

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.

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

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

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

		Current Period	l		Year To Date		Annua
	Actual	Budget	Variance	Actual	Budget	Variance	Budge
Income							
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	600.0
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)	60,000.0
44105 - Other	-	-	-	25.01	-	25.01	
44135 - Room Rental	-	150.00	(150.00)	-	1,050.00	(1,050.00)	1,800.0
44160 - Sage Cost Share Income	2,601.00	833.33	1,767.67	17,803.00	5,833.31	11,969.69	10,000.0
Total Income	63,242.21	358,838.46	(295,596.25)	373,255.36	2,511,869.22	(2,138,613.86)	4,306,061.6
Expense							
Administrative Expense							
51005 - Accounting Fees	-	1,020.83	1,020.83	-	7,145.81	7,145.81	12,250.0
51025 - Annual Report	-	-	-	61.25	61.25	-	61.2
51035 - Bank Charges	-	392.08	392.08	380.78	2,744.56	2,363.78	4,705.0
51045 - Copies & Printing	158.90	500.00	341.10	656.80	3,500.00	2,843.20	6,000.0
51070 - IT Support	2,629.06	466.98	(2,162.08)	12,718.79	3,268.86	(9,449.93)	5,603.7
51080 - Legal Fees - General	-	500.00	500.00	-	3,500.00	3,500.00	6,000.0
51085 - Licenses & Permits	-	100.00	100.00	-	700.00	700.00	1,200.0
51100 - Management Fees	1,309.00	7,998.50	6,689.50	7,785.50	55,989.50	48,204.00	95,982.0
51115 - Office Supplies	55.00	500.00	445.00	2,201.89	3,500.00	1,298.11	6,000.0
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	145,802.0
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	369,642.9
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	36,964.3
50070 - Uniforms	200.00	291.67	91.67	200.00	2,041.69	1,841.69	3,500.0
Total Payroll Expense	18,655.01	34,425.61	15,770.60	55,037.26	240,979.27	185,942.01	413,107.2
Contracts							
58000 - Bulk Cable	8,424.50	50,098.84	41,674.34	50,149.42	350,691.88	300,542.46	601,186.0
58005 - Waterway & Fountain PM	5,814.44	6,063.67	249.23	33,409.48	42,445.69	9,036.21	72,764.00

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

		Current Period			Year To Date		Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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

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

		Current Period			Year To Date		Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
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)	-

			Current				
		<u>-</u>	Beginning Balance	Debit	Credit	Ending Balance	
1100 - All	iance Ope	erating	24,003.10	274,109.77	126,444.37	171,668.50	
Date		Description		Debit	Credit	Туре	
07/01/2024		IN00003340 - ENVERA - Service/Mainte Monitoring	enance Deposit -	-	91.70	Invoice	
07/01/2024		54074 - NORTHSTAR TECHNOLOGIES I Support for Northstar Club Mgmt Syste		-	1,521.00	Invoice	
07/01/2024	Batched	eCheck (Vantaca Pay) Recurring Payme	nt	3,245.70	-	Owner Payment	
07/01/2024	Batched	Check		1,418.90	-	Owner Payment	
07/01/2024		61325 - RAMCO PROTECTIVE SERVICES Guardhouse Week Ended 6/22 - 06/28	INC - Access Control	-	2,141.67	Invoice	
07/01/2024	Batched	eCheck (Vantaca Pay) One time paymer	nt	3,263.70	-	Owner Payment	
07/01/2024		180878 - HOOVER PUMPING SYSTEMS washed discs and spine assemblies, Re- Pressurized station, Clean inside enclos	assembled all parts,	-	2,488.72	Invoice	
07/01/2024		665900 - Access Residential Manageme	ent	-	1,309.00	Invoice	
07/01/2024		57181 - Signet Pool - Monument Fount	ain - July Contract	-	850.00	Invoice	
07/01/2024	Batched	eCheck (Vantaca Pay) Scheduled Payme	ent	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 Distributio	
07/01/2024		Credit Card (Vantaca Pay) Scheduled Pa	yment	1,081.90	-	Owner Payment	
07/01/2024	Batched	Credit Card Payment through North Sta	ır	1,057.90	-	Owner Payment	
07/01/2024		3% Credit Card Transaction Fee Charge Payment	d to Owner for Online	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 paymer	nt	3,221.70	-	Owner Payment	
07/02/2024	Batched	Check		3,221.70	-	Owner Payment	
07/03/2024	Batched	eCheck (Vantaca Pay) One time paymer	nt	3,329.70	-	Owner Payment	
07/03/2024	Batched	Check		1,126.89	-	Owner Payment	
07/03/2024		DOC-2024-0705 - ACR SERVICES - Bi-W	eekly Payroll	-	2,389.33	Invoice	
07/05/2024		Check		360.64	-	Owner Payment	
07/06/2024		Credit Card Payment through North Sta	ır	1,057.90	-	Owner Payment	
07/06/2024		3% Credit Card Transaction Fee Charge Payment	d to Owner for Online	31.74	-	GL Entry	
07/07/2024	Batched	eCheck (Vantaca Pay) Recurring Payme	nt	1,086.01	-	Owner Payment	
07/08/2024	Batched	Check		2,163.80	-	Owner Payment	
07/09/2024		eCheck (Vantaca Pay) One time paymer	nt	1,081.90	-	Owner Payment	
07/09/2024	Batched	Check		3,239.70	-	Owner Payment	
07/10/2024		Credit Card (Vantaca Pay) One time pay	ment	1,123.90	-	Owner Payment	
07/10/2024	Batched	Check		1,106.90	-	Owner Payment	

