	2024-11 - Access Residential Management - New Owner Coupons	18.95	-	Invoice
12/11/2024	2024-11 - Access Residential Management - VOIP Phone Line	26.32	-	Invoice
12/11/2024	94496 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17314 Leaning Oak Trail	318.00	-	Invoice
12/11/2024	INV000007968 - ENVERA - Deposit invoice for the additional cameras per agreement	1,111.12	-	Invoice
12/11/2024	748473 - ENVERA - Virtual Gate Guard Monitoring 11/08/24-12-31-24	53.06	-	Invoice
12/11/2024	2024-11 - Access Residential Management - Printing, Copies & Scans	15.56	-	Invoice
12/11/2024	2024-11 - Access Residential Management - Invoice Processing	21.35	-	Invoice
12/11/2024	PSI128336 - SOLITUDE LAKE MANAGEMENT LLC - December 2024 Lake Maintenance Service - Contract	1,692.08	-	Invoice
12/11/2024	95310 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant Replacement Model Homes	-	210.00	Invoice
12/11/2024	DOC57409 - Owner Refund - Owner Refund for Acct: DOC57409	1,081.90	-	Invoice
12/11/2024	184477 - HOOVER PUMPING SYSTEMS CORPORATION - Filter cleaning	-	2,488.72	Invoice
12/11/2024	64490 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.23.24- 11.29.2024	2,294.65	-	Invoice
12/11/2024	PI-A00015829 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Dec. 2024 - Mosquito Control Services	2,316.40	-	Invoice
12/11/2024	64646 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.30.24- 12.06.2024	2,141.67	-	Invoice
12/11/2024	91016 - FIT FOREVER, LLC - November Fitness Classes	675.00	-	Invoice
12/11/2024	2024-11 - Access Residential Management - Postage	38.91	-	Invoice
12/11/2024	DOC-2024-1206 - ACR SERVICES - Bi-Weekly Payroll	7,160.10	-	Invoice
12/11/2024	2024-11 - Access Residential Management - Additional Bank Recs	78.91	-	Invoice
12/12/2024	2024-11 - Access Residential Management - Printing, Copies & Scans	13.99	-	Invoice
12/12/2024	2024-11 - Access Residential Management - VOIP Phone Line	23.68	-	Invoice
12/12/2024	2024-11 - Access Residential Management - New Owner Coupons	17.05	-	Invoice
12/12/2024	2024-11 - Access Residential Management - Postage	35.02	-	Invoice
12/12/2024	120424 - Pulte Group, Inc - Pulte LCEC refund	180.72	-	Invoice
12/12/2024	2024-11 - Access Residential Management - Invoice Processing	19.20	-	Invoice
12/12/2024	3272 - JENNIFER GILMORE SINGS INC - Holiday Extravaganza	2,000.00	-	Invoice
12/12/2024	2024-11 - Access Residential Management - Additional Bank Recs	71.09	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-28,464.12	134,219.53	128,062.70	-22,307.29
Date	Description		Debit	Credit	Type
12/13/2024	95180-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Maintenance - 53 - 64' lots		-	6,572.00	Invoice
12/13/2024	95180-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Maintenance - 44 - 40' lots		-	4,620.00	Invoice
12/13/2024	95181-18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - December 2024- Contract Monthly Maintenance Common Area		-	5,460.00	Invoice
12/13/2024	95180-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Maintenance - 102 - 50' lots		-	11,322.00	Invoice
12/14/2024	65057 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 12.14.2024-12-20-2024		-	2,141.67	Invoice
12/16/2024	94969 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Annuals Replacement		9,345.00	-	Invoice
12/16/2024	94971 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 7092 DWOC		90.00	-	Invoice
12/16/2024	94970 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 7513 Paradise Tree		90.00	-	Invoice
12/16/2024	94959-18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 17571 Winding Oak Ln		90.00	-	Invoice
12/16/2024	94974 -12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 17337 Green Buttonwood		90.00	-	Invoice
12/16/2024	94976-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 17590 Winding Oak Lake		90.00	-	Invoice
12/16/2024	14981 - LMG All Cleaning Services LLC - Guard House Cleaning 12.05.2024		80.00	-	Invoice
12/16/2024	94971 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Sod replacement 7092 DWOC		860.00	-	Invoice
12/16/2024	94975-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 7526 Paradise Tree		90.00	-	Invoice
12/16/2024	94974 -12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17337 Green Buttonwood		120.00	-	Invoice
12/16/2024	94959-18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17571 Winding Oak Ln		274.00	-	Invoice
12/16/2024	94976-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17590 Winding Oak Ln		192.00	-	Invoice
12/16/2024	94973-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 7090 DWOC		318.00	-	Invoice
12/16/2024	94970 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 7513 Paradise Tree		500.00	-	Invoice
12/16/2024	94975-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 7526 Paradise Tree		132.00	-	Invoice
12/16/2024	120524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		1,675.54	-	Invoice
12/17/2024	Batched ALLIANCE ASSOCIATION FINANCIAL - Credit Card Payment		3,180.53	3,180.53	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
20100 - Accounts Payable		-28,464.12	134,219.53	128,062.70	-22,307.29
