



Financial Reporting Package

Del Webb Oak Creek Homeowners Association, Inc.

Period Ending 07/31/2024

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 7/31/2024

Assets	Operating	Reserve	Total
Operating			
11100 - Alliance Operating	\$171,668.50		\$171,668.50
11133 - Alliance - Lifestyle / F&B	\$236.51		\$236.51
20150 - Due to Reserves	(\$17.50)		(\$17.50)
Total Operating	\$171,887.51		\$171,887.51
Reserve			
11115 - Alliance Reserve		\$23,103.76	\$23,103.76
14010 - Due From Operating to Reserve		\$17.50	\$17.50
Total Reserve		\$23,121.26	\$23,121.26
Receivable Asset - HOA			
12000 - Accounts Receivable - HOA	\$54,479.69		\$54,479.69
Total Receivable Asset - HOA	\$54,479.69		\$54,479.69
Receivable Asset - Club Accounts			
12999 - AR - POA	\$2,055.00		\$2,055.00
Total Receivable Asset - Club Accounts	\$2,055.00		\$2,055.00
Prepaid Asset			
13000 - Prepaid Insurance	\$11,331.40		\$11,331.40
13005 - Prepaid Expenses Other	\$2,566.68		\$2,566.68
Total Prepaid Asset	\$13,898.08		\$13,898.08
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	\$271,405.28	\$23,121.26	\$294,526.54

Del Webb Oak Creek Homeowners Association, Inc.

Balance Sheet as of 7/31/2024

Liabilities / Equity	Operating	Reserve	Total
Accounts Payable Liability			
20100 - Accounts Payable	\$29,656.01		\$29,656.01
Total Accounts Payable Liability	\$29,656.01		\$29,656.01
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	\$4,737.05		\$4,737.05
20135 - Loan From Developer	\$243,732.72		\$243,732.72
20170 - Insurance Loan Payable	\$10,053.24		\$10,053.24
20175 - Deferred Assessments	\$113,926.93		\$113,926.93
Total Liability	\$372,449.94		\$372,449.94
Capital Contribution			
39910 - Capital Contributions	\$78,000.00		\$78,000.00
Total Capital Contribution	\$78,000.00		\$78,000.00
Reserve Liability			
32005 - Reserve Interest Earned		\$107.76	\$107.76
39000 - Pooled Reserve		\$23,013.50	\$23,013.50
Total Reserve Liability		\$23,121.26	\$23,121.26
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	(\$182,161.72)		(\$182,161.72)
Total Net Income	(\$182,161.72)		(\$182,161.72)
Total Liabilities / Equity	\$271,405.28	\$23,121.26	\$294,526.54

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
40000 - Assessments	56,963.46	352,805.13	(295,841.67)	345,814.86	2,469,635.91	(2,123,821.05)	4,233,661.60
43099 - Resale Capital Contribution	-	-	-	1,000.00	-	1,000.00	-
44005 - Late Fees	1,050.00	-	1,050.00	1,050.00	-	1,050.00	-
44010 - Owner Interest	974.35	-	974.35	1,969.41	-	1,969.41	-
44015 - Owner NSF Fees	-	-	-	5.00	-	5.00	-
44055 - Gate Key Cards	125.00	50.00	75.00	525.00	350.00	175.00	600.00
44070 - Interest - Cash Accounts	3.40	-	3.40	13.08	-	13.08	-
44095 - Lifestyles - Activities	1,525.00	5,000.00	(3,475.00)	5,050.00	35,000.00	(29,950.00)	60,000.00
44105 - Other	-	-	-	25.01	-	25.01	-
44135 - Room Rental	-	150.00	(150.00)	-	1,050.00	(1,050.00)	1,800.00
44160 - Sage Cost Share Income	2,601.00	833.33	1,767.67	17,803.00	5,833.31	11,969.69	10,000.00
Total Income	63,242.21	358,838.46	(295,596.25)	373,255.36	2,511,869.22	(2,138,613.86)	4,306,061.60

Expense

Administrative Expense

51005 - Accounting Fees	-	1,020.83	1,020.83	-	7,145.81	7,145.81	12,250.00
51025 - Annual Report	-	-	-	61.25	61.25	-	61.25
51035 - Bank Charges	-	392.08	392.08	380.78	2,744.56	2,363.78	4,705.00
51045 - Copies & Printing	158.90	500.00	341.10	656.80	3,500.00	2,843.20	6,000.00
51070 - IT Support	2,629.06	466.98	(2,162.08)	12,718.79	3,268.86	(9,449.93)	5,603.76
51080 - Legal Fees - General	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
51085 - Licenses & Permits	-	100.00	100.00	-	700.00	700.00	1,200.00
51100 - Management Fees	1,309.00	7,998.50	6,689.50	7,785.50	55,989.50	48,204.00	95,982.00
51115 - Office Supplies	55.00	500.00	445.00	2,201.89	3,500.00	1,298.11	6,000.00
51120 - Postage, Mail & Invoice Processing	64.25	666.67	602.42	475.50	4,666.69	4,191.19	8,000.00
Total Administrative Expense	4,216.21	12,145.06	7,928.85	24,280.51	85,076.67	60,796.16	145,802.01

Insurance Expense

55025 - Property & Liability	1,888.57	6,250.00	4,361.43	12,495.13	43,750.00	31,254.87	75,000.00
Total Insurance Expense	1,888.57	6,250.00	4,361.43	12,495.13	43,750.00	31,254.87	75,000.00

Payroll Expense

50005 - Resident Services	17,762.38	30,803.58	13,041.20	52,563.76	215,625.06	163,061.30	369,642.97
50015 - Training	-	250.00	250.00	120.00	1,750.00	1,630.00	3,000.00
50025 - Payroll Administration	692.63	3,080.36	2,387.73	2,153.50	21,562.52	19,409.02	36,964.30
50070 - Uniforms	200.00	291.67	91.67	200.00	2,041.69	1,841.69	3,500.00
Total Payroll Expense	18,655.01	34,425.61	15,770.60	55,037.26	240,979.27	185,942.01	413,107.27

Contracts

58000 - Bulk Cable	8,424.50	50,098.84	41,674.34	50,149.42	350,691.88	300,542.46	601,186.08
58005 - Waterway & Fountain PM	5,814.44	6,063.67	249.23	33,409.48	42,445.69	9,036.21	72,764.00

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
58010 - Fitness Equipment PM	-	175.00	175.00	-	1,225.00	1,225.00	2,100.00
58015 - HVAC PM	-	416.67	416.67	-	2,916.69	2,916.69	5,000.00
58035 - Fire Protection	-	350.00	350.00	-	2,450.00	2,450.00	4,200.00
58050 - Landscape Contract - Common Area	5,460.00	44,852.00	39,392.00	38,970.00	313,964.00	274,994.00	538,224.00
58150 - Envera Monitoring	5,552.75	4,339.77	(1,212.98)	15,246.01	30,378.39	15,132.38	52,077.24
58160 - Janitorial	160.00	6,250.00	6,090.00	400.00	43,750.00	43,350.00	75,000.00
58165 - Preserve Maintenance	-	1,666.67	1,666.67	-	11,666.69	11,666.69	20,000.00
58190 - Leased Equipment	98.83	175.00	76.17	1,362.08	1,225.00	(137.08)	2,100.00
58195 - Pool Service Contract	-	2,300.00	2,300.00	-	16,100.00	16,100.00	27,600.00
58200 - Landscaping - Irrigation Pump	320.83	458.33	137.50	5,972.04	3,208.31	(2,763.73)	5,500.00
58240 - Waterway Monitoring	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
58900 - Vehicular Access Control	8,719.66	8,750.00	30.34	33,960.78	61,250.00	27,289.22	105,000.00
Total Contracts	34,551.01	126,395.95	91,844.94	179,469.81	884,771.65	705,301.84	1,516,751.32
Amenity/Pool Expense							
52005 - Pest Control	-	321.00	321.00	-	2,247.00	2,247.00	3,852.00
52025 - Clubhouse Maintenance	-	500.00	500.00	-	3,500.00	3,500.00	6,000.00
52030 - Clubhouse Janitorial Supplies	-	700.00	700.00	-	4,900.00	4,900.00	8,400.00
52040 - Lighting & Fixtures	-	300.00	300.00	-	2,100.00	2,100.00	3,600.00
52050 - Doors & Locks	-	50.00	50.00	-	350.00	350.00	600.00
52055 - Fire Protection R&M	-	125.00	125.00	-	875.00	875.00	1,500.00
52060 - Fitness Equipment Maintenance	-	208.33	208.33	-	1,458.31	1,458.31	2,500.00
52075 - Holiday Decorations	-	833.33	833.33	-	5,833.31	5,833.31	10,000.00
52080 - AC Repairs and Maintenance	-	316.67	316.67	-	2,216.69	2,216.69	3,800.00
52090 - Lifestyle Program	650.00	5,000.00	4,350.00	9,071.30	35,000.00	25,928.70	60,000.00
52130 - Recreational Center Repairs	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
52135 - Recreational Supplies	-	150.00	150.00	2,198.22	1,050.00	(1,148.22)	1,800.00
52190 - Pool Repairs & Maintenance	-	750.00	750.00	-	5,250.00	5,250.00	9,000.00
52200 - Pool Supplies	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
Total Amenity/Pool Expense	650.00	9,754.33	9,104.33	11,269.52	68,280.31	57,010.79	117,052.00
Maintenance							
56010 - Access Control - Gates/Proxy/Barcodes	-	875.00	875.00	-	6,125.00	6,125.00	10,500.00
56020 - Landscape - Irrigation Repairs	403.25	600.00	196.75	2,627.75	4,200.00	1,572.25	7,200.00
56025 - Exterior Maintenance	-	541.67	541.67	-	3,791.69	3,791.69	6,500.00
56030 - Landscape - Mulch/Pinestraw	-	3,500.00	3,500.00	2,736.00	24,500.00	21,764.00	42,000.00
56035 - Landscape Replacement - Common	1,491.00	2,916.67	1,425.67	16,332.00	20,416.69	4,084.69	35,000.00
56045 - Landscape - Tree Trimming	-	666.67	666.67	-	4,666.69	4,666.69	8,000.00
56055 - Waterway/Fountain Maintenance & Repairs	650.00	266.67	(383.33)	4,502.50	1,866.69	(2,635.81)	3,200.00