				C	urrent	
			Beginning Balance	Debit	Credit	Ending Balance
 1100 - All	iance Op	erating	24,003.10	274,109.77	126,444.37	171,668.50
Date		Description		Debit	Credit	Туре
07/11/2024	Batched	Check Payment as per closing		1,700.79	-	Owner Payment
07/12/2024	Batched	eCheck (Vantaca Pay) One time payme	nt	1,123.90	-	Owner Payment
07/12/2024		Deficit Foudning-JuLy 2024-Pulte Grou	p-LA	122,406.83	-	GL Entry
07/15/2024	Batched	eCheck (Vantaca Pay) One time payme	nt	2,253.72	-	Owner Payment
07/15/2024	Batched	ACH		60,903.28	-	Owner Payment
07/16/2024	Batched	eCheck (Vantaca Pay) Recurring Payme	nt	1,081.90	-	Owner Payment
07/16/2024	Batched	Check		2,566.13	-	Owner Payment
07/17/2024		2024-6 - Access Residential Manageme Reconciliations (2 included)	ent - Additional Bank	-	150.00	Invoice
07/17/2024		PSI089874 - SOLITUDE LAKE MANAGEI Maintenance Service - Contract	MENT LLC - July 2024 Lake	-	1,692.08	Invoice
07/17/2024		60662 - RAMCO PROTECTIVE SERVICES 5.31.2024	S INC - Week ending on	-	2,294.65	Invoice
07/17/2024		2024000-00006 - BLUE STREAM COMN 2024 Bulk Cable Contract - 152 homes	//UNICATIONS, LLC - June	-	7,967.57	Invoice
07/17/2024		678852 - BRAD ECHELSON PROFESSIO LLC - Guard House Entry - 5.7.2024	NAL PRESSURE CLEANING,	-	650.00	Invoice
07/17/2024		2024-6 - Access Residential Manageme	ent - Invoice Processing	-	56.00	Invoice
07/17/2024		12379 - LMG All Cleaning Services LLC Guardhouse-Contract - Full interior C		-	80.00	Invoice
07/17/2024		89876 - SUNNY GROVE LANDSCAPE & Replacement in model homes	IRRIGATION MAINT LLC -	-	360.00	Invoice
07/17/2024		PI-A00014521 - VECTOR DISEASE CON - Mosquito Control Services - July 2024		-	2,316.36	Invoice
07/17/2024		60403 - RAMCO PROTECTIVE SERVICES Guardhouse Week Ended 5.17.2024	S INC - Access Control	-	2,141.67	Invoice
07/17/2024		2024-6 - Access Residential Manageme Expedited Mailings	ent - Standard postage &	-	11.33	Invoice
07/17/2024		2024-6 - Access Residential Manageme registrations, resales, packets & coupo		-	24.00	Invoice
07/17/2024		90729 - FIT FOREVER, LLC - June Fitnes	s Classes	-	300.00	Invoice
07/17/2024	Batched	eCheck (Vantaca Pay) One time payme	nt	1,098.77	-	Owner Payment
07/17/2024		062824-1310434-4 - LEE COUNTY UTIL Creek Blvd. 05.24.24-06.25.24	ITIES - 7220 Del Webb Oak	-	34.78	Invoice
07/17/2024		Lifestyle Event Payment		50.00	-	GL Entry
07/17/2024		62824-1310436-9 - LEE COUNTY UTILI' Creek - 05.24.24 - 06.25.24	TIES - 7220 Del Webb Oak	-	17.13	Invoice
07/17/2024		2024-6 - Access Residential Manageme	ent - 8x8 VOIP Phone Line	-	50.00	Invoice
07/18/2024		61637 - RAMCO PROTECTIVE SERVICES Guardhouse Week Ended 7.12.2024	S INC - Access Control	-	2,141.67	Invoice
07/18/2024		Lifestyle Event Payment		100.00	-	GL Entry

				C	urrent	
			eginning Balance	Debit	Credit	Ending Balance
1100 - All	iance Op	erating	24,003.10	274,109.77	126,444.37	171,668.50
Date		Description		Debit	Credit	Туре
07/18/2024		070324-100782804 - FIRST INSURANCE FU Premium Loan 100782804	JNDING - Insurance	-	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 payme	ent	1,123.13	-	Owner Payment
07/19/2024		DOC-2024- 0719 - ACR SERVICES - Bi-Wee	ekly Payroll	-	7,838.43	Invoice
07/23/2024		90514 - SUNNY GROVE LANDSCAPE & IRI Replaced 1-2 station decoder @ 17322, 17		-	325.00	Invoice
07/23/2024		IN00003443 - ENVERA - Service/Maintena Monitoring	nce Deposit -	-	22.92	Invoice
07/23/2024	Batched	Credit Card (Vantaca Pay) One time payme	ent	1,165.76	-	Owner Payment
07/23/2024		070224-6343624392 - LCEC PAYMENT PRO Creek C/E	OCESSING - Del Webb	-	33.72	Invoice
07/23/2024		070224-6343624392 - LCEC PAYMENT PRO Guardhouse	OCESSING -	-	130.70	Invoice
07/23/2024		070224-6343624392 - LCEC PAYMENT PRO Pump - Oak Creek	OCESSING - Irrigation	-	2,980.67	Invoice
07/23/2024		070224-6343624392 - LCEC PAYMENT PRO Aerations 7220 Del Webb Oak Creek	OCESSING - Lake	-	55.57	Invoice
07/23/2024		070224-6343624392 - LCEC PAYMENT PRO - 7116 Chapel Creek	OCESSING - Lift Station	-	151.97	Invoice
07/23/2024		070224-6343624392 - LCEC PAYMENT PRO - 7506 Paradise Tree	OCESSING - Lift Station	-	76.20	Invoice
07/23/2024		070224-6343624392 - LCEC PAYMENT PRO - 7537 Del Webb Blvd	OCESSING - Lift Station	-	80.10	Invoice
07/23/2024		073124 - MALIBU MUSIC SERVICE, LLC - Ju performance by Eric Malibu for model ho	•	-	350.00	Invoice
07/23/2024		61813 - RAMCO PROTECTIVE SERVICES IN Guardhouse Week Ended 7.19.2024	IC - Access Control	-	2,141.67	Invoice
07/23/2024		61493 - RAMCO PROTECTIVE SERVICES IN Guardhouse Week Ended 7.5.2024	IC - Access Control	-	2,294.65	Invoice
07/23/2024		070224-6343624392 - LCEC PAYMENT PRI Lights	OCESSING - Street	-	6,885.96	Invoice
07/23/2024		743819 - ENVERA - Gate Monitoring 07/0	1/2024 - 08/31/2024	-	26.84	Invoice
07/23/2024		90514 - SUNNY GROVE LANDSCAPE & IRI Repaired broken pipes 7014 DWOC	RIGATION MAINT LLC -	-	438.00	Invoice
07/23/2024		90514 - SUNNY GROVE LANDSCAPE & IRI Repaired broken pipes common area	RIGATION MAINT LLC -	-	403.25	Invoice
07/23/2024		IN00003441 - ENVERA - Service/Maintena Monitoring	nce Deposit -	-	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