Date	Description	Debit	Credit	Type	
12/18/2024	95060-03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 17353 Green Buttonwood	90.00	-		Invoice
12/18/2024	64881 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 12.07.2024-12-13-2024	2,141.67	-		Invoice
12/18/2024	95153 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 17353 Green Buttonwood	225.00	-		Invoice
12/18/2024	Batched ALLIANCE ASSOCIATION FINANCIAL - Bank Fee Charged in Error - Bank to Reimburse	35.00	35.00		Invoice
12/18/2024	95060-03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair Common Area	177.00	-		Invoice
12/18/2024	95060-03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 7021 DWOC	165.00	-		Invoice
12/18/2024	DOC-2024-1220 - ACR SERVICES - Bi-Weekly Payroll	-	15,892.21		Invoice
12/20/2024	95180-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Maintenance - 102 - 50' lots	11,322.00	-		Invoice
12/20/2024	95180-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Maintenance - 44 - 40' lots	4,620.00	-		Invoice
12/20/2024	95180-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Maintenance - 53 - 64' lots	6,572.00	-		Invoice
12/20/2024	95310 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant Replacement Model Homes	210.00	-		Invoice
12/20/2024	95181-18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - December 2024- Contract Monthly Maintenance Common Area	5,460.00	-		Invoice
12/20/2024	65057 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 12.14.2024-12-20-2024	2,141.67	-		Invoice
12/20/2024	184477 - HOOVER PUMPING SYSTEMS CORPORATION - Filter cleaning	2,488.72	-		Invoice
12/20/2024	120524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 12/18/24-01/17/25	329.60	-		Invoice
12/21/2024	65194 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 12.21.2024-12-27-2024	-	2,294.65		Invoice
12/27/2024	95383 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Sod Replacement 17358 Leaning Oak Trail	-	340.00		Invoice
12/27/2024	122724-1310436-9 - LEE COUNTY UTILITIES - Gatehouse - 11.23.24-12.22.24	-	18.49		Invoice
12/27/2024	122724 - DOC75761 - Owner Refund - Owner ARC Refund for Acct: DOC75761 Pool Installation - Thomas A. Nicklin, Karen L. Nicklin	-	1,500.00		Invoice
12/27/2024	122724-1310434-4 - LEE COUNTY UTILITIES - 7220 DWOC FNTN - 11.23.24-12.23.24	-	29.92		Invoice
12/27/2024	240699 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Cabbage Palm Replacement 7121 DWOC	-	548.00		Invoice
12/27/2024	DOC-2024-1220 - ACR SERVICES - Bi-Weekly Payroll	15,892.21	-		Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-28,464.12	134,219.53	128,062.70	-22,307.29
Date	Description		Debit	Credit	Type
12/30/2024	122724 - DOC75761 - Owner Refund - Owner ARC Refund for Acct: DOC75761 Pool Installation - Thomas A. Nicklin, Karen L. Nicklin		1,500.00	-	Invoice
12/30/2024	PRA-112124-14404 - PAGE PER PAGE - Coupon Books 2025		638.80	-	Invoice
12/30/2024	65310 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 12.28.2024-1.3.2025-2024		-	2,294.65	Invoice
12/30/2024	240699 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Cabbage Palm Replacement 7121 DWOC		548.00	-	Invoice
12/30/2024	95383 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Sod Replacement 17358 Leaning Oak Trail		340.00	-	Invoice
12/30/2024	78917 - WELCH TENNIS COURTS, INC - Clay for bocce courts		956.58	-	Invoice
12/30/2024	Batched ALLIANCE ASSOCIATION FINANCIAL - Bank Fee Charged in Error - Bank to Reimburse		35.00	35.00	Invoice
12/30/2024	749632 - ENVERA - Addition of 8 homes 11/30/24-12/01/24-01/31/25		-	56.23	Invoice
12/30/2024	DOC-2024-INS-12 - ACR SERVICES - Monthly Insurance Rebill		-	1,823.56	Invoice
12/31/2024	2024000-00007 - BLUE STREAM COMMUNICATIONS, LLC - Contract - July 2024		-	7,967.57	Invoice
12/31/2024	91131 - FIT FOREVER, LLC - December 2024- Fitness Classes		-	525.00	Invoice
12/31/2024	DOC-2024-INS-12 - ACR SERVICES - Monthly Insurance Rebill		1,823.56	-	Invoice
12/31/2024	Batched ALLIANCE ASSOCIATION FINANCIAL - Bank Fee Charged in Error - Bank to Reimburse		35.00	35.00	Invoice
12/31/2024	Batched DOC-2025-0103 - ACR SERVICES - Bi-Weekly Payroll		7,314.13	7,314.13	Invoice
20115 - Accrued Payables		-19,609.99	8,259.99	19,450.17	-30,800.17
Date	Description		Debit	Credit	Type
12/31/2024	Motion Picture License - Motion Picture License - October 2024-October 2025 - Accrual		-	1,649.00	GL Entry
12/31/2024	Pressure Washing of Guardhouse - Brad Echelon		-	800.00	GL Entry
12/31/2024	Reverse - Accrue Transfer Fees Payable to Access		150.00	-	GL Entry
12/31/2024	Holiday Decorations Oak Tree - Paradise Lights		-	1,620.00	GL Entry
12/31/2024	LCEC December Service Accrual		-	14,936.17	GL Entry
12/31/2024	Blue Stream July Bulk Cable Service - Reverse Accrual		8,109.99	-	GL Entry
12/31/2024	Access Residential Rebills - December		-	445.00	GL Entry
20130 - Prepaid Assessments		-10,594.63	1,144.68	60,064.18	-69,514.13
Date	Description		Debit	Credit	Type
12/03/2024	eCheck (Vantaca Pay) Recurring Payment		-	999.42	Owner Payment
12/04/2024	eCheck (Vantaca Pay) Recurring Payment		-	1,204.09	Owner Payment