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 7/1/2024 - 7/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
56065 - Gatehouse Maintenance & Repair	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
56080 - Landscape - Lighting & Fixtures	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
56155 - Sign Maintenance	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
56175 - Golf Cart Maintenance	-	150.00	150.00	-	1,050.00	1,050.00	1,800.00
Total Maintenance	2,544.25	9,966.68	7,422.43	26,198.25	69,766.76	43,568.51	119,600.00
Garden Series 40' & 45' Lots							
80400 - Contracted Landscape Maintenance - 40'	4,095.00	22,230.00	18,135.00	25,620.00	155,610.00	129,990.00	266,760.00
80410 - Irrigation Repairs - 40'	325.00	3,705.00	3,380.00	1,479.50	25,935.00	24,455.50	44,460.00
80440 - Landscape Replacement - 40'	-	494.00	494.00	-	3,458.00	3,458.00	5,928.00
80450 - Mulch - 40'	-	3,211.00	3,211.00	3,868.80	22,477.00	18,608.20	38,532.00
Total Garden Series 40' & 45' Lots	4,420.00	29,640.00	25,220.00	30,968.30	207,480.00	176,511.70	355,680.00
Classic Series 50' Lots							
80500 - Contracted Landscape Maintenance - 50'	10,434.00	44,736.00	34,302.00	68,043.00	313,152.00	245,109.00	536,832.00
80510 - Irrigation Repairs - 50'	-	6,990.00	6,990.00	2,141.75	48,930.00	46,788.25	83,880.00
80540 - Landscape Replacement - 50'	-	1,398.00	1,398.00	561.00	9,786.00	9,225.00	16,776.00
80550 - Mulch - 50'	-	6,524.00	6,524.00	7,616.70	45,668.00	38,051.30	78,288.00
Total Classic Series 50' Lots	10,434.00	59,648.00	49,214.00	78,362.45	417,536.00	339,173.55	715,776.00
Estate Series 64' Lots							
80600 - Contracted Landscape Maintenance - 64'	6,076.00	24,852.00	18,776.00	37,448.00	173,964.00	136,516.00	298,224.00
80610 - Irrigation Repairs - 64'	438.00	3,420.00	2,982.00	1,198.00	23,940.00	22,742.00	41,040.00
80640 - Landscape Replacement - 64'	-	684.00	684.00	-	4,788.00	4,788.00	8,208.00
80650 - Mulch - 64'	-	3,420.00	3,420.00	3,915.00	23,940.00	20,025.00	41,040.00
Total Estate Series 64' Lots	6,514.00	32,376.00	25,862.00	42,561.00	226,632.00	184,071.00	388,512.00
Utility Expense							
57010 - Electricity	3,763.45	3,333.33	(430.12)	34,331.06	23,333.31	(10,997.75)	40,000.00
57050 - Electricity - Street Lights	7,074.96	13,464.25	6,389.29	43,537.79	94,249.75	50,711.96	161,571.00
57065 - Natural Gas	-	2,916.67	2,916.67	-	20,416.69	20,416.69	35,000.00
57075 - Telephone	359.90	800.00	440.10	509.90	5,600.00	5,090.10	9,600.00
57100 - Water & Sewer	34.26	1,250.00	1,215.74	383.60	8,750.00	8,366.40	15,000.00
Total Utility Expense	11,232.57	21,764.25	10,531.68	78,762.35	152,349.75	73,587.40	261,171.00
Reserve Expense							
99000 - Pooled	2,730.00	16,467.50	13,737.50	16,012.50	115,272.50	99,260.00	197,610.00
Total Reserve Expense	2,730.00	16,467.50	13,737.50	16,012.50	115,272.50	99,260.00	197,610.00
Total Expense	97,835.62	358,833.38	260,997.76	555,417.08	2,511,894.91	1,956,477.83	4,306,061.60
Net Income (Loss)	(34,593.41)	5.08	(34,598.49)	(182,161.72)	(25.69)	(182,136.03)	-
Net Total	(34,593.41)	5.08	(34,598.49)	(182,161.72)	(25.69)	(182,136.03)	-

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		24,003.10	274,109.77	126,444.37	171,668.50
Date	Description		Debit	Credit	Type
07/01/2024	IN00003340 - ENVERA - Service/Maintenance Deposit - Monitoring		-	91.70	Invoice
07/01/2024	54074 - NORTHSTAR TECHNOLOGIES INC - July 2024 Monthly IT Support for Northstar Club Mgmt System/Hosting & Text Service		-	1,521.00	Invoice
07/01/2024	Batched eCheck (Vantaca Pay) Recurring Payment		3,245.70	-	Owner Payment
07/01/2024	Batched Check		1,418.90	-	Owner Payment
07/01/2024	61325 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 6/22 - 06/28		-	2,141.67	Invoice
07/01/2024	Batched eCheck (Vantaca Pay) One time payment		3,263.70	-	Owner Payment
07/01/2024	180878 - HOOVER PUMPING SYSTEMS CORPORATION - Pressure washed discs and spine assemblies, Re-assembled all parts, Pressurized station, Clean inside enclosure as a courtesy		-	2,488.72	Invoice
07/01/2024	665900 - Access Residential Management		-	1,309.00	Invoice
07/01/2024	57181 - Signet Pool - Monument Fountain - July Contract		-	850.00	Invoice
07/01/2024	Batched eCheck (Vantaca Pay) Scheduled Payment		3,263.70	-	Owner Payment
07/01/2024	742034 - ENVERA - Gate Monitoring 07/01/2024 - 07/31/2024		-	2,017.22	Invoice
07/01/2024	Batched Credit Distribution		30,731.86	30,731.86	Credit Distribution
07/01/2024	Credit Card (Vantaca Pay) Scheduled Payment		1,081.90	-	Owner Payment
07/01/2024	Batched Credit Card Payment through North Star		1,057.90	-	Owner Payment
07/01/2024	3% Credit Card Transaction Fee Charged to Owner for Online Payment		31.74	-	GL Entry
07/02/2024	Batched Credit Distribution		2,139.80	2,139.80	Credit Distribution
07/02/2024	Post Item - Leased Equipment Charges		-	98.83	Invoice
07/02/2024	Batched Post Item - Credit Card Fees		-	63.48	Invoice
07/02/2024	Batched eCheck (Vantaca Pay) One time payment		3,221.70	-	Owner Payment
07/02/2024	Batched Check		3,221.70	-	Owner Payment
07/03/2024	Batched eCheck (Vantaca Pay) One time payment		3,329.70	-	Owner Payment
07/03/2024	Batched Check		1,126.89	-	Owner Payment
07/03/2024	DOC-2024-0705 - ACR SERVICES - Bi-Weekly Payroll		-	2,389.33	Invoice
07/05/2024	Check		360.64	-	Owner Payment
07/06/2024	Credit Card Payment through North Star		1,057.90	-	Owner Payment
07/06/2024	3% Credit Card Transaction Fee Charged to Owner for Online Payment		31.74	-	GL Entry
07/07/2024	Batched eCheck (Vantaca Pay) Recurring Payment		1,086.01	-	Owner Payment
07/08/2024	Batched Check		2,163.80	-	Owner Payment
07/09/2024	eCheck (Vantaca Pay) One time payment		1,081.90	-	Owner Payment
07/09/2024	Batched Check		3,239.70	-	Owner Payment
07/10/2024	Credit Card (Vantaca Pay) One time payment		1,123.90	-	Owner Payment
07/10/2024	Batched Check		1,106.90	-	Owner Payment