				С	urrent	it Ending Balance
			Beginning Balance	Debit	Credit	Ending Baland
1100 - All	iance Op	erating	24,003.10	274,109.77	126,444.37	171,668.5
Date		Description		Debit	Credit	Туре
07/25/2024		90379 - SUNNY GROVE LANDSCAPE July 2024 Lawn Maintenance Contract		-	10,434.00	Invoice
07/25/2024		90379 - SUNNY GROVE LANDSCAPE July 2024 Lawn Maintenance Contract		-	4,095.00	Invoice
07/25/2024		90379 - SUNNY GROVE LANDSCAPE July 2024 Lawn Maintenance Contract		-	6,076.00	Invoice
07/25/2024		eCheck (Vantaca Pay) Recurring Paym	ent	1,123.90	-	Owner Paymer
07/27/2024	Batched	eCheck (Vantaca Pay) One time paym	ent	1,123.13	-	Owner Paymer
07/30/2024		Transfer to Alliance Reserve - 9855 - J	uly Reserve 155 Lots	-	2,712.50	Transfer
07/30/2024	Batched	Check Payment as per closing		3,105.00	-	Owner Paymer
07/30/2024	Batched	Check		361.00	-	Owner Paymei
07/30/2024	Batched	ACR SERVICES - Bi-Weekly Payroll, W	eek 31	-	7,600.06	Invoice
07/31/2024		July Interest		2.95	-	GL Entry
1115 - All	iance Res	serve	20,352.14	2,751.62	-	23,103.
Date		Description		Debit	Credit	Туре
07/30/2024		Transfer from Alliance Operating - 44	77 - July Reserve 155 Lots	2,712.50	-	Transfer
07/31/2024		July Interest		39.12	-	GL Entry
1133 - All	iance - Li	festyle / F&B	236.06	0.45	-	236.
Date		Description		Debit	Credit	Туре
07/31/2024		July Interest		.45	-	GL Entry
2000 - Ac	counts Re	eceivable - HOA	22,833.25	179,416.25	147,769.81	54,479.
Date		Description		Debit	Credit	Туре
07/01/2024	Batched	eCheck (Vantaca Pay) Recurring Paym	ent	-	3,245.70	Owner Payme
07/01/2024	Batched	Credit Distribution		-	30,731.86	Credit Distribut
07/01/2024	Batched	eCheck (Vantaca Pay) Scheduled Payr	nent	-	3,263.70	Owner Payme
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 Payme
07/01/2024	Batched	eCheck (Vantaca Pay) One time paym	ent	-	3,263.70	Owner Payme
		Credit Card (Vantaca Pay) Scheduled	Payment	-	1,081.90	Owner Payme
07/01/2024	D . I .	Credit Card Payment through North S	tar	-	1,057.90	Owner Payme
	Batched		· · ·			
07/01/2024 07/01/2024 07/01/2024	Batched	Assessment - 50' Lot Distinctive Serie		85,470.10	-	Owner Charg

				С	urrent	
		Beginning B	alance	Debit	Credit	Ending Balance
2000 - Ac	counts Re	eceivable - HOA 22,	833.25	179,416.25	147,769.81	54,479.6
Date		Description		Debit	Credit	Туре
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- Quarter Assessment	ly	1,081.90	-	Owner Charge
07/11/2024		Assessment - 50' Lot Distinctive Series Prorated June 202 Quarterly Assessment	4-	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 submitt form	ed ACH	-	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 Distributio
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 welco packet	me	-	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

		Current			
	Beginning Balance	Debit	Credit	Ending Balanc	
2000 - Accounts	Receivable - HOA 22,833.25	179,416.25	147,769.81	54,479.6	
Date	Description	Debit	Credit	Туре	
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 Paymen	
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 Paymen	
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 Paymen	
	Quarterly As per Closing				
2999 - AR - POA	1.030.00	1.525.00	500.00	2.055.0	
2999 - AR - POA Date	1,030.00 Description	1,525.00 Debit	500.00 Credit	2,055.0 Type	
	7	·		<u>-</u>	
Date	Description	·	Credit	Туре	
Date 07/17/2024	Description Lifestyle Event Payment	·	Credit	Type GL Entry	
07/17/2024 07/18/2024	Description Lifestyle Event Payment Lifestyle Event Payment	·	Credit 50.00 100.00	Type GL Entry GL Entry	
Date 07/17/2024 07/18/2024 07/19/2024 07/31/2024	Description Lifestyle Event Payment Lifestyle Event Payment Lifestyle Event Payment July Lifestyle Events	Debit - -	Credit 50.00 100.00	Type GL Entry GL Entry GL Entry GL Entry	
Date 07/17/2024 07/18/2024 07/19/2024 07/31/2024	Description Lifestyle Event Payment Lifestyle Event Payment Lifestyle Event Payment July Lifestyle Events	Debit - -	50.00 100.00 350.00	Type GL Entry GL Entry GL Entry GL Entry	
Date 07/17/2024 07/18/2024 07/19/2024 07/31/2024 3000 - Prepaid II	Description Lifestyle Event Payment Lifestyle Event Payment Lifestyle Event Payment July Lifestyle Events 13,219.97	1,525.00	50.00 100.00 350.00 - 1,888.57	Type GL Entry GL Entry GL Entry GL Entry 11,331.4	
Date 07/17/2024 07/18/2024 07/19/2024 07/31/2024 3000 - Prepaid II Date 07/31/2024	Description Lifestyle Event Payment Lifestyle Event Payment Lifestyle Event Payment July Lifestyle Events Description Expense Prepaid Insurance	1,525.00	50.00 100.00 350.00 - 1,888.57 Credit	Type GL Entry GL Entry GL Entry GL Entry T1,331.4 Type GL Entry	
Date 07/17/2024 07/18/2024 07/19/2024 07/31/2024 3000 - Prepaid II Date 07/31/2024	Description Lifestyle Event Payment Lifestyle Event Payment Lifestyle Event Payment July Lifestyle Events Description Expense Prepaid Insurance	- - - 1,525.00	50.00 100.00 350.00 - 1,888.57 Credit	Type GL Entry GL Entry GL Entry GL Entry Type	
Date 07/17/2024 07/18/2024 07/19/2024 07/31/2024 3000 - Prepaid II Date 07/31/2024 3005 - Prepaid E	Description Lifestyle Event Payment Lifestyle Event Payment Lifestyle Event Payment July Lifestyle Events Description Expense Prepaid Insurance xpenses Other 3,514.70	Debit 1,525.00 Debit	Credit 50.00 100.00 350.00 - 1,888.57 Credit 1,888.57 948.02	Type GL Entry GL Entry GL Entry T1,331.4 Type GL Entry 2,566.6	
Date 07/17/2024 07/18/2024 07/19/2024 07/31/2024 3000 - Prepaid II Date 07/31/2024 3005 - Prepaid E Date	Description Lifestyle Event Payment Lifestyle Event Payment Lifestyle Event Payment July Lifestyle Events Description Expense Prepaid Insurance xpenses Other Description Description	Debit 1,525.00 Debit	Credit 50.00 100.00 350.00 - 1,888.57 Credit 1,888.57 948.02 Credit	Type GL Entry GL Entry GL Entry GL Entry Type GL Entry 11,331.4 Type GL Entry 2,566.6 Type	
Date 07/17/2024 07/18/2024 07/19/2024 07/31/2024 3000 - Prepaid II Date 07/31/2024 3005 - Prepaid E Date 07/31/2024	Description Lifestyle Event Payment Lifestyle Event Payment Lifestyle Event Payment July Lifestyle Events Description Expense Prepaid Insurance xpenses Other Description Reclass ACR Service Insurance Rebill Dup Hoover Pumping Sub Well Lake Refill - Annual Contract	Debit 1,525.00 Debit	Credit 50.00 100.00 350.00 - 1,888.57 Credit 1,888.57 948.02 Credit 627.19	Type GL Entry GL Entry GL Entry GL Entry 11,331.4 Type GL Entry 2,566.6 Type GL Entry	