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
20130 - Prepaid Assessments	-10,594.63	1,144.68	60,064.18	-69,514.13

Date		Description	Debit	Credit	Type
12/05/2024		Check	-	360.64	Owner Payment
12/08/2024		eCheck (Vantaca Pay) Recurring Payment	-	25.00	Owner Payment
12/09/2024		Refund Check Homeowner requested refund-7068 Del Webb Oak Creek-Michael Hamilton-LA	1,081.90	-	Refund Check
12/10/2024	Batched	Check	-	1,131.90	Owner Payment
12/11/2024		Credit Card (Vantaca Pay) One time payment	-	12.78	Owner Payment
12/11/2024		Check	-	78.18	Owner Payment
12/12/2024	Batched	Credit Distribution	62.78	-	Credit Distribution
12/12/2024		Check Payment as per closing - SS	-	1,120.03	Owner Payment
12/12/2024		Credit Card (Vantaca Pay) One time payment	-	25.00	Owner Payment
12/12/2024		Check Payment as per closing (F&B) - SS	-	480.00	Owner Payment
12/15/2024		eCheck (Vantaca Pay) Recurring Payment	-	1,081.90	Owner Payment
12/16/2024		Check	-	360.63	Owner Payment
12/18/2024		Credit Card (Vantaca Pay) One time payment	-	1,204.09	Owner Payment
12/18/2024		eCheck (Vantaca Pay) Recurring Payment	-	1,123.90	Owner Payment
12/18/2024	Batched	Check	-	8,159.08	Owner Payment
12/20/2024		Check	-	1,160.14	Owner Payment
12/23/2024	Batched	Check	-	1,219.09	Owner Payment
12/24/2024		eCheck (Vantaca Pay) Scheduled Payment	-	1,160.14	Owner Payment
12/24/2024	Batched	Check	-	5,936.65	Owner Payment
12/26/2024	Batched	Check	-	4,903.56	Owner Payment
12/27/2024		eCheck (Vantaca Pay) Scheduled Payment	-	1,095.13	Owner Payment
12/27/2024		Check	-	1,160.14	Owner Payment
12/28/2024		Credit Card (Vantaca Pay) Recurring Payment	-	1,081.90	Owner Payment
12/30/2024	Batched	Check	-	11,288.23	Owner Payment
12/31/2024	Batched	Check In Office Payment - KR	-	2,240.06	Owner Payment
12/31/2024	Batched	eCheck (Vantaca Pay) One time payment	-	1,145.13	Owner Payment
12/31/2024		eCheck (Vantaca Pay) Scheduled Payment	-	1,160.14	Owner Payment
12/31/2024		eCheck (Vantaca Pay) Recurring Payment	-	1,081.90	Owner Payment
12/31/2024	Batched	Check	-	8,065.33	Owner Payment

20135 - Loan From Developer	-243,732.72	-	111,779.73	-355,512.45
-----------------------------	-------------	---	------------	-------------