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		24,003.10	274,109.77	126,444.37	171,668.50
Date	Description		Debit	Credit	Type
07/11/2024	Batched Check Payment as per closing		1,700.79	-	Owner Payment
07/12/2024	Batched eCheck (Vantaca Pay) One time payment		1,123.90	-	Owner Payment
07/12/2024	Deficit Foudning-July 2024-Pulte Group-LA		122,406.83	-	GL Entry
07/15/2024	Batched eCheck (Vantaca Pay) One time payment		2,253.72	-	Owner Payment
07/15/2024	Batched ACH		60,903.28	-	Owner Payment
07/16/2024	Batched eCheck (Vantaca Pay) Recurring Payment		1,081.90	-	Owner Payment
07/16/2024	Batched Check		2,566.13	-	Owner Payment
07/17/2024	2024-6 - Access Residential Management - Additional Bank Reconciliations (2 included)		-	150.00	Invoice
07/17/2024	PSI089874 - SOLITUDE LAKE MANAGEMENT LLC - July 2024 Lake Maintenance Service - Contract		-	1,692.08	Invoice
07/17/2024	60662 - RAMCO PROTECTIVE SERVICES INC - Week ending on 5.31.2024		-	2,294.65	Invoice
07/17/2024	2024000-00006 - BLUE STREAM COMMUNICATIONS, LLC - June 2024 Bulk Cable Contract - 152 homes		-	7,967.57	Invoice
07/17/2024	678852 - BRAD ECHELSON PROFESSIONAL PRESSURE CLEANING, LLC - Guard House Entry - 5.7.2024		-	650.00	Invoice
07/17/2024	2024-6 - Access Residential Management - Invoice Processing		-	56.00	Invoice
07/17/2024	12379 - LMG All Cleaning Services LLC - Janitorial Services Guardhouse-Contract - Full interior Clean		-	80.00	Invoice
07/17/2024	89876 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Replacement in model homes		-	360.00	Invoice
07/17/2024	PI-A00014521 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Mosquito Control Services - July 2024 Contract		-	2,316.36	Invoice
07/17/2024	60403 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 5.17.2024		-	2,141.67	Invoice
07/17/2024	2024-6 - Access Residential Management - Standard postage & Expedited Mailings		-	11.33	Invoice
07/17/2024	2024-6 - Access Residential Management - New owner registrations, resales, packets & coupons		-	24.00	Invoice
07/17/2024	90729 - FIT FOREVER, LLC - June Fitness Classes		-	300.00	Invoice
07/17/2024	Batched eCheck (Vantaca Pay) One time payment		1,098.77	-	Owner Payment
07/17/2024	062824-1310434-4 - LEE COUNTY UTILITIES - 7220 Del Webb Oak Creek Blvd. 05.24.24-06.25.24		-	34.78	Invoice
07/17/2024	Lifestyle Event Payment		50.00	-	GL Entry
07/17/2024	62824-1310436-9 - LEE COUNTY UTILITIES - 7220 Del Webb Oak Creek - 05.24.24 - 06.25.24		-	17.13	Invoice
07/17/2024	2024-6 - Access Residential Management - 8x8 VOIP Phone Line		-	50.00	Invoice
07/18/2024	61637 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.12.2024		-	2,141.67	Invoice
07/18/2024	Lifestyle Event Payment		100.00	-	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		24,003.10	274,109.77	126,444.37	171,668.50
Date	Description		Debit	Credit	Type
07/18/2024	070324-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		-	1,675.54	Invoice
07/19/2024	Lifestyle Event Payment		350.00	-	GL Entry
07/19/2024	Amenity Fee-Lot 211		3,000.00	-	GL Entry
07/19/2024	Batched Credit Card (Vantaca Pay) One time payment		1,123.13	-	Owner Payment
07/19/2024	DOC-2024- 0719 - ACR SERVICES - Bi-Weekly Payroll		-	7,838.43	Invoice
07/23/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Replaced 1-2 station decoder @ 17322, 17318 Leaning Oak		-	325.00	Invoice
07/23/2024	IN00003443 - ENVERA - Service/Maintenance Deposit - Monitoring		-	22.92	Invoice
07/23/2024	Batched Credit Card (Vantaca Pay) One time payment		1,165.76	-	Owner Payment
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Del Webb Creek C/E		-	33.72	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Guardhouse		-	130.70	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Irrigation Pump - Oak Creek		-	2,980.67	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lake Aerations 7220 Del Webb Oak Creek		-	55.57	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lift Station - 7116 Chapel Creek		-	151.97	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lift Station - 7506 Paradise Tree		-	76.20	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lift Station - 7537 Del Webb Blvd		-	80.10	Invoice
07/23/2024	073124 - MALIBU MUSIC SERVICE, LLC - July 31, 2024 5-8pm performance by Eric Malibu for model home sales event		-	350.00	Invoice
07/23/2024	61813 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.19.2024		-	2,141.67	Invoice
07/23/2024	61493 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.5.2024		-	2,294.65	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Street Lights		-	6,885.96	Invoice
07/23/2024	743819 - ENVERA - Gate Monitoring 07/01/2024 - 08/31/2024		-	26.84	Invoice
07/23/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Repaired broken pipes 7014 DWOC		-	438.00	Invoice
07/23/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Repaired broken pipes common area		-	403.25	Invoice
07/23/2024	IN00003441 - ENVERA - Service/Maintenance Deposit - Monitoring		-	1,576.87	Invoice
07/23/2024	738600 - ENVERA - Gate Monitoring April		-	1,908.90	Invoice
07/23/2024	Batched Check		1,081.90	-	Owner Payment

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		24,003.10	274,109.77	126,444.37	171,668.50
Date	Description		Debit	Credit	Type
07/25/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance Contract 94 - 50'lots		-	10,434.00	Invoice
07/25/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance Contract 39 - 40'lots		-	4,095.00	Invoice
07/25/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance Contract 49 - 64'lots		-	6,076.00	Invoice
07/25/2024	eCheck (Vantaca Pay) Recurring Payment		1,123.90	-	Owner Payment
07/27/2024	Batched eCheck (Vantaca Pay) One time payment		1,123.13	-	Owner Payment
07/30/2024	Transfer to Alliance Reserve - 9855 - July Reserve 155 Lots		-	2,712.50	Transfer
07/30/2024	Batched Check Payment as per closing		3,105.00	-	Owner Payment
07/30/2024	Batched Check		361.00	-	Owner Payment
07/30/2024	Batched ACR SERVICES - Bi-Weekly Payroll, Week 31		-	7,600.06	Invoice
07/31/2024	July Interest		2.95	-	GL Entry
11115 - Alliance Reserve		20,352.14	2,751.62	-	23,103.76
Date	Description		Debit	Credit	Type
07/30/2024	Transfer from Alliance Operating - 4477 - July Reserve 155 Lots		2,712.50	-	Transfer
07/31/2024	July Interest		39.12	-	GL Entry
11133 - Alliance - Lifestyle / F&B		236.06	0.45	-	236.51
Date	Description		Debit	Credit	Type
07/31/2024	July Interest		.45	-	GL Entry
12000 - Accounts Receivable - HOA		22,833.25	179,416.25	147,769.81	54,479.69
Date	Description		Debit	Credit	Type
07/01/2024	Batched eCheck (Vantaca Pay) Recurring Payment		-	3,245.70	Owner Payment
07/01/2024	Batched Credit Distribution		-	30,731.86	Credit Distribution
07/01/2024	Batched eCheck (Vantaca Pay) Scheduled Payment		-	3,263.70	Owner Payment
07/01/2024	Batched Assessment - 64' Lot Echelon Series		47,203.80	-	Owner Charge
07/01/2024	Cost Share Agreement		2,601.00	-	Owner Charge
07/01/2024	Batched Check		-	1,403.03	Owner Payment
07/01/2024	Batched eCheck (Vantaca Pay) One time payment		-	3,263.70	Owner Payment
07/01/2024	Credit Card (Vantaca Pay) Scheduled Payment		-	1,081.90	Owner Payment
07/01/2024	Batched Credit Card Payment through North Star		-	1,057.90	Owner Payment
07/01/2024	Batched Assessment - 50' Lot Distinctive Series		85,470.10	-	Owner Charge
07/01/2024	Batched Assessment - 40' Scenic Series		34,910.70	-	Owner Charge