			Cı	urrent	
	Beg	jinning Balance	Debit	Credit	Ending Balance
14010 - Due From C	Operating to Reserve	0.00	17.50	_	17.50
Date	Description		Debit	Credit	Туре
07/30/2024	July Reserve 156 Lots		17.50	-	GL Entry
16050 - Property &	Equipment	45,400.00	_	_	45,400.00
Date	Description	· · · · · · · · · · · · · · · · · · ·	Debit	Credit	Туре
160E1 Accumulate	d Depresiation	17.655.00			17.655.00
16051 - Accumulate Date	Description	-17,655.00	 Debit	Credit	-17,655.00 Type
20100 - Accounts Pa	ayable	-4,722.09	90,860.21	115,794.13	-29,656.01
Date	Description		Debit	Credit	Туре
07/01/2024	60662 - RAMCO PROTECTIVE SERVICES INC - 5.31.2024	Week ending on	-	2,294.65	Invoice
07/01/2024	2024-6 - Access Residential Management - Ac Reconciliations (2 included)	dditional Bank	-	150.00	Invoice
07/01/2024 Batched	57181 - Signet Pool - Monument Fountain - J	uly Contract	850.00	850.00	Invoice
07/01/2024	IN00003340 - ENVERA - Service/Maintenance Monitoring	e Deposit -	91.70	-	Invoice
07/01/2024	12379 - LMG All Cleaning Services LLC - Janit Guardhouse-Contract - Full interior Clean	orial Services	-	80.00	Invoice
07/01/2024	2024000-00006 - BLUE STREAM COMMUNIC. 2024 Bulk Cable Contract - 152 homes	ATIONS, LLC - June	-	7,967.57	Invoice
07/01/2024	2024-6 - Access Residential Management - 8	k8 VOIP Phone Line	-	50.00	Invoice
07/01/2024	678852 - BRAD ECHELSON PROFESSIONAL PL LLC - Guard House Entry - 5.7.2024	RESSURE CLEANING,	-	650.00	Invoice
07/01/2024 Batched	54074 - NORTHSTAR TECHNOLOGIES INC - J Support for Northstar Club Mgmt System/Ho	,	1,521.00	1,521.00	Invoice
07/01/2024	62824-1310436-9 - LEE COUNTY UTILITIES - 7 Creek - 05.24.24 - 06.25.24	7220 Del Webb Oak	-	17.13	Invoice
07/01/2024	87738 - SUNNY GROVE LANDSCAPE & IRRIG Plant Replacement Common Area April	ATION MAINT LLC -	-	1,131.00	Invoice
07/01/2024	2024-6 - Access Residential Management - N registrations, resales, packets & coupons	ew owner	-	24.00	Invoice
07/01/2024	062824-1310434-4 - LEE COUNTY UTILITIES - Creek Blvd. 05.24.24-06.25.24	7220 Del Webb Oak	-	34.78	Invoice
07/01/2024	60403 - RAMCO PROTECTIVE SERVICES INC - Guardhouse Week Ended 5.17.2024	Access Control	-	2,141.67	Invoice
07/01/2024 Batched	742034 - ENVERA - Gate Monitoring 07/01/2	024 - 07/31/2024	2,017.22	2,017.22	Invoice
07/01/2024	61325 - RAMCO PROTECTIVE SERVICES INC - Guardhouse Week Ended 6/22 - 06/28	Access Control	2,141.67	-	Invoice

				Cı	urrent	
		B	eginning Balance	Debit	Credit	Ending Balance
0100 - Acc	counts Pa	yable	-4,722.09	90,860.21	115,794.13	-29,656.0
Date		Description		Debit	Credit	Туре
07/01/2024		89876 - SUNNY GROVE LANDSCAPE & IRI Replacement in model homes	RIGATION MAINT LLC -	-	360.00	Invoice
07/01/2024		2024-6 - Access Residential Management Expedited Mailings	- Standard postage &	-	11.33	Invoice
07/01/2024		PI-A00014521 - VECTOR DISEASE CONTRO - Mosquito Control Services - July 2024 Co		-	2,316.36	Invoice
07/01/2024		90729 - FIT FOREVER, LLC - June Fitness C		-	300.00	Invoice
07/01/2024		2024-6 - Access Residential Management	- Invoice Processing	-	56.00	Invoice
07/01/2024		180878 - HOOVER PUMPING SYSTEMS CC washed discs and spine assemblies, Re-ass Pressurized station, Clean inside enclosure	sembled all parts,	2,488.72	-	Invoice
07/01/2024		61493 - RAMCO PROTECTIVE SERVICES IN Guardhouse Week Ended 7.5.2024	C - Access Control	-	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 MANAGEMEI Maintenance Service - Contract	NT LLC - July 2024 Lake	-	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 PR Guardhouse	DCESSING -	-	130.70	Invoice
07/02/2024		070224-6343624392 - LCEC PAYMENT PR Lights	OCESSING - Street	-	6,885.96	Invoice
07/02/2024		070224-6343624392 - LCEC PAYMENT PR Aerations 7220 Del Webb Oak Creek	OCESSING - Lake	-	55.57	Invoice
07/02/2024		070224-6343624392 - LCEC PAYMENT PR - 7537 Del Webb Blvd	OCESSING - Lift Station	-	80.10	Invoice
07/02/2024		070224-6343624392 - LCEC PAYMENT PR Pump - Oak Creek	OCESSING - Irrigation	-	2,980.67	Invoice
07/02/2024		070224-6343624392 - LCEC PAYMENT PR - 7116 Chapel Creek	OCESSING - Lift Station	-	151.97	Invoice
07/02/2024		070224-6343624392 - LCEC PAYMENT PR Creek C/E	OCESSING - Del Webb	-	33.72	Invoice
07/02/2024		070224-6343624392 - LCEC PAYMENT PR - 7506 Paradise Tree	OCESSING - Lift Station	-	76.20	Invoice
07/02/2024		DOC-2024-0705 - ACR SERVICES - Bi-Wee	kly Payroll	-	2,389.33	Invoice
07/03/2024		070324-100782804 - FIRST INSURANCE F Premium Loan 100782804	JNDING - Insurance	-	1,675.54	Invoice
07/03/2024		DOC-2024-0705 - ACR SERVICES - Bi-Wee	kly Payroll	2,389.33	-	Invoice
07/07/2024		61637 - RAMCO PROTECTIVE SERVICES IN Guardhouse Week Ended 7.12.2024	C - Access Control	-	2,141.67	Invoice
07/08/2024		PSI091939 - SOLITUDE LAKE MANAGEMEI Maintenance Service - Contract	NT LLC - July 2024 Lake	-	956.00	Invoice