Date		Description	Debit	Credit	Type
12/10/2024		Deficit Funding-Pulte Group-KR	-	111,779.73	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20165 - Homeowners Deposit		-12,500.00	1,500.00	30,500.00	-41,500.00
Date	Description		Debit	Credit	Type
12/03/2024	Deposit Refundable Security Deposit-7004 Chapel Creek-Timothy Martin-ABV		-	500.00	Deposit
12/13/2024	Batched Deposit Refundable Security Deposit-7481 Blue Salvia Dr-James Massey-IG		-	6,000.00	Deposit
12/13/2024	Batched Deposit Refundable Security Deposit-7015 Del Webb Oak-Dan Sater-IG		-	6,000.00	Deposit
12/13/2024	Deposit Refundable Security Deposit-7095 Chapel Creek Ln-Louis Grasso-IG		-	500.00	Deposit
12/13/2024	Batched Deposit Refundable Security Deposit-7004 Chapel Creek Ln-Timothy Martin-IG		-	5,500.00	Deposit
12/13/2024	Deposit Refundable Security Deposit-17380 Leaniong Oak Trail-Brett Gregory-IG		-	6,000.00	Deposit
12/13/2024	Deposit Refundable Security Deposit-17377 Leaning Oak Trail-John Moyer-IG		-	6,000.00	Deposit
12/26/2024	Refund Deposit Security Deposit Refund per CAM-17332 Green Buttonwood Way-Thomas Nicklin-IG		1,500.00	-	Refund Deposit
20170 - Insurance Loan Payable		-3,351.08	1,675.54	-	-1,675.54
Date	Description		Debit	Credit	Type
12/05/2024	120524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		1,675.54	-	Invoice
20172 - Alliance Credit Card		-3,180.53	3,180.53	2,142.67	-2,142.67
Date	Description		Debit	Credit	Type
12/17/2024	ALLIANCE ASSOCIATION FINANCIAL - Credit Card Payment		3,180.53	-	Invoice
12/31/2024	December 2024 - Credit card		-	2,142.67	GL Entry
20175 - Deferred Assessments		-66,100.35	66,912.84	812.49	0.00
Date	Description		Debit	Credit	Type
12/12/2024	Assessment - 50' Lot Distinctive Series w/ Amenity Credit December 2024 - Prorated Quarterly Assessment		-	341.03	Owner Charge
12/12/2024	Assessment - 40' Scenic Series w/ Amenity Credit November 2024 - Prorated Monthly Assessment		-	471.46	Owner Charge
12/31/2024	Reclass Quarterly Income		66,912.84	-	GL Entry
20199 - Owner Refunds		0.00	2,581.90	2,581.90	0.00
Date	Description		Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
20199 - Owner Refunds		0.00	2,581.90	2,581.90	0.00
Date	Description		Debit	Credit	Type
12/09/2024	Refund Check Homeowner requested refund-7068 Del Webb Oak Creek-Michael Hamilton-LA		-	1,081.90	Refund Check
12/09/2024	DOC57409 - Owner Refund - Owner Refund for Acct: DOC57409		1,081.90	-	Invoice
12/26/2024	Refund Deposit Security Deposit Refund per CAM-17332 Green Buttonwood Way-Thomas Nicklin-IG		-	1,500.00	Refund Deposit
12/27/2024	122724 - DOC75761 - Owner Refund - Owner ARC Refund for Acct: DOC75761 Pool Installation - Thomas A. Nicklin, Karen L. Nicklin		1,500.00	-	Invoice
20220 - Due to Other		-51.41	51.41	4,183.75	-4,183.75
Date	Description		Debit	Credit	Type
12/05/2024	Post Item - Dusty Boots Tour - Paid for on TWH Credit Card		51.41	-	Invoice
12/31/2024	Paradise Lights Invoice Paid by TWH		-	4,183.75	GL Entry
32005 - Reserve Interest Earned		-303.87	-	61.64	-365.51
Date	Description		Debit	Credit	Type
12/31/2024	December Interest		-	61.64	GL Entry
39000 - Pooled Reserve		-35,088.50	-	3,255.00	-38,343.50
Date	Description		Debit	Credit	Type
12/31/2024	December Reserve - 186 Lots		-	3,255.00	GL Entry
39905 - Prior Year Net Inc./Loss		45,998.94	-	-	45,998.94
Date	Description		Debit	Credit	Type
39910 - Capital Contributions		-92,000.00	-	1,000.00	-93,000.00
Date	Description		Debit	Credit	Type
12/12/2024	Initial Capital Contribution 7397 Blue Salvia Drive - Lot 291		-	500.00	Owner Charge
12/12/2024	Initial Capital Contribution 7060 Chapel Creek Lane - Lot 168		-	500.00	Owner Charge
40000 - Assessments		-596,102.29	-	66,912.84	-663,015.13
Date	Description		Debit	Credit	Type
12/31/2024	Reclass Quarterly Income		-	66,912.84	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
43099 - Resale Capital Contribution		-3,000.00	-	-	-3,000.00
Date	Description		Debit	Credit	Type
44000 - Administrative Fees		0.00	150.00	150.00	0.00
Date	Description		Debit	Credit	Type
12/31/2024	Reverse - Accrue Transfer Fees Payable to Access		-	150.00	GL Entry
12/31/2024	Access Residential Rebills - December		150.00	-	GL Entry
44005 - Late Fees		-375.00	25.00	-	-350.00
Date	Description		Debit	Credit	Type
12/13/2024	Adjustment Approved waiver of late fees and interest per the CAM/BOD-ABV		25.00	-	Adjustment
44010 - Owner Interest		-1,292.09	373.24	-	-918.85
Date	Description		Debit	Credit	Type
12/13/2024	Adjustment Approved waiver of late fees and interest per the CAM/BOD-ABV		373.24	-	Adjustment
44015 - Owner NSF Fees		-20.00	-	-	-20.00
Date	Description		Debit	Credit	Type
44055 - Gate Key Cards		-1,050.00	-	175.00	-1,225.00
Date	Description		Debit	Credit	Type
12/03/2024	Access Control Device Gate Key - 17377 Leaning Oak Trail-Moyer-KR		-	50.00	Owner Charge
12/03/2024	Access Control Device 2 RFID Stickers-7038 Del Webb Oak Creek Blvd-Dieter-KR		-	50.00	Owner Charge
12/12/2024	Access Control Device Car sticker-17358 Leaning Oak Trail-Karen Larkin-IG		-	25.00	Owner Charge
12/23/2024	Access Control Device Purchase of 2 access control devices-ABV		-	50.00	Owner Charge
44070 - Interest - Cash Accounts		-27.63	-	3.56	-31.19
Date	Description		Debit	Credit	Type
12/31/2024	Batched December Interest		-	3.56	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
44095 - Lifestyles - Activities	-9,168.00	-	2,896.00	-12,064.00
Date	Description	Debit	Credit	Type
12/31/2024	December Lifestyle Event Revenue	-	2,896.00	GL Entry
44160 - Sage Cost Share Income	-20,404.00	-	-	-20,404.00
Date	Description	Debit	Credit	Type
50005 - Resident Services	121,214.72	32,190.00	11,421.37	141,983.35
Date	Description	Debit	Credit	Type
12/03/2024	DOC-2024-1206 - ACR SERVICES - Bi-Weekly Payroll	7,160.10	-	Invoice
12/18/2024	DOC-2024-1220 - ACR SERVICES - Bi-Weekly Payroll	15,892.21	-	Invoice
12/30/2024	DOC-2024-INS-12 - ACR SERVICES - Monthly Insurance Rebill	1,823.56	-	Invoice
12/31/2024	YTD Correction of burden rate allocation - 10%	-	11,421.37	GL Entry
12/31/2024	DOC-2025-0103 - ACR SERVICES - Bi-Weekly Payroll	7,314.13	-	Invoice
50015 - Training	293.06	97.00	-	390.06
Date	Description	Debit	Credit	Type
12/31/2024	CPR/AED Certification for Jenene	97.00	-	GL Entry
50025 - Payroll Administration	2,841.72	11,421.37	-	14,263.09
Date	Description	Debit	Credit	Type
12/31/2024	YTD Correction of burden rate allocation - 10%	11,421.37	-	GL Entry
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 & Coupon Books	612.77	775.94	21.09	1,367.62
Date	Description	Debit	Credit	Type
12/02/2024	Post Item - Global Payments Bank Charges	137.14	-	Invoice
12/04/2024	PRA-112124-14404 - PAGE PER PAGE - Coupon Books 2025	638.80	-	Invoice
12/05/2024	Batched CC Club - Website600017 Gregory, Brett / MRC-19-127	-	2.10	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