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

			Beginning Balance	Current		Ending Balance
				Debit	Credit	
12000 - Accounts Receivable - HOA			22,833.25	179,416.25	147,769.81	54,479.69
Date	Description		Debit	Credit	Type	
07/02/2024	Batched	Credit Distribution	-	2,139.80	Credit Distribution	
07/02/2024	Batched	eCheck (Vantaca Pay) One time payment	-	3,221.70	Owner Payment	
07/02/2024	Batched	Check	-	3,221.70	Owner Payment	
07/03/2024	Batched	eCheck (Vantaca Pay) One time payment	-	3,329.70	Owner Payment	
07/03/2024		Check	-	1,123.90	Owner Payment	
07/07/2024		eCheck (Vantaca Pay) Recurring Payment	-	1,081.90	Owner Payment	
07/08/2024	Batched	Check	-	2,163.80	Owner Payment	
07/08/2024		Access Control Device	25.00	-	Owner Charge	
07/09/2024		eCheck (Vantaca Pay) One time payment	-	1,081.90	Owner Payment	
07/09/2024	Batched	Check	-	3,239.70	Owner Payment	
07/10/2024		Credit Card (Vantaca Pay) One time payment	-	1,123.90	Owner Payment	
07/10/2024		Check	-	1,031.90	Owner Payment	
07/11/2024		Assessment - 50' Lot Distinctive Series July 2024- Quarterly Assessment	1,081.90	-	Owner Charge	
07/11/2024		Assessment - 50' Lot Distinctive Series Prorated June 2024- Quarterly Assessment	118.89	-	Owner Charge	
07/11/2024	Batched	Check Payment as per closing	-	1,700.79	Owner Payment	
07/11/2024		Initial Capital Contribution 7565 Paradise Tree Drive- Lot #31	500.00	-	Owner Charge	
07/11/2024	Batched	Interest	1,808.00	-	Owner Charge	
07/11/2024	Batched	Late Fee	2,350.00	-	Owner Charge	
07/11/2024	Batched	Adjustment Shouldn't have been charged, owner submitted ACH form	-	41.86	Adjustment	
07/12/2024	Batched	eCheck (Vantaca Pay) One time payment	-	1,123.90	Owner Payment	
07/12/2024	Batched	Access Control Device Gate charge per cam	50.00	-	Owner Charge	
07/13/2024	Batched	Adjustment Courtesy Fee Waiver	-	41.86	Adjustment	
07/14/2024	Batched	Credit Distribution	41.86	41.86	Credit Distribution	
07/15/2024	Batched	eCheck (Vantaca Pay) One time payment	-	2,253.72	Owner Payment	
07/15/2024	Batched	Adjustment Courtesy Fee Waiver	-	1,982.98	Adjustment	
07/15/2024	Batched	ACH	-	60,903.28	Owner Payment	
07/16/2024	Batched	eCheck (Vantaca Pay) Recurring Payment	-	1,081.90	Owner Payment	
07/16/2024	Batched	Check	-	2,566.13	Owner Payment	
07/16/2024	Batched	Adjustment Waiver	-	41.23	Adjustment	
07/16/2024	Batched	Adjustment Waived as homeowner did not receive welcome packet	-	25.72	Adjustment	
07/17/2024	Batched	eCheck (Vantaca Pay) One time payment	-	1,098.77	Owner Payment	
07/18/2024		Adjustment Remove per CAM	-	50.00	Adjustment	
07/19/2024	Batched	Credit Distribution	50.00	48.20	Credit Distribution	
07/19/2024	Batched	Credit Card (Vantaca Pay) One time payment	-	1,123.13	Owner Payment	
07/23/2024		Access Control Device Sticker replacement	25.00	-	Owner Charge	

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

	Beginning Balance	Current Debit	Credit	Ending Balance
12000 - Accounts Receivable - HOA	22,833.25	179,416.25	147,769.81	54,479.69

Date	Description	Debit	Credit	Type
07/23/2024	Batched Check	-	1,081.90	Owner Payment
07/23/2024	Batched Credit Card (Vantaca Pay) One time payment	-	1,165.76	Owner Payment
07/23/2024	Access Control Device	25.00	-	Owner Charge
07/27/2024	Batched eCheck (Vantaca Pay) One time payment	-	1,123.13	Owner Payment
07/29/2024	Access Control Device	50.00	-	Owner Charge
07/30/2024	Assessment - 50' Lot Distinctive Series Prorated July 2024-Quarterly Assessment	1,070.14	-	Owner Charge
07/30/2024	Batched Check	-	361.00	Owner Payment
07/30/2024	Initial Capital Contribution 17340 Green Buttonwood Way Lot#191	500.00	-	Owner Charge
07/30/2024	Initial Capital Contribution 17381 Leaning Oak Trail-Lot 198	500.00	-	Owner Charge
07/30/2024	Batched Check Payment As per Closing	-	3,105.00	Owner Payment
07/30/2024	Assessment - 50' Lot Distinctive Series July 2024 Prorated Quarterly As per Closing	1,034.86	-	Owner Charge

12999 - AR - POA	1,030.00	1,525.00	500.00	2,055.00
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Date	Description	Debit	Credit	Type
07/17/2024	Lifestyle Event Payment	-	50.00	GL Entry
07/18/2024	Lifestyle Event Payment	-	100.00	GL Entry
07/19/2024	Lifestyle Event Payment	-	350.00	GL Entry
07/31/2024	July Lifestyle Events	1,525.00	-	GL Entry

13000 - Prepaid Insurance	13,219.97	-	1,888.57	11,331.40
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Date	Description	Debit	Credit	Type
07/31/2024	Expense Prepaid Insurance	-	1,888.57	GL Entry

13005 - Prepaid Expenses Other	3,514.70	-	948.02	2,566.68
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Date	Description	Debit	Credit	Type
07/31/2024	Reclass ACR Service Insurance Rebill Dup	-	627.19	GL Entry
07/31/2024	Hoover Pumping Sub Well Lake Refill - Annual Contract	-	320.83	GL Entry