		Current			
	Begi	nning Balance	Debit	Credit	Ending Balance
0100 - Account	s Payable	-4,722.09	90,860.21	115,794.13	-29,656.01
Date	Description		Debit	Credit	Туре
07/10/2024	IN00003443 - ENVERA - Service/Maintenance Monitoring	Deposit -	-	22.92	Invoice
07/10/2024	IN00003441 - ENVERA - Service/Maintenance Monitoring	Deposit -	-	1,576.87	Invoice
07/11/2024	743819 - ENVERA - Gate Monitoring 07/01/20	24 - 08/31/2024	-	26.84	Invoice
07/12/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGA Repaired broken pipes common area	TION MAINT LLC -	-	403.25	Invoice
07/12/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGA Replaced 1-2 station decoder @ 17322, 17318		-	325.00	Invoice
07/12/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIGA Repaired broken pipes 7014 DWOC	TION MAINT LLC -	-	438.00	Invoice
07/15/2024	61813 - RAMCO PROTECTIVE SERVICES INC - A Guardhouse Week Ended 7.19.2024	Access Control	-	2,141.67	Invoice
07/17/2024	90729 - FIT FOREVER, LLC - June Fitness Classe	es .	300.00	-	Invoice
07/17/2024	12379 - LMG All Cleaning Services LLC - Janito Guardhouse-Contract - Full interior Clean	rial Services	80.00	-	Invoice
07/17/2024	PSI089874 - SOLITUDE LAKE MANAGEMENT LI Maintenance Service - Contract	LC - July 2024 Lake	1,692.08	-	Invoice
07/17/2024	60662 - RAMCO PROTECTIVE SERVICES INC - \ 5.31.2024	Week ending on	2,294.65	-	Invoice
07/17/2024	2024-6 - Access Residential Management - Inv	oice Processing	56.00	-	Invoice
07/17/2024	073124 - MALIBU MUSIC SERVICE, LLC - July 3 performance by Eric Malibu for model home s		-	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 COMMUNICA 2024 Bulk Cable Contract - 152 homes	TIONS, LLC - June	7,967.57	-	Invoice
07/17/2024	60403 - RAMCO PROTECTIVE SERVICES INC - A Guardhouse Week Ended 5.17.2024	Access Control	2,141.67	-	Invoice
07/17/2024	678852 - BRAD ECHELSON PROFESSIONAL PR LLC - Guard House Entry - 5.7.2024	ESSURE CLEANING,	650.00	-	Invoice
07/17/2024	2024-6 - Access Residential Management - Sta Expedited Mailings	andard postage &	11.33	-	Invoice
07/17/2024	89876 - SUNNY GROVE LANDSCAPE & IRRIGA Replacement in model homes	TION MAINT LLC -	360.00	-	Invoice
07/17/2024	PI-A00014521 - VECTOR DISEASE CONTROL IN - Mosquito Control Services - July 2024 Contra		2,316.36	-	Invoice
07/17/2024	2024-6 - Access Residential Management - Ne registrations, resales, packets & coupons	w owner	24.00	-	Invoice
07/17/2024	62824-1310436-9 - LEE COUNTY UTILITIES - 72 Creek - 05.24.24 - 06.25.24	220 Del Webb Oak	17.13	-	Invoice
07/17/2024	062824-1310434-4 - LEE COUNTY UTILITIES - 7 Creek Blvd. 05.24.24-06.25.24	7220 Del Webb Oak	34.78	-	Invoice