	Beginning Balance	Current Debit	Credit	Ending Balance
51035 - Bank Charges & Coupon Books	612.77	775.94	21.09	1,367.62

Date	Description	Debit	Credit	Type
12/09/2024	CC Club - Website600249 Bronersky, Gerald Alan / MRC-19-131	-	.90	GL Entry
12/09/2024	Batched CC Club - Website600061 Walter, John / MRC-19-129 / CC Club - Website600163 Hart, Sandra S / MRC-19-130	-	6.48	GL Entry
12/13/2024	CC Club - Website600009 Kroboth, Denise / MRC-19-132	-	6.06	GL Entry
12/16/2024	CC Club - Website600123 Gordon, Esther / MRC-19-133 / CC Club - Website600122 Cabrera, Cecilio / MRC-19-134	-	.90	GL Entry
12/16/2024	CC Club - Website600016 Gregory, Christine / MRC-19-135 - CC Club - Website600017 Gregory, Brett / MRC-19-136	-	1.35	GL Entry
12/17/2024	CC Club - Website600208 Dickman, Norman / MRC-19-137	-	1.20	GL Entry
12/23/2024	CC Club - Website600131 Kitterman, Sandra Louise / MRC-19-142	-	1.50	GL Entry
12/23/2024	CC Club - Website600061 Walter, John / MRC-19-140	-	.60	GL Entry

51045 - Copies & Printing	1,330.40	20.60	-	1,351.00
---------------------------	----------	-------	---	----------

Date	Description	Debit	Credit	Type
12/31/2024	Batched Access Residential Rebills - December	20.60	-	GL Entry