14000 - Deposits - Utilities	1,340.00	-	-	1,340.00
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Date	Description	Debit	Credit	Type
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Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
14010 - Due From Operating to Reserve		0.00	17.50	-	17.50
Date	Description		Debit	Credit	Type
07/30/2024	July Reserve 156 Lots		17.50	-	GL Entry
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
20100 - Accounts Payable		-4,722.09	90,860.21	115,794.13	-29,656.01
Date	Description		Debit	Credit	Type
07/01/2024	60662 - RAMCO PROTECTIVE SERVICES INC - Week ending on 5.31.2024		-	2,294.65	Invoice
07/01/2024	2024-6 - Access Residential Management - Additional Bank Reconciliations (2 included)		-	150.00	Invoice
07/01/2024	Batched 57181 - Signet Pool - Monument Fountain - July Contract		850.00	850.00	Invoice
07/01/2024	IN00003340 - ENVERA - Service/Maintenance Deposit - Monitoring		91.70	-	Invoice
07/01/2024	12379 - LMG All Cleaning Services LLC - Janitorial Services Guardhouse-Contract - Full interior Clean		-	80.00	Invoice
07/01/2024	2024000-00006 - BLUE STREAM COMMUNICATIONS, LLC - June 2024 Bulk Cable Contract - 152 homes		-	7,967.57	Invoice
07/01/2024	2024-6 - Access Residential Management - 8x8 VOIP Phone Line		-	50.00	Invoice
07/01/2024	678852 - BRAD ECHELSON PROFESSIONAL PRESSURE CLEANING, LLC - Guard House Entry - 5.7.2024		-	650.00	Invoice
07/01/2024	Batched 54074 - NORTHSTAR TECHNOLOGIES INC - July 2024 Monthly IT Support for Northstar Club Mgmt System/Hosting & Text Service		1,521.00	1,521.00	Invoice
07/01/2024	62824-1310436-9 - LEE COUNTY UTILITIES - 7220 Del Webb Oak Creek - 05.24.24 - 06.25.24		-	17.13	Invoice
07/01/2024	87738 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant Replacement Common Area April		-	1,131.00	Invoice
07/01/2024	2024-6 - Access Residential Management - New owner registrations, resales, packets & coupons		-	24.00	Invoice
07/01/2024	062824-1310434-4 - LEE COUNTY UTILITIES - 7220 Del Webb Oak Creek Blvd. 05.24.24-06.25.24		-	34.78	Invoice
07/01/2024	60403 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 5.17.2024		-	2,141.67	Invoice
07/01/2024	Batched 742034 - ENVERA - Gate Monitoring 07/01/2024 - 07/31/2024		2,017.22	2,017.22	Invoice
07/01/2024	61325 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 6/22 - 06/28		2,141.67	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-4,722.09	90,860.21	115,794.13	-29,656.01
Date	Description		Debit	Credit	Type
07/01/2024	89876 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Replacement in model homes		-	360.00	Invoice
07/01/2024	2024-6 - Access Residential Management - Standard postage & Expedited Mailings		-	11.33	Invoice
07/01/2024	PI-A00014521 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Mosquito Control Services - July 2024 Contract		-	2,316.36	Invoice
07/01/2024	90729 - FIT FOREVER, LLC - June Fitness Classes		-	300.00	Invoice
07/01/2024	2024-6 - Access Residential Management - Invoice Processing		-	56.00	Invoice
07/01/2024	180878 - HOOVER PUMPING SYSTEMS CORPORATION - Pressure washed discs and spine assemblies, Re-assembled all parts, Pressurized station, Clean inside enclosure as a courtesy		2,488.72	-	Invoice
07/01/2024	61493 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.5.2024		-	2,294.65	Invoice
07/01/2024	738600 - ENVERA - Gate Monitoring April		-	1,908.90	Invoice
07/01/2024	Batched 665900 - Access Residential Management		1,309.00	1,309.00	Invoice
07/02/2024	Batched Post Item - Credit Card Fees		63.48	63.48	Invoice
07/02/2024	PSI089874 - SOLITUDE LAKE MANAGEMENT LLC - July 2024 Lake Maintenance Service - Contract		-	1,692.08	Invoice
07/02/2024	Batched Post Item - Leased Equipment Charges		98.83	98.83	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Guardhouse		-	130.70	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Street Lights		-	6,885.96	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lake Aerations 7220 Del Webb Oak Creek		-	55.57	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lift Station - 7537 Del Webb Blvd		-	80.10	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Irrigation Pump - Oak Creek		-	2,980.67	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lift Station - 7116 Chapel Creek		-	151.97	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Del Webb Creek C/E		-	33.72	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lift Station - 7506 Paradise Tree		-	76.20	Invoice
07/02/2024	DOC-2024-0705 - ACR SERVICES - Bi-Weekly Payroll		-	2,389.33	Invoice
07/03/2024	070324-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		-	1,675.54	Invoice
07/03/2024	DOC-2024-0705 - ACR SERVICES - Bi-Weekly Payroll		2,389.33	-	Invoice
07/07/2024	61637 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.12.2024		-	2,141.67	Invoice
07/08/2024	PSI091939 - SOLITUDE LAKE MANAGEMENT LLC - July 2024 Lake Maintenance Service - Contract		-	956.00	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
20100 - Accounts Payable		-4,722.09	90,860.21	115,794.13	-29,656.01
Date	Description		Debit	Credit	Type
07/10/2024	IN00003443 - ENVERA - Service/Maintenance Deposit - Monitoring		-	22.92	Invoice
07/10/2024	IN00003441 - ENVERA - Service/Maintenance Deposit - Monitoring		-	1,576.87	Invoice
07/11/2024	743819 - ENVERA - Gate Monitoring 07/01/2024 - 08/31/2024		-	26.84	Invoice
07/12/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Repaired broken pipes common area		-	403.25	Invoice
07/12/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Replaced 1-2 station decoder @ 17322, 17318 Leaning Oak		-	325.00	Invoice
07/12/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Repaired broken pipes 7014 DWOC		-	438.00	Invoice
07/15/2024	61813 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.19.2024		-	2,141.67	Invoice
07/17/2024	90729 - FIT FOREVER, LLC - June Fitness Classes		300.00	-	Invoice
07/17/2024	12379 - LMG All Cleaning Services LLC - Janitorial Services Guardhouse-Contract - Full interior Clean		80.00	-	Invoice
07/17/2024	PSI089874 - SOLITUDE LAKE MANAGEMENT LLC - July 2024 Lake Maintenance Service - Contract		1,692.08	-	Invoice
07/17/2024	60662 - RAMCO PROTECTIVE SERVICES INC - Week ending on 5.31.2024		2,294.65	-	Invoice
07/17/2024	2024-6 - Access Residential Management - Invoice Processing		56.00	-	Invoice
07/17/2024	073124 - MALIBU MUSIC SERVICE, LLC - July 31, 2024 5-8pm performance by Eric Malibu for model home sales event		-	350.00	Invoice
07/17/2024	DOC-2024- 0719 - ACR SERVICES - Bi-Weekly Payroll		-	7,838.43	Invoice
07/17/2024	2024000-00006 - BLUE STREAM COMMUNICATIONS, LLC - June 2024 Bulk Cable Contract - 152 homes		7,967.57	-	Invoice
07/17/2024	60403 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 5.17.2024		2,141.67	-	Invoice
07/17/2024	678852 - BRAD ECHELSON PROFESSIONAL PRESSURE CLEANING, LLC - Guard House Entry - 5.7.2024		650.00	-	Invoice
07/17/2024	2024-6 - Access Residential Management - Standard postage & Expedited Mailings		11.33	-	Invoice
07/17/2024	89876 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Replacement in model homes		360.00	-	Invoice
07/17/2024	PI-A00014521 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Mosquito Control Services - July 2024 Contract		2,316.36	-	Invoice
07/17/2024	2024-6 - Access Residential Management - New owner registrations, resales, packets & coupons		24.00	-	Invoice
07/17/2024	62824-1310436-9 - LEE COUNTY UTILITIES - 7220 Del Webb Oak Creek - 05.24.24 - 06.25.24		17.13	-	Invoice
07/17/2024	062824-1310434-4 - LEE COUNTY UTILITIES - 7220 Del Webb Oak Creek Blvd. 05.24.24-06.25.24		34.78	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-4,722.09	90,860.21	115,794.13	-29,656.01
Date	Description		Debit	Credit	Type
07/17/2024	2024-6 - Access Residential Management - Additional Bank Reconciliations (2 included)		150.00	-	Invoice
07/17/2024	2024-6 - Access Residential Management - 8x8 VOIP Phone Line		50.00	-	Invoice
07/18/2024	61637 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.12.2024		2,141.67	-	Invoice
07/18/2024	070324-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		1,675.54	-	Invoice
07/19/2024	90380 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Monthly Common Area Landscape July		-	5,460.00	Invoice
07/19/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance Contract 39 - 40'lots		-	4,095.00	Invoice
07/19/2024	071924-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House		-	309.90	Invoice
07/19/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance Contract 49 - 64'lots		-	6,076.00	Invoice
07/19/2024	CR 0719243000 - Pulte Group, Inc - DOC Amenity Fee Due to Pulte - Amenity Fee Lot 211		-	3,000.00	Invoice
07/19/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance Contract 94 - 50'lots		-	10,434.00	Invoice
07/19/2024	12666 - LMG All Cleaning Services LLC - Janitorial Services Guardhouse-Contract - Full interior Clean		-	80.00	Invoice
07/19/2024	DOC-2024- 0719 - ACR SERVICES - Bi-Weekly Payroll		7,838.43	-	Invoice
07/21/2024	61954 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.26.2024		-	2,141.67	Invoice
07/21/2024	1494-CYR3-X33G - AMAZON CAPITAL SERVICES - Owl Smart Camera		-	1,108.06	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lift Station - 7506 Paradise Tree		76.20	-	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lift Station - 7537 Del Webb Blvd		80.10	-	Invoice
07/23/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Repaired broken pipes 7014 DWOC		438.00	-	Invoice
07/23/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Repaired broken pipes common area		403.25	-	Invoice
07/23/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Replaced 1-2 station decoder @ 17322, 17318 Leaning Oak		325.00	-	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Street Lights		6,885.96	-	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Del Webb Creek C/E		33.72	-	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Guardhouse		130.70	-	Invoice
07/23/2024	073124 - MALIBU MUSIC SERVICE, LLC - July 31, 2024 5-8pm performance by Eric Malibu for model home sales event		350.00	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-4,722.09	90,860.21	115,794.13	-29,656.01
Date	Description		Debit	Credit	Type
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Irrigation Pump - Oak Creek		2,980.67	-	Invoice
07/23/2024	61813 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.19.2024		2,141.67	-	Invoice
07/23/2024	61493 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.5.2024		2,294.65	-	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lake Aerations 7220 Del Webb Oak Creek		55.57	-	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lift Station - 7116 Chapel Creek		151.97	-	Invoice
07/23/2024	IN00003441 - ENVERA - Service/Maintenance Deposit - Monitoring		1,576.87	-	Invoice
07/23/2024	IN00003443 - ENVERA - Service/Maintenance Deposit - Monitoring		22.92	-	Invoice
07/23/2024	738600 - ENVERA - Gate Monitoring April		1,908.90	-	Invoice
07/23/2024	743819 - ENVERA - Gate Monitoring 07/01/2024 - 08/31/2024		26.84	-	Invoice
07/25/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance Contract 49 - 64'lots		6,076.00	-	Invoice
07/25/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance Contract 94 - 50'lots		10,434.00	-	Invoice
07/25/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance Contract 39 - 40'lots		4,095.00	-	Invoice
07/28/2024	90751 - FIT FOREVER, LLC - July Fitness Classes		-	300.00	Invoice
07/29/2024	62090 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.2.2024		-	2,141.67	Invoice
07/29/2024	072924-1310434-4 - LEE COUNTY UTILITIES - Service dates 6.25.2024 - 7.25.2024		-	20.66	Invoice
07/29/2024	072924-1310436-9 - LEE COUNTY UTILITIES - Service Dates 06/25/24 - 07/25/24		-	13.60	Invoice
07/30/2024	DOC57442 - Owner Refund - Owner Refund for Acct: DOC57442		-	1,126.89	Invoice
07/30/2024	Batched ACR SERVICES - Bi-Weekly Payroll, Week 31		7,600.06	7,600.06	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 0 DEL WEBB OAK CREEK C/E		-	344.02	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 17515 WINDING OAK LN #IRRIG PUMP		-	3,009.72	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN #LS		-	134.22	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #LAKE AREAT		-	55.94	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD # WEST ENTRY		-	490.71	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #GUARD HSE		-	133.91	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