			Cu	urrent	
	Be	ginning Balance	Debit	Credit	Ending Balance
0100 - Account	s Payable	-4,722.09	90,860.21	115,794.13	-29,656.01
Date	Description		Debit	Credit	Туре
07/17/2024	2024-6 - Access Residential Management - A Reconciliations (2 included)	Additional Bank	150.00	-	Invoice
07/17/2024	2024-6 - Access Residential Management - 8	8x8 VOIP Phone Line	50.00	-	Invoice
07/18/2024	61637 - RAMCO PROTECTIVE SERVICES INC Guardhouse Week Ended 7.12.2024	- Access Control	2,141.67	-	Invoice
07/18/2024	070324-100782804 - FIRST INSURANCE FUN Premium Loan 100782804	IDING - Insurance	1,675.54	-	Invoice
07/19/2024	90380 - SUNNY GROVE LANDSCAPE & IRRIC Monthly Common Area Landscape July	GATION MAINT LLC -	-	5,460.00	Invoice
07/19/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIC July 2024 Lawn Maintenance Contract 39 - 4		-	4,095.00	Invoice
07/19/2024	071924-901586501 - BLUE STREAM COMMU Internet Services for Guard House	JNICATIONS, LLC -	-	309.90	Invoice
07/19/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIC July 2024 Lawn Maintenance Contract 49 - 6		-	6,076.00	Invoice
07/19/2024	CR 0719243000 - Pulte Group, Inc - DOC Am Pulte - Amenity Fee Lot 211	nenity Fee Due to	-	3,000.00	Invoice
07/19/2024	90379 - SUNNY GROVE LANDSCAPE & IRRIC July 2024 Lawn Maintenance Contract 94 - 5		-	10,434.00	Invoice
07/19/2024	12666 - LMG All Cleaning Services LLC - Jani Guardhouse-Contract - Full interior Clean	torial Services	-	80.00	Invoice
07/19/2024	DOC-2024- 0719 - ACR SERVICES - Bi-Week	y Payroll	7,838.43	-	Invoice
07/21/2024	61954 - RAMCO PROTECTIVE SERVICES INC Guardhouse Week Ended 7.26.2024	- Access Control	-	2,141.67	Invoice
07/21/2024	1494-CYR3-X33G - AMAZON CAPITAL SERV Camera	CES - Owl Smart	-	1,108.06	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROC - 7506 Paradise Tree	ESSING - Lift Station	76.20	-	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROC - 7537 Del Webb Blvd	ESSING - Lift Station	80.10	-	Invoice
07/23/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIC Repaired broken pipes 7014 DWOC	GATION MAINT LLC -	438.00	-	Invoice
07/23/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIC Repaired broken pipes common area	GATION MAINT LLC -	403.25	-	Invoice
07/23/2024	90514 - SUNNY GROVE LANDSCAPE & IRRIC Replaced 1-2 station decoder @ 17322, 173		325.00	-	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROC Lights	ESSING - Street	6,885.96	-	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROC Creek C/E	ESSING - Del Webb	33.72	-	Invoice
07/23/2024	070224-6343624392 - LCEC PAYMENT PROC Guardhouse	CESSING -	130.70	-	Invoice
07/23/2024	073124 - MALIBU MUSIC SERVICE, LLC - July performance by Eric Malibu for model home	·	350.00	-	Invoice
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			Beginning Balance	Debit	Credit	Ending Balance
20100 - Ac	counts Pa	yable	-4,722.09	90,860.21	115,794.13	-29,656.01
Date		Description		Debit	Credit	Туре
07/23/2024		070224-6343624392 - LCEC PAYMEN' Pump - Oak Creek	T PROCESSING - Irrigation	2,980.67	-	Invoice
07/23/2024		61813 - RAMCO PROTECTIVE SERVICE Guardhouse Week Ended 7.19.2024	ES INC - Access Control	2,141.67	-	Invoice
07/23/2024		61493 - RAMCO PROTECTIVE SERVICE Guardhouse Week Ended 7.5.2024	ES INC - Access Control	2,294.65	-	Invoice
07/23/2024		070224-6343624392 - LCEC PAYMEN Aerations 7220 Del Webb Oak Creek	T PROCESSING - Lake	55.57	-	Invoice
07/23/2024		070224-6343624392 - LCEC PAYMEN - 7116 Chapel Creek	F PROCESSING - Lift Station	151.97	-	Invoice
07/23/2024		IN00003441 - ENVERA - Service/Main Monitoring	tenance Deposit -	1,576.87	-	Invoice
07/23/2024		IN00003443 - ENVERA - Service/Main Monitoring	tenance Deposit -	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 July 2024 Lawn Maintenance Contract		6,076.00	-	Invoice
07/25/2024		90379 - SUNNY GROVE LANDSCAPE July 2024 Lawn Maintenance Contract		10,434.00	-	Invoice
07/25/2024		90379 - SUNNY GROVE LANDSCAPE July 2024 Lawn Maintenance Contract		4,095.00	-	Invoice
07/28/2024		90751 - FIT FOREVER, LLC - July Fitne	ss Classes	-	300.00	Invoice
07/29/2024		62090 - RAMCO PROTECTIVE SERVIC Guardhouse Week Ended 8.2.2024	ES INC - Access Control	-	2,141.67	Invoice
07/29/2024		072924-1310434-4 - LEE COUNTY UT 6.25.2024 - 7.25.2024	ILITIES - Service dates	-	20.66	Invoice
07/29/2024		072924-1310436-9 - LEE COUNTY UT 06/25/24 - 07/25/24	ILITIES - Service Dates	-	13.60	Invoice
07/30/2024		DOC57442 - Owner Refund - Owner F	Refund for Acct: DOC57442	-	1,126.89	Invoice
07/30/2024	Batched	ACR SERVICES - Bi-Weekly Payroll, W	eek 31	7,600.06	7,600.06	Invoice
07/31/2024		080224-6343624392 - LCEC PAYMEN WEBB OAK CREEK C/E	F PROCESSING - 0 DEL	-	344.02	Invoice
07/31/2024		080224-6343624392 - LCEC PAYMEN WINDING OAK LN #IRRIG PUMP	F PROCESSING - 17515	-	3,009.72	Invoice
07/31/2024		080224-6343624392 - LCEC PAYMEN CHAPEL CREEK LN #LS	F PROCESSING - 7116	-	134.22	Invoice
07/31/2024		080224-6343624392 - LCEC PAYMEN WEBB OAK CREED BLVD #LAKE AREA		-	55.94	Invoice
07/31/2024		080224-6343624392 - LCEC PAYMEN WEBB OAK CREEK BLVD # WEST ENTR		-	490.71	Invoice
07/31/2024		080224-6343624392 - LCEC PAYMEN WEBB OAK CREEK BLVD #GUARD HSI		-	133.91	Invoice