51070 - IT Support	19,462.65	1,650.99	200.00	20,913.64
--------------------	-----------	----------	--------	-----------

Date	Description	Debit	Credit	Type
12/01/2024	56956 - NORTHSTAR TECHNOLOGIES INC - December 2024 Monthly Subscription	1,521.00	-	Invoice
12/11/2024	Credit Memo: 2024-11 Admin_DOC Zoom Phone Credit	-	200.00	GL Entry
12/31/2024	Zoom Account	50.00	-	GL Entry
12/31/2024	Adobe account	29.99	-	GL Entry
12/31/2024	Access Residential Rebills - December	50.00	-	GL Entry

51080 - Legal Fees - General	75.00	-	-	75.00
------------------------------	-------	---	---	-------

Date	Description	Debit	Credit	Type
------	-------------	-------	--------	------

51085 - Licenses & Permits	0.00	412.25	-	412.25
----------------------------	------	--------	---	--------

Date	Description	Debit	Credit	Type
12/31/2024	Motion Picture License - Motion Picture License - October 2024-October 2025 - three months expensed	412.25	-	GL Entry

51100 - Management Fees	13,565.83	1,581.00	-	15,146.83
-------------------------	-----------	----------	---	-----------

Date	Description	Debit	Credit	Type
------	-------------	-------	--------	------

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
51100 - Management Fees		13,565.83	1,581.00	-	15,146.83
Date	Description		Debit	Credit	Type
12/01/2024	1674719 - Access Residential Management		1,581.00	-	Invoice
51115 - Office Supplies		3,858.02	291.32	10.11	4,139.23
Date	Description		Debit	Credit	Type
12/31/2024	Lunch with team member		41.09	-	GL Entry
12/31/2024	Office Supplies (Adapter + sign holder)		60.75	-	GL Entry
12/31/2024	Colored paper for vendor passes		29.48	-	GL Entry
12/31/2024	Amazon Return - Door stoppers for gate house		-	10.11	GL Entry
12/31/2024	Batched Access Residential Rebills - December		160.00	-	GL Entry
51120 - Postage, Mail & Invoice Processing		1,025.38	64.40	-	1,089.78
Date	Description		Debit	Credit	Type
12/31/2024	Batched Access Residential Rebills - December		64.40	-	GL Entry
52075 - Holiday Decorations		4,183.75	7,526.35	-	11,710.10
Date	Description		Debit	Credit	Type
12/31/2024	Sales Center Christmas Tree Lights		63.96	-	GL Entry
12/31/2024	Batched Sales Center Christmas Tree Ornaments		658.64	-	GL Entry
12/31/2024	Payment for Christmas Tree Decorating Services		1,000.00	-	GL Entry
12/31/2024	Paradise Lights Invoice Paid by TWH		4,183.75	-	GL Entry
12/31/2024	Holiday Decorations Oak Tree - Paradise Lights		1,620.00	-	GL Entry
52090 - Lifestyle Program		22,178.23	2,601.01	19.95	24,759.29
Date	Description		Debit	Credit	Type
12/11/2024	3272 - JENNIFER GILMORE SINGS INC - Holiday Extravaganza		2,000.00	-	Invoice
12/31/2024	Sales Center Christmas Storage Bins for Tree decor, Plates & Command Strip Hooks		76.01	-	GL Entry
12/31/2024	Refunded Subscription Charge		-	19.95	GL Entry
12/31/2024	91131 - FIT FOREVER, LLC - December 2024- Fitness Classes		525.00	-	Invoice
52130 - Recreational Center Repairs		0.00	956.58	-	956.58
Date	Description		Debit	Credit	Type
12/06/2024	78917 - WELCH TENNIS COURTS, INC - Clay for bocce courts		956.58	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
52135 - Recreational Supplies		2,435.92	-	-	2,435.92
Date	Description		Debit	Credit	Type
55025 - Property & Liability		21,842.80	2,458.44	-	24,301.24
Date	Description		Debit	Credit	Type
12/31/2024	Expense Prepaid Insurance		2,458.44	-	GL Entry
56010 - Access Control - Gates/Proxy/Barcodes		110.85	-	-	110.85
Date	Description		Debit	Credit	Type
56020 - Landscape - Irrigation Repairs		8,352.00	177.00	-	8,529.00
Date	Description		Debit	Credit	Type
12/07/2024	95060-03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair Common Area		177.00	-	Invoice
56025 - Exterior Maintenance		12,467.20	800.00	-	13,267.20
Date	Description		Debit	Credit	Type
12/31/2024	Pressure Washing of Guardhouse - Brad Echelon		800.00	-	GL Entry
56030 - Landscape - Mulch/Pinestraw		2,736.00	-	-	2,736.00
Date	Description		Debit	Credit	Type
56035 - Landscape Replacement - Common		27,227.00	9,345.00	-	36,572.00
Date	Description		Debit	Credit	Type
12/06/2024	94969 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Annuals Replacement		9,345.00	-	Invoice
56055 - Waterway/Fountain Maintenance & Repairs		4,502.50	-	-	4,502.50
Date	Description		Debit	Credit	Type
56065 - Gatehouse Maintenance & Repair		260.93	-	-	260.93
Date	Description		Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		
			Debit	Credit	Ending Balance
<hr/>					
56155 - Sign Maintenance		759.09	-	-	759.09
Date	Description		Debit	Credit	Type
<hr/>					
57010 - Electricity		64,511.57	5,690.50	-	70,202.07
Date	Description		Debit	Credit	Type
12/04/2024	120424 - Pulte Group, Inc - Pulte LCEC refund		180.72	-	Invoice
12/31/2024	LCEC December Service Accrual		5,509.78	-	GL Entry
<hr/>					
57050 - Electricity - Street Lights		71,871.57	9,226.39	-	81,097.96
Date	Description		Debit	Credit	Type