	Beginning Balance	Current Debit	Credit	Ending Balance
20100 - Accounts Payable	-4,722.09	90,860.21	115,794.13	-29,656.01

Date	Description	Debit	Credit	Type
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7357 DEL WEBB CREEK BLVD #LS	-	52.60	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7506 PARADISE TREE DR #LS	-	42.33	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - OAK CREEK 1B - C1-C50 STREET LIGHTS 06/25/24-07/25/24	-	7,074.96	Invoice
07/31/2024	2024-7 - Access Residential Management - Standard postage & Expedited Mailings	-	26.45	Invoice
07/31/2024	2024-7 - Access Residential Management - Survey Monkey	-	55.00	Invoice
07/31/2024	2024-7 - Access Residential Management - Uniforms-Sandra Reynolds & Jenene Dulaney	-	200.00	Invoice
07/31/2024	2024-7 - Access Residential Management - Zoom VOIP Phone Line	-	50.00	Invoice
07/31/2024	2024-7 - Access Residential Management - Invoice Processing	-	37.80	Invoice
07/31/2024	2024-7 - Access Residential Management - New owner registrations, resales, packets & coupons	-	4.00	Invoice
07/31/2024	2024-7 - Access Residential Management - Printing, Copies & Scans	-	4.90	Invoice
07/31/2024	2024-7 - Access Residential Management - Additional Bank Reconciliations (2 included)	-	150.00	Invoice

20115 - Accrued Payables	-37,119.18	25,769.18	8,109.99	-19,459.99
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Date	Description	Debit	Credit	Type
07/01/2024	Ramco May & June Accrual Reversals	6,577.99	-	GL Entry
07/01/2024	Reverse - Access Residential Rebills - June	291.33	-	GL Entry
07/01/2024	Reverse - Blue Stream Communications LLC June Services Accrual	7,653.06	-	GL Entry
07/01/2024	Reverse - LCEC Utilities June Electricity & Streetlight Service Accrual	10,894.89	-	GL Entry
07/01/2024	062824-1310434-4 - LEE COUNTY UTILITIES - 7220 Del Webb Oak Creek Blvd. 05.24.24-06.25.24	34.78	-	Invoice
07/01/2024	62824-1310436-9 - LEE COUNTY UTILITIES - 7220 Del Webb Oak Creek - 05.24.24 - 06.25.24	17.13	-	Invoice
07/01/2024	90729 - FIT FOREVER, LLC - June Fitness Classes	300.00	-	Invoice
07/31/2024	Blue Stream Communications LLC July Services Accrual	-	8,109.99	GL Entry

20130 - Prepaid Assessments	-36,093.39	34,000.35	2,644.01	-4,737.05
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Date	Batched	Description	Debit	Credit	Type
07/01/2024	Batched	Credit Distribution	30,731.86	-	Credit Distribution
07/01/2024		Check	-	15.87	Owner Payment
07/02/2024	Batched	Credit Distribution	2,139.80	-	Credit Distribution

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20130 - Prepaid Assessments		-36,093.39	34,000.35	2,644.01	-4,737.05
Date	Description		Debit	Credit	Type
07/03/2024	Check		-	2.99	Owner Payment
07/05/2024	Check		-	360.64	Owner Payment
07/06/2024	Credit Card Payment through North Star		-	1,057.90	Owner Payment
07/07/2024	eCheck (Vantaca Pay) Recurring Payment		-	4.11	Owner Payment
07/10/2024	Check		-	75.00	Owner Payment
07/19/2024	Batched Credit Distribution Credit moved to General subledger		1.80	1.80	Credit Distribution
07/19/2024	Credit Distribution		-	1.80	Credit Distribution
07/25/2024	eCheck (Vantaca Pay) Recurring Payment		-	1,123.90	Owner Payment
07/30/2024	Refund Check Refund - 7003 Del Webb Oak Creek Blvd - Kevin & Mary Burke		1,126.89	-	Refund Check
20135 - Loan From Developer		-121,325.89	-	122,406.83	-243,732.72
Date	Description		Debit	Credit	Type
07/12/2024	Deficit Foudning-July 2024-Pulte Group-LA		-	122,406.83	GL Entry
20150 - Due to Reserves		0.00	-	17.50	-17.50
Date	Description		Debit	Credit	Type
07/30/2024	July Reserve 156 Lots		-	17.50	GL Entry
20170 - Insurance Loan Payable		-11,728.78	1,675.54	-	-10,053.24
Date	Description		Debit	Credit	Type
07/03/2024	070324-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		1,675.54	-	Invoice
20175 - Deferred Assessments		0.00	56,963.46	170,890.39	-113,926.93
Date	Description		Debit	Credit	Type
07/01/2024	Batched Assessment - 64' Lot Echelon Series		-	47,203.80	Owner Charge
07/01/2024	Batched Assessment - 50' Lot Distinctive Series		-	85,470.10	Owner Charge
07/01/2024	Batched Assessment - 40' Scenic Series		-	34,910.70	Owner Charge
07/11/2024	Assessment - 50' Lot Distinctive Series Prorated June 2024-Quarterly Assessment		-	118.89	Owner Charge
07/11/2024	Assessment - 50' Lot Distinctive Series July 2024- Quarterly Assessment		-	1,081.90	Owner Charge
07/30/2024	Assessment - 50' Lot Distinctive Series Prorated July 2024-Quarterly Assessment		-	1,070.14	Owner Charge

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
20175 - Deferred Assessments		0.00	56,963.46	170,890.39	-113,926.93
Date	Description		Debit	Credit	Type
07/30/2024	Assessment - 50' Lot Distinctive Series July 2024 Prorated Quarterly As per Closing		-	1,034.86	Owner Charge
07/31/2024	Reclass Quarterly Income		56,963.46	-	GL Entry
20199 - Owner Refunds		0.00	1,126.89	1,126.89	0.00
Date	Description		Debit	Credit	Type
07/30/2024	Refund Check Refund - 7003 Del Webb Oak Creek Blvd - Kevin & Mary Burke		-	1,126.89	Refund Check
07/30/2024	DOC57442 - Owner Refund - Owner Refund for Acct: DOC57442		1,126.89	-	Invoice
20220 - Due to Other		0.00	3,000.00	3,000.00	0.00
Date	Description		Debit	Credit	Type
07/19/2024	CR 0719243000 - Pulte Group, Inc - DOC Amenity Fee Due to Pulte - Amenity Fee Lot 211		3,000.00	-	Invoice
07/19/2024	Amenity Fee-Lot 211		-	3,000.00	GL Entry
32005 - Reserve Interest Earned		-68.64	-	39.12	-107.76
Date	Description		Debit	Credit	Type
07/31/2024	July Interest		-	39.12	GL Entry
39000 - Pooled Reserve		-20,283.50	-	2,730.00	-23,013.50
Date	Description		Debit	Credit	Type
07/30/2024	July Reserve 156 Lots		-	2,730.00	GL Entry
39905 - Prior Year Net Inc./Loss		45,998.94	-	-	45,998.94
Date	Description		Debit	Credit	Type
39910 - Capital Contributions		-76,500.00	-	1,500.00	-78,000.00
Date	Description		Debit	Credit	Type
07/11/2024	Initial Capital Contribution 7565 Paradise Tree Drive- Lot #31		-	500.00	Owner Charge
07/30/2024	Initial Capital Contribution 17381 Leaning Oak Trail-Lot 198		-	500.00	Owner Charge
07/30/2024	Initial Capital Contribution 17340 Green Buttonwood Way Lot#191		-	500.00	Owner Charge

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
40000 - Assessments		-288,851.40	-	56,963.46	-345,814.86
Date	Description		Debit	Credit	Type
07/31/2024	Reclass Quarterly Income		-	56,963.46	GL Entry
43099 - Resale Capital Contribution		-1,000.00	-	-	-1,000.00
Date	Description		Debit	Credit	Type
44005 - Late Fees		0.00	1,300.00	2,350.00	-1,050.00
Date	Description		Debit	Credit	Type
07/11/2024	Batched Late Fee		-	2,350.00	Owner Charge
07/11/2024	Adjustment Shouldn't have been charged, owner submitted ACH form		25.00	-	Adjustment
07/13/2024	Adjustment Courtesy Fee Waiver		25.00	-	Adjustment
07/15/2024	Batched Adjustment Courtesy Fee Waiver		1,200.00	-	Adjustment
07/16/2024	Adjustment Waiver		25.00	-	Adjustment
07/16/2024	Adjustment Waived as homeowner did not receive welcome packet		25.00	-	Adjustment
44010 - Owner Interest		-995.06	833.65	1,808.00	-1,969.41
Date	Description		Debit	Credit	Type
07/11/2024	Batched Interest		-	1,808.00	Owner Charge
07/11/2024	Adjustment Shouldn't have been charged, owner submitted ACH form		16.86	-	Adjustment
07/13/2024	Adjustment Courtesy Fee Waiver		16.86	-	Adjustment
07/15/2024	Batched Adjustment Courtesy Fee Waiver		782.98	-	Adjustment
07/16/2024	Adjustment Waiver		16.23	-	Adjustment
07/16/2024	Adjustment Waived as homeowner did not receive welcome packet		.72	-	Adjustment
44015 - Owner NSF Fees		-5.00	-	-	-5.00
Date	Description		Debit	Credit	Type
44055 - Gate Key Cards		-400.00	50.00	175.00	-525.00
Date	Description		Debit	Credit	Type
07/08/2024	Access Control Device		-	25.00	Owner Charge
07/12/2024	Batched Access Control Device Gate charge per cam		-	50.00	Owner Charge
07/18/2024	Adjustment Remove per CAM		50.00	-	Adjustment