			C	urrent	
	-	Beginning Balance	Debit	Credit	Ending Balance
0100 - Accounts	Payable	-4,722.09	90,860.21	115,794.13	-29,656.01
Date	Description		Debit	Credit	Туре
07/31/2024	080224-6343624392 - LCEC PAYMENT WEB CREEK BLVD #LS	PROCESSING - 7357 DEL	-	52.60	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT PARADISE TREE DR #LS	PROCESSING - 7506	-	42.33	Invoice
07/31/2024	080224-6343624392 - LCEC PAYMENT 1B - C1-C50 STREET LIGHTS 06/25/24-0		-	7,074.96	Invoice
07/31/2024	2024-7 - Access Residential Manageme Expedited Mailings	nt - Standard postage &	-	26.45	Invoice
07/31/2024	2024-7 - Access Residential Manageme	nt - Survey Monkey	-	55.00	Invoice
07/31/2024	2024-7 - Access Residential Manageme Reynolds & Jenene Dulaney	nt - Uniforms-Sandra	-	200.00	Invoice
07/31/2024	2024-7 - Access Residential Manageme Line	nt - Zoom VOIP Phone	-	50.00	Invoice
07/31/2024	2024-7 - Access Residential Manageme	nt - Invoice Processing	-	37.80	Invoice
07/31/2024	2024-7 - Access Residential Manageme registrations, resales, packets & coupor		-	4.00	Invoice
07/31/2024	2024-7 - Access Residential Manageme Scans	nt - Printing, Copies &	-	4.90	Invoice
07/31/2024	2024-7 - Access Residential Manageme Reconciliations (2 included)	nt - Additional Bank	-	150.00	Invoice
0115 - Accrued P	ayables	-37,119.18	25,769.18	8,109.99	-19,459.9
0115 - Accrued P	ayables Description	-37,119.18	25,769.18 Debit	8,109.99 Credit	-19,459.9 Type
		-37,119.18	<u> </u>	,	
Date	Description	·	Debit	,	Туре
Date 07/01/2024	Description Ramco May & June Accrual Reversals	ne	Debit 6,577.99	,	Type GL Entry
Date 07/01/2024 07/01/2024	Description Ramco May & June Accrual Reversals Reverse - Access Residential Rebills - Ju	ne LLC June Services Accrual	Debit 6,577.99 291.33	,	Type GL Entry GL Entry
Date 07/01/2024 07/01/2024 07/01/2024	Description Ramco May & June Accrual Reversals Reverse - Access Residential Rebills - Ju Reverse - Blue Stream Communications Reverse - LCEC Utilities June Electricity	ne LLC June Services Accrual & Streetlight Service	Debit 6,577.99 291.33 7,653.06	,	Type GL Entry GL Entry GL Entry
07/01/2024 07/01/2024 07/01/2024 07/01/2024	Description Ramco May & June Accrual Reversals Reverse - Access Residential Rebills - Ju Reverse - Blue Stream Communications Reverse - LCEC Utilities June Electricity Accrual 062824-1310434-4 - LEE COUNTY UTIL	ne LLC June Services Accrual & Streetlight Service TIES - 7220 Del Webb Oak	Debit 6,577.99 291.33 7,653.06 10,894.89	,	Type GL Entry GL Entry GL Entry GL Entry
Date 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024	Description Ramco May & June Accrual Reversals Reverse - Access Residential Rebills - Ju Reverse - Blue Stream Communications Reverse - LCEC Utilities June Electricity Accrual 062824-1310434-4 - LEE COUNTY UTIL Creek Blvd. 05.24.24-06.25.24 62824-1310436-9 - LEE COUNTY UTILIT	ne LLC June Services Accrual & Streetlight Service TIES - 7220 Del Webb Oak TIES - 7220 Del Webb Oak	Debit 6,577.99 291.33 7,653.06 10,894.89 34.78	,	GL Entry GL Entry GL Entry GL Entry Invoice
07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024	Description Ramco May & June Accrual Reversals Reverse - Access Residential Rebills - June Reverse - Blue Stream Communications Reverse - LCEC Utilities June Electricity Accrual 062824-1310434-4 - LEE COUNTY UTIL Creek Blvd. 05.24.24-06.25.24 62824-1310436-9 - LEE COUNTY UTILIT Creek - 05.24.24 - 06.25.24	ne LLC June Services Accrual & Streetlight Service TIES - 7220 Del Webb Oak TIES - 7220 Del Webb Oak S Classes	Debit 6,577.99 291.33 7,653.06 10,894.89 34.78	,	Type GL Entry GL Entry GL Entry GL Entry Invoice
Date 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024	Description Ramco May & June Accrual Reversals Reverse - Access Residential Rebills - June Reverse - Blue Stream Communications Reverse - LCEC Utilities June Electricity Accrual 062824-1310434-4 - LEE COUNTY UTILIT Creek Blvd. 05.24.24-06.25.24 62824-1310436-9 - LEE COUNTY UTILIT Creek - 05.24.24 - 06.25.24 90729 - FIT FOREVER, LLC - June Fitnes Blue Stream Communications LLC July Stream Communications	ne LLC June Services Accrual & Streetlight Service TIES - 7220 Del Webb Oak TIES - 7220 Del Webb Oak S Classes	Debit 6,577.99 291.33 7,653.06 10,894.89 34.78	Credit	Type GL Entry GL Entry GL Entry Invoice Invoice Invoice GL Entry
Date 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024	Description Ramco May & June Accrual Reversals Reverse - Access Residential Rebills - June Reverse - Blue Stream Communications Reverse - LCEC Utilities June Electricity Accrual 062824-1310434-4 - LEE COUNTY UTILIT Creek Blvd. 05.24.24-06.25.24 62824-1310436-9 - LEE COUNTY UTILIT Creek - 05.24.24 - 06.25.24 90729 - FIT FOREVER, LLC - June Fitnes Blue Stream Communications LLC July Stream Communications	ne LLC June Services Accrual & Streetlight Service ITIES - 7220 Del Webb Oak IES - 7220 Del Webb Oak S Classes Services Accrual	Debit 6,577.99 291.33 7,653.06 10,894.89 34.78 17.13 300.00	8,109.99	Type GL Entry GL Entry GL Entry GL Entry Invoice Invoice Invoice GL Entry
Date 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/31/2024 0130 - Prepaid A	Description Ramco May & June Accrual Reversals Reverse - Access Residential Rebills - June Reverse - Blue Stream Communications Reverse - LCEC Utilities June Electricity Accrual 062824-1310434-4 - LEE COUNTY UTILITY Creek Blvd. 05.24.24-06.25.24 62824-1310436-9 - LEE COUNTY UTILITY Creek - 05.24.24 - 06.25.24 90729 - FIT FOREVER, LLC - June Fitnes Blue Stream Communications LLC July Seessments	ne LLC June Services Accrual & Streetlight Service ITIES - 7220 Del Webb Oak IES - 7220 Del Webb Oak S Classes Services Accrual	Debit 6,577.99 291.33 7,653.06 10,894.89 34.78 17.13 300.00 34,000.35	Credit 8,109.99	GL Entry GL Entry GL Entry GL Entry Invoice Invoice GL Entry -4,737.0
Date 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/01/2024 07/31/2024 0130 - Prepaid A	Description Ramco May & June Accrual Reversals Reverse - Access Residential Rebills - June Reverse - Blue Stream Communications Reverse - LCEC Utilities June Electricity Accrual 062824-1310434-4 - LEE COUNTY UTILITY Creek Blvd. 05.24.24-06.25.24 62824-1310436-9 - LEE COUNTY UTILITY Creek - 05.24.24 - 06.25.24 90729 - FIT FOREVER, LLC - June Fitnes Blue Stream Communications LLC July Sessessments Description	ne LLC June Services Accrual & Streetlight Service ITIES - 7220 Del Webb Oak IES - 7220 Del Webb Oak S Classes Services Accrual	Debit 6,577.99 291.33 7,653.06 10,894.89 34.78 17.13 300.00 34,000.35 Debit	Credit	Type GL Entry GL Entry GL Entry GL Entry Invoice Invoice Invoice GL Entry -4,737.0 Type