12/31/2024	LCEC December Service Accrual		9,226.39	-	GL Entry
<hr/>					
57075 - Telephone		1,888.90	329.60	-	2,218.50
Date	Description		Debit	Credit	Type
12/05/2024	120524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 12/18/24-01/17/25		329.60	-	Invoice
<hr/>					
57100 - Water & Sewer		560.11	48.41	-	608.52
Date	Description		Debit	Credit	Type
12/27/2024	122724-1310436-9 - LEE COUNTY UTILITIES - Gatehouse - 11.23.24-12.22.24		18.49	-	Invoice
12/27/2024	122724-1310434-4 - LEE COUNTY UTILITIES - 7220 DWOC FNTN - 11.23.24-12.23.24		29.92	-	Invoice
<hr/>					
58000 - Bulk Cable		83,749.52	17,088.35	8,109.99	92,727.88
Date	Description		Debit	Credit	Type
12/01/2024	2024000-00012 - BLUE STREAM COMMUNICATIONS, LLC - December 2024 Bulk Cable Contract - 174 homes		9,120.78	-	Invoice
12/31/2024	Blue Stream July Bulk Cable Service - Reverse Accrual		-	8,109.99	GL Entry
12/31/2024	2024000-00007 - BLUE STREAM COMMUNICATIONS, LLC - Contract - July 2024		7,967.57	-	Invoice
<hr/>					
58005 - Waterway & Fountain PM		52,843.24	4,858.48	-	57,701.72
Date	Description		Debit	Credit	Type
12/01/2024	PI-A00015829 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Dec. 2024 - Mosquito Control Services		2,316.40	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
58005 - Waterway & Fountain PM		52,843.24	4,858.48	-	57,701.72
Date	Description		Debit	Credit	Type
12/01/2024	PSI128336 - SOLITUDE LAKE MANAGEMENT LLC - December 2024 Lake Maintenance Service - Contract		1,692.08	-	Invoice
12/01/2024	59883 - Signet Pool - Monument Fountain - December Contract		850.00	-	Invoice
58050 - Landscape Contract - Common Area		60,810.00	5,460.00	-	66,270.00
Date	Description		Debit	Credit	Type
12/13/2024	95181-18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - December 2024- Contract Monthly Maintenance Common Area		5,460.00	-	Invoice
58150 - Envera Monitoring		26,027.48	2,643.71	-	28,671.19
Date	Description		Debit	Credit	Type
12/01/2024	747812 - ENVERA - Gate Monitoring 12/01/2024 - 12/31/2024		2,587.48	-	Invoice
12/30/2024	749632 - ENVERA - Addition of 8 homes 11/30/24-12/01/24-01/31/25		56.23	-	Invoice
58160 - Janitorial		1,320.00	145.81	-	1,465.81
Date	Description		Debit	Credit	Type
12/05/2024	14981 - LMG All Cleaning Services LLC - Guard House Cleaning 12.05.2024		80.00	-	Invoice
12/31/2024	Trash bags gate house		13.54	-	GL Entry
12/31/2024	Batched Cleaning supplies for gate house		33.28	-	GL Entry
12/31/2024	Cleaning items for gate house		18.99	-	GL Entry
58190 - Leased Equipment		1,979.70	141.50	-	2,121.20
Date	Description		Debit	Credit	Type
12/02/2024	Post Item - Global Payment Charges - Leased Equipment		141.50	-	Invoice
58200 - Landscaping - Irrigation Pump		7,255.36	2,809.55	-	10,064.91
Date	Description		Debit	Credit	Type
12/11/2024	184477 - HOOVER PUMPING SYSTEMS CORPORATION - Filter cleaning		2,488.72	-	Invoice
12/31/2024	Hoover Pumping Sub Well Lake Refill - Annual Contract		320.83	-	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
58900 - Vehicular Access Control		68,533.46	13,155.98	-	81,689.44
Date	Description		Debit	Credit	Type
12/01/2024	64646 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.30.24- 12.06.2024		2,141.67	-	Invoice
12/08/2024	64881 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 12.07.2024-12-13-2024		2,141.67	-	Invoice
12/14/2024	65057 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 12.14.2024-12-20-2024		2,141.67	-	Invoice
12/21/2024	65194 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 12.21.2024-12-27-2024		2,294.65	-	Invoice
12/30/2024	65310 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 12.28.2024-1.3.2025-2024		2,294.65	-	Invoice
12/31/2024	Correction on Ramco Invoice		2,141.67	-	GL Entry
80400 - Contracted Landscape Maintenance - 40'		43,470.00	4,620.00	-	48,090.00
Date	Description		Debit	Credit	Type
12/13/2024	95180-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Maintenance - 44 - 40' lots		4,620.00	-	Invoice
80410 - Irrigation Repairs - 40'		1,704.50	90.00	-	1,794.50
Date	Description		Debit	Credit	Type
12/06/2024	94970 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 7513 Paradise Tree		90.00	-	Invoice
80440 - Landscape Replacement - 40'		318.00	1,050.00	-	1,368.00
Date	Description		Debit	Credit	Type
12/06/2024	94970 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 7513 Paradise Tree		500.00	-	Invoice
12/11/2024	95310 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant Replacement Model Homes		210.00	-	Invoice
12/27/2024	95383 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Sod Replacement 17358 Leaning Oak Trail		340.00	-	Invoice
80450 - Mulch - 40'		3,868.80	-	-	3,868.80
Date	Description		Debit	Credit	Type
80500 - Contracted Landscape Maintenance - 50'		111,222.00	11,322.00	-	122,544.00
Date	Description		Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