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
44055 - Gate Key Cards		-400.00	50.00	175.00	-525.00
Date	Description		Debit	Credit	Type
07/23/2024	Access Control Device Sticker replacement		-	25.00	Owner Charge
07/23/2024	Access Control Device		-	25.00	Owner Charge
07/29/2024	Access Control Device		-	50.00	Owner Charge
44070 - Interest - Cash Accounts		-9.68	-	3.40	-13.08
Date	Description		Debit	Credit	Type
07/31/2024	Batched July Interest		-	3.40	GL Entry
44095 - Lifestyles - Activities		-3,525.00	-	1,525.00	-5,050.00
Date	Description		Debit	Credit	Type
07/31/2024	July Lifestyle Events		-	1,525.00	GL Entry
44105 - Other		-25.01	-	-	-25.01
Date	Description		Debit	Credit	Type
44160 - Sage Cost Share Income		-15,202.00	-	2,601.00	-17,803.00
Date	Description		Debit	Credit	Type
07/01/2024	Cost Share Agreement		-	2,601.00	Owner Charge
50005 - Resident Services		34,801.38	17,762.38	-	52,563.76
Date	Description		Debit	Credit	Type
07/02/2024	DOC-2024-0705 - ACR SERVICES - Bi-Weekly Payroll		2,389.33	-	Invoice
07/17/2024	DOC-2024- 0719 - ACR SERVICES - Bi-Weekly Payroll		7,838.43	-	Invoice
07/30/2024	ACR SERVICES - Bi-Weekly Payroll, Week 31		6,907.43	-	Invoice
07/31/2024	Reclass ACR Service Insurance Rebill Dup		627.19	-	GL Entry
50015 - Training		120.00	-	-	120.00
Date	Description		Debit	Credit	Type
50025 - Payroll Administration		1,460.87	692.63	-	2,153.50
Date	Description		Debit	Credit	Type
07/30/2024	ACR SERVICES - Bi-Weekly Payroll, Week 31		692.63	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
50070 - Uniforms		0.00	200.00	-	200.00
Date	Description		Debit	Credit	Type
07/31/2024	2024-7 - Access Residential Management - Uniforms-Sandra Reynolds & Jenene Dulaney		200.00	-	Invoice
51025 - Annual Report		61.25	-	-	61.25
Date	Description		Debit	Credit	Type
51035 - Bank Charges		380.78	63.48	63.48	380.78
Date	Description		Debit	Credit	Type
07/01/2024	3% Credit Card Transaction Fee Charged to Owner for Online Payment		-	31.74	GL Entry
07/02/2024	Batched Post Item - Credit Card Fees		63.48	-	Invoice
07/06/2024	3% Credit Card Transaction Fee Charged to Owner for Online Payment		-	31.74	GL Entry
51045 - Copies & Printing		497.90	332.90	174.00	656.80
Date	Description		Debit	Credit	Type
07/01/2024	Batched Reverse - Access Residential Rebills - June		-	174.00	GL Entry
07/01/2024	2024-6 - Access Residential Management - New owner registrations, resales, packets & coupons		24.00	-	Invoice
07/01/2024	2024-6 - Access Residential Management - Additional Bank Reconciliations (2 included)		150.00	-	Invoice
07/31/2024	2024-7 - Access Residential Management - Printing, Copies & Scans		4.90	-	Invoice
07/31/2024	2024-7 - Access Residential Management - New owner registrations, resales, packets & coupons		4.00	-	Invoice
07/31/2024	2024-7 - Access Residential Management - Additional Bank Reconciliations (2 included)		150.00	-	Invoice
51070 - IT Support		10,089.73	2,629.06	-	12,718.79
Date	Description		Debit	Credit	Type
07/01/2024	54074 - NORTHSTAR TECHNOLOGIES INC - July 2024 Monthly IT Support for Northstar Club Mgmt System/Hosting & Text Service		1,521.00	-	Invoice
07/21/2024	1494-CYR3-X33G - AMAZON CAPITAL SERVICES - Owl Smart Camera		1,108.06	-	Invoice
51100 - Management Fees		6,476.50	1,309.00	-	7,785.50
Date	Description		Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
51100 - Management Fees		6,476.50	1,309.00	-	7,785.50
Date	Description		Debit	Credit	Type
07/01/2024	665900 - Access Residential Management		1,309.00	-	Invoice
51115 - Office Supplies		2,146.89	55.00	-	2,201.89
Date	Description		Debit	Credit	Type
07/31/2024	2024-7 - Access Residential Management - Survey Monkey		55.00	-	Invoice
51120 - Postage, Mail & Invoice Processing		411.25	131.58	67.33	475.50
Date	Description		Debit	Credit	Type
07/01/2024	Batched Reverse - Access Residential Rebills - June		-	67.33	GL Entry
07/01/2024	2024-6 - Access Residential Management - Standard postage & Expedited Mailings		11.33	-	Invoice
07/01/2024	2024-6 - Access Residential Management - Invoice Processing		56.00	-	Invoice
07/31/2024	2024-7 - Access Residential Management - Standard postage & Expedited Mailings		26.45	-	Invoice
07/31/2024	2024-7 - Access Residential Management - Invoice Processing		37.80	-	Invoice
51999 - Miscellaneous		0.00	200.00	200.00	0.00
Date	Description		Debit	Credit	Type
07/31/2024	Batched 2024-7 - Access Residential Management - Uniforms-Sandra Reynolds & Jenene Dulaney		200.00	200.00	Invoice
52090 - Lifestyle Program		8,421.30	950.00	300.00	9,071.30
Date	Description		Debit	Credit	Type
07/01/2024	Batched 90729 - FIT FOREVER, LLC - June Fitness Classes		300.00	300.00	Invoice
07/17/2024	073124 - MALIBU MUSIC SERVICE, LLC - July 31, 2024 5-8pm performance by Eric Malibu for model home sales event		350.00	-	Invoice
07/28/2024	90751 - FIT FOREVER, LLC - July Fitness Classes		300.00	-	Invoice
52135 - Recreational Supplies		2,198.22	-	-	2,198.22
Date	Description		Debit	Credit	Type
53125 - Pressure Washing		0.00	650.00	650.00	0.00
Date	Description		Debit	Credit	Type
07/01/2024	678852 - BRAD ECHELSON PROFESSIONAL PRESSURE CLEANING, LLC - Guard House Entry - 5.7.2024		650.00	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
53125 - Pressure Washing		0.00	650.00	650.00	0.00
Date	Description		Debit	Credit	Type
07/31/2024	678852 - BRAD ECHELSON PROFESSIONAL PRESSURE CLEANING, LLC - Guard House Entry - 5.7.2024		-	650.00	Invoice
55025 - Property & Liability		10,606.56	1,888.57	-	12,495.13
Date	Description		Debit	Credit	Type
07/31/2024	Expense Prepaid Insurance		1,888.57	-	GL Entry
56020 - Landscape - Irrigation Repairs		2,224.50	403.25	-	2,627.75
Date	Description		Debit	Credit	Type
07/12/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Repaired broken pipes common area		403.25	-	Invoice
56030 - Landscape - Mulch/Pinestraw		2,736.00	-	-	2,736.00
Date	Description		Debit	Credit	Type
56035 - Landscape Replacement - Common		14,841.00	1,491.00	-	16,332.00
Date	Description		Debit	Credit	Type
07/01/2024	89876 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Replacement in model homes		360.00	-	Invoice
07/01/2024	87738 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant Replacement Common Area April		1,131.00	-	Invoice
56055 - Waterway/Fountain Maintenance & Repairs		3,852.50	650.00	-	4,502.50
Date	Description		Debit	Credit	Type
07/31/2024	678852 - BRAD ECHELSON PROFESSIONAL PRESSURE CLEANING, LLC - Guard House Entry - 5.7.2024		650.00	-	Invoice
57010 - Electricity		30,567.61	7,772.38	4,008.93	34,331.06
Date	Description		Debit	Credit	Type
07/01/2024	Reverse - LCEC Utilities June Electricity & Streetlight Service Accrual		-	749.97	GL Entry
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lift Station - 7116 Chapel Creek		151.97	-	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lift Station - 7506 Paradise Tree		76.20	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

			Current	
	Beginning Balance	Debit	Credit	Ending Balance
57010 - Electricity	30,567.61	7,772.38	4,008.93	34,331.06
Date	Description	Debit	Credit	Type
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lift Station - 7537 Del Webb Blvd	80.10	-	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Irrigation Pump - Oak Creek	2,980.67	-	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Lake Aerations 7220 Del Webb Oak Creek	55.57	-	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Guardhouse	130.70	-	Invoice
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Del Webb Creek C/E	33.72	-	Invoice
07/31/2024	Reclass LCEC SL Expense	-	3,258.96	GL Entry
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD # WEST ENTRY	490.71	-	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #GUARD HSE	133.91	-	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7357 DEL WEB CREEK BLVD #LS	52.60	-	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7506 PARADISE TREE DR #LS	42.33	-	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN #LS	134.22	-	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #LAKE AREAT	55.94	-	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 17515 WINDING OAK LN #IRRIG PUMP	3,009.72	-	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - 0 DEL WEBB OAK CREEK C/E	344.02	-	Invoice
57050 - Electricity - Street Lights	36,462.83	17,219.88	10,144.92	43,537.79
Date	Description	Debit	Credit	Type
07/01/2024	Reverse - LCEC Utilities June Electricity & Streetlight Service Accrual	-	10,144.92	GL Entry
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCESSING - Street Lights	6,885.96	-	Invoice
07/31/2024	Reclass LCEC SL Expense	3,258.96	-	GL Entry
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCESSING - OAK CREEK 1B - C1-C50 STREET LIGHTS 06/25/24-07/25/24	7,074.96	-	Invoice
57075 - Telephone	150.00	409.90	50.00	509.90
Date	Description	Debit	Credit	Type
07/01/2024	Reverse - Access Residential Rebills - June	-	50.00	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
57075 - Telephone		150.00	409.90	50.00	509.90
Date	Description		Debit	Credit	Type
07/01/2024	2024-6 - Access Residential Management - 8x8 VOIP Phone Line		50.00	-	Invoice
07/19/2024	071924-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House		309.90	-	Invoice
07/31/2024	2024-7 - Access Residential Management - Zoom VOIP Phone Line		50.00	-	Invoice
57100 - Water & Sewer		349.34	86.17	51.91	383.60
Date	Description		Debit	Credit	Type
07/01/2024	Batched 062824-1310434-4 - LEE COUNTY UTILITIES - 7220 Del Webb Oak Creek Blvd. 05.24.24-06.25.24		34.78	34.78	Invoice
07/01/2024	Batched 62824-1310436-9 - LEE COUNTY UTILITIES - 7220 Del Webb Oak Creek - 05.24.24 - 06.25.24		17.13	17.13	Invoice
07/29/2024	072924-1310434-4 - LEE COUNTY UTILITIES - Service dates 6.25.2024 - 7.25.2024		20.66	-	Invoice
07/29/2024	072924-1310436-9 - LEE COUNTY UTILITIES - Service Dates 06/25/24 - 07/25/24		13.60	-	Invoice
58000 - Bulk Cable		41,724.92	16,077.56	7,653.06	50,149.42
Date	Description		Debit	Credit	Type
07/01/2024	Reverse - Blue Stream Communications LLC June Services Accrual		-	7,653.06	GL Entry
07/01/2024	2024000-00006 - BLUE STREAM COMMUNICATIONS, LLC - June 2024 Bulk Cable Contract - 152 homes		7,967.57	-	Invoice
07/31/2024	Blue Stream Communications LLC July Services Accrual		8,109.99	-	GL Entry
58005 - Waterway & Fountain PM		27,595.04	5,814.44	-	33,409.48
Date	Description		Debit	Credit	Type
07/01/2024	PI-A00014521 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Mosquito Control Services - July 2024 Contract		2,316.36	-	Invoice
07/01/2024	57181 - Signet Pool - Monument Fountain - July Contract		850.00	-	Invoice
07/02/2024	PSI089874 - SOLITUDE LAKE MANAGEMENT LLC - July 2024 Lake Maintenance Service - Contract		1,692.08	-	Invoice
07/08/2024	PSI091939 - SOLITUDE LAKE MANAGEMENT LLC - July 2024 Lake Maintenance Service - Contract		956.00	-	Invoice
58050 - Landscape Contract - Common Area		33,510.00	5,460.00	-	38,970.00
Date	Description		Debit	Credit	Type
07/19/2024	90380 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Monthly Common Area Landscape July		5,460.00	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
58050 - Landscape Contract - Common Area		33,510.00	5,460.00	-	38,970.00
Date	Description		Debit	Credit	Type
58150 - Envera Monitoring		9,693.26	5,552.75	-	15,246.01
Date	Description		Debit	Credit	Type
07/01/2024	738600 - ENVERA - Gate Monitoring April		1,908.90	-	Invoice
07/01/2024	742034 - ENVERA - Gate Monitoring 07/01/2024 - 07/31/2024		2,017.22	-	Invoice
07/10/2024	IN00003443 - ENVERA - Service/Maintenance Deposit - Monitoring		22.92	-	Invoice
07/10/2024	IN00003441 - ENVERA - Service/Maintenance Deposit - Monitoring		1,576.87	-	Invoice
07/11/2024	743819 - ENVERA - Gate Monitoring 07/01/2024 - 08/31/2024		26.84	-	Invoice
58160 - Janitorial		240.00	160.00	-	400.00
Date	Description		Debit	Credit	Type
07/01/2024	12379 - LMG All Cleaning Services LLC - Janitorial Services Guardhouse-Contract - Full interior Clean		80.00	-	Invoice
07/19/2024	12666 - LMG All Cleaning Services LLC - Janitorial Services Guardhouse-Contract - Full interior Clean		80.00	-	Invoice
58190 - Leased Equipment		1,263.25	98.83	-	1,362.08
Date	Description		Debit	Credit	Type
07/02/2024	Post Item - Leased Equipment Charges		98.83	-	Invoice
58200 - Landscaping - Irrigation Pump		5,651.21	320.83	-	5,972.04
Date	Description		Debit	Credit	Type
07/31/2024	Hoover Pumping Sub Well Lake Refill - Annual Contract		320.83	-	GL Entry
58900 - Vehicular Access Control		25,241.12	15,297.65	6,577.99	33,960.78
Date	Description		Debit	Credit	Type
07/01/2024	61493 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.5.2024		2,294.65	-	Invoice
07/01/2024	60403 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 5.17.2024		2,141.67	-	Invoice
07/01/2024	60662 - RAMCO PROTECTIVE SERVICES INC - Week ending on 5.31.2024		2,294.65	-	Invoice
07/01/2024	Ramco May & June Accrual Reversals		-	6,577.99	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
58900 - Vehicular Access Control		25,241.12	15,297.65	6,577.99	33,960.78
Date	Description		Debit	Credit	Type
07/07/2024	61637 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.12.2024		2,141.67	-	Invoice
07/15/2024	61813 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.19.2024		2,141.67	-	Invoice
07/21/2024	61954 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 7.26.2024		2,141.67	-	Invoice
07/29/2024	62090 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse Week Ended 8.2.2024		2,141.67	-	Invoice
80400 - Contracted Landscape Maintenance - 40'		21,525.00	4,095.00	-	25,620.00
Date	Description		Debit	Credit	Type
07/19/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance Contract 39 - 40'lots		4,095.00	-	Invoice
80410 - Irrigation Repairs - 40'		1,154.50	325.00	-	1,479.50
Date	Description		Debit	Credit	Type
07/12/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Replaced 1-2 station decoder @ 17322, 17318 Leaning Oak		325.00	-	Invoice
80450 - Mulch - 40'		3,868.80	-	-	3,868.80
Date	Description		Debit	Credit	Type
80500 - Contracted Landscape Maintenance - 50'		57,609.00	10,434.00	-	68,043.00
Date	Description		Debit	Credit	Type
07/19/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance Contract 94 - 50'lots		10,434.00	-	Invoice
80510 - Irrigation Repairs - 50'		2,141.75	-	-	2,141.75
Date	Description		Debit	Credit	Type
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

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 7/1/2024 - 7/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
80550 - Mulch - 50'		7,616.70	-	-	7,616.70
Date	Description		Debit	Credit	Type
80600 - Contracted Landscape Maintenance - 64'		31,372.00	6,076.00	-	37,448.00
Date	Description		Debit	Credit	Type
07/19/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - July 2024 Lawn Maintenance Contract 49 - 64'lots		6,076.00	-	Invoice
80610 - Irrigation Repairs - 64'		760.00	438.00	-	1,198.00
Date	Description		Debit	Credit	Type
07/12/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Repaired broken pipes 7014 DWOC		438.00	-	Invoice
80650 - Mulch - 64'		3,915.00	-	-	3,915.00
Date	Description		Debit	Credit	Type
99000 - Pooled		13,282.50	2,730.00	-	16,012.50
Date	Description		Debit	Credit	Type
07/30/2024	July Reserve 156 Lots		2,730.00	-	GL Entry
Net Total		0.00	801,177.11	801,177.11	0.00