	Beginning Balance	Current Debit	Credit	Ending Balance
80500 - Contracted Landscape Maintenance - 50'	111,222.00	11,322.00	-	122,544.00
Date	Description	Debit	Credit	Type
12/13/2024	95180-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Maintenance - 102 - 50' lots	11,322.00	-	Invoice
80510 - Irrigation Repairs - 50'	2,446.25	585.00	-	3,031.25
Date	Description	Debit	Credit	Type
12/04/2024	94976-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 17590 Winding Oak Lake	90.00	-	Invoice
12/06/2024	94974 -12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 17337 Green Buttonwood	90.00	-	Invoice
12/06/2024	94971 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 7092 DWOC	90.00	-	Invoice
12/07/2024	95060-03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 17353 Green Buttonwood	90.00	-	Invoice
12/07/2024	95153 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 17353 Green Buttonwood	225.00	-	Invoice
80540 - Landscape Replacement - 50'	849.00	1,490.00	-	2,339.00
Date	Description	Debit	Credit	Type
12/04/2024	94976-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17590 Winding Oak Ln	192.00	-	Invoice
12/06/2024	94971 -18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Sod replacement 7092 DWOC	860.00	-	Invoice
12/06/2024	94973-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 7090 DWOC	318.00	-	Invoice
12/06/2024	94974 -12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17337 Green Buttonwood	120.00	-	Invoice
80550 - Mulch - 50'	7,616.70	-	-	7,616.70
Date	Description	Debit	Credit	Type
80600 - Contracted Landscape Maintenance - 64'	63,984.00	6,572.00	-	70,556.00
Date	Description	Debit	Credit	Type
12/13/2024	95180-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Maintenance - 53 - 64' lots	6,572.00	-	Invoice
80610 - Irrigation Repairs - 64'	1,629.25	345.00	-	1,974.25
Date	Description	Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 12/1/2024 - 12/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
80610 - Irrigation Repairs - 64'		1,629.25	345.00	-	1,974.25
Date	Description		Debit	Credit	Type
12/04/2024	94975-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 7526 Paradise Tree		90.00	-	Invoice
12/06/2024	94959-18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repair 17571 Winding Oak Ln		90.00	-	Invoice
12/07/2024	95060-03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs 7021 DWOC		165.00	-	Invoice
80640 - Landscape Replacement - 64'		712.00	954.00	-	1,666.00
Date	Description		Debit	Credit	Type
12/04/2024	94975-12 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 7526 Paradise Tree		132.00	-	Invoice
12/06/2024	94959-18 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17571 Winding Oak Ln		274.00	-	Invoice
12/27/2024	240699 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Cabbage Palm Replacement 7121 DWOC		548.00	-	Invoice
80650 - Mulch - 64'		3,915.00	-	-	3,915.00
Date	Description		Debit	Credit	Type
99000 - Pooled		28,087.50	3,255.00	-	31,342.50
Date	Description		Debit	Credit	Type
12/31/2024	December Reserve - 186 Lots		3,255.00	-	GL Entry
Net Total		0.00	600,975.04	600,975.04	0.00