			С	urrent	
	Be	ginning Balance	Debit	Credit	Ending Balanc
20130 - Prepaid Ass	essments	-36,093.39	34,000.35	2,644.01	-4,737.0
Date	Description		Debit	Credit	Туре
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 Paymen
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 Distributio
07/25/2024	eCheck (Vantaca Pay) Recurring Payment		-	1,123.90	Owner Payment
07/30/2024	Refund Check Refund - 7003 Del Webb Oak Mary Burke	Creek Blvd - Kevin &	1,126.89	-	Refund Check
20135 - Loan From I	Developer	-121,325.89	-	122,406.83	-243,732.7
Date	Description		Debit	Credit	Туре
07/12/2024	Deficit Foudning-JuLy 2024-Pulte Group-LA		-	122,406.83	GL Entry
20150 - Due to Rese	erves	0.00	-	17.50	-17.5
Date	Description		Debit	Credit	Туре
07/30/2024	July Reserve 156 Lots		-	17.50	GL Entry
20170 - Insurance Lo	oan Payable	-11,728.78	1,675.54	-	-10,053.2
Date	Description		Debit	Credit	Туре
07/03/2024	070324-100782804 - FIRST INSURANCE FUN Premium Loan 100782804	NDING - Insurance	1,675.54	-	Invoice
20175 - Deferred As	sessments	0.00	56,963.46	170,890.39	-113,926.9
Date	Description		Debit	Credit	Туре
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 Prora Quarterly Assessment	ited June 2024-	-	118.89	Owner Charge
07/11/2024	Assessment - 50' Lot Distinctive Series July 2 Assessment	2024- Quarterly	-	1,081.90	Owner Charge
07/30/2024	Assessment - 50' Lot Distinctive Series Prora Quarterly Assessment	ited July 2024-	-	1,070.14	Owner Charge

			Current			
	B	eginning Balance	Debit	Credit	Ending Balance	
20175 - Deferred A	Assessments	0.00	56,963.46	170,890.39	-113,926.93	
Date	Description		Debit	Credit	Туре	
07/30/2024	Assessment - 50' Lot Distinctive Series July Quarterly As per Closing	2024 Prorated	-	1,034.86	Owner Charge	
07/31/2024	Reclass Quarterly Income		56,963.46	-	GL Entry	
20199 - Owner Ref	unds	0.00	1,126.89	1,126.89	0.0	
Date	Description		Debit	Credit	Туре	
07/30/2024	Refund Check Refund - 7003 Del Webb Oa Mary Burke	k Creek Blvd - Kevin &	-	1,126.89	Refund Check	
07/30/2024	DOC57442 - Owner Refund - Owner Refun	d for Acct: DOC57442	1,126.89	-	Invoice	
20220 - Due to Oth	ner	0.00	3,000.00	3,000.00	0.00	
Date	Description		Debit	Credit	Туре	
07/19/2024	CR 0719243000 - Pulte Group, Inc - DOC A Pulte - Amenity Fee Lot 211	menity Fee Due to	3,000.00	-	Invoice	
07/19/2024	Amenity Fee-Lot 211		-	3,000.00	GL Entry	
32005 - Reserve In	terest Earned	-68.64	-	39.12	-107.76	
Date	Description		Debit	Credit	Туре	
07/31/2024	July Interest		-	39.12	GL Entry	
39000 - Pooled Res	serve	-20,283.50	-	2,730.00	-23,013.5	
Date	Description		Debit	Credit	Туре	
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	Туре	
39910 - Capital Co	ntributions	-76,500.00	_	1,500.00	-78,000.00	
Date	Description	· · · · · · · · · · · · · · · · · · ·	Debit	Credit	Туре	
07/11/2024	Initial Capital Contribution 7565 Paradise T	ree Drive- Lot #31	-	500.00	Owner Charge	
07/30/2024	Initial Capital Contribution 17381 Leaning (-	500.00	Owner Charge	
07/30/2024	Initial Capital Contribution 17340 Green Bu Lot#191	ittonwood Way	-	500.00	Owner Charge	

		Cı	urrent	
	Beginning Balance	Debit	Credit	Ending Balance
10000 - Assessmen	-288,851.40	-	56,963.46	-345,814.8
Date	Description	Debit	Credit	Туре
07/31/2024	Reclass Quarterly Income	-	56,963.46	GL Entry
13099 - Resale Cap	vital Contribution -1,000.00	_	-	-1,000.0
Date	Description	Debit	Credit	Туре
14005 - Late Fees	0.00	1,300.00	2,350.00	-1,050.0
Date	Description	Debit	Credit	Type
	•	Debit		
07/11/2024 Batched 07/11/2024	Late Fee Adjustment Shouldn't have been charged, owner submitted ACH form	25.00	2,350.00	Owner Charge 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
14010 - Owner Inte	erest -995.06	833.65	1,808.00	-1,969.4
Date	Description	Debit	Credit	Туре
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
14015 - Owner NSF	F Fees -5.00	_	-	-5.0
Date	Description	Debit	Credit	Туре
14055 - Gate Key C	Cards -400.00	50.00	175.00	-525.0
Date	Description	Debit	Credit	Туре
	Access Control Device		25.00	Owner Charge
07/08/2024	Access Control Device		23.00	Owner Charge
07/08/2024 07/12/2024 Batched	Access Control Device Gate charge per cam	-	50.00	Owner Charge

		Current				
		Beginning Balance	Debit	Credit	Ending Balance	
44055 - Gate Key Ca	ards	-400.00	50.00	175.00	-525.00	
Date	Description		Debit	Credit	Туре	
07/23/2024	Access Control Device Sticker replacemer	nt	-	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 - Ca	ash Accounts	-9.68	_	3.40	-13.0	
Date	Description		Debit	Credit	Туре	
07/31/2024 Batched	July Interest		-	3.40	GL Entry	
44095 - Lifestyles - A	Activities	-3,525.00	_	1,525.00	-5,050.00	
Date	Description		Debit	Credit	Туре	
07/31/2024	July Lifestyle Events		-	1,525.00	GL Entry	
44105 - Other		-25.01	-	_	-25.0	
Date	Description		Debit	Credit	Туре	
44160 - Sage Cost S	Share Income	-15,202.00	_	2,601.00	-17,803.00	
Date	Description	13,202.00	Debit	Credit	Туре	
07/01/2024	Cost Share Agreement		-	2,601.00	Owner Charge	
50005 - Resident Se	rvices	34,801.38	17,762.38	_	52,563.7	
Date	Description		Debit	Credit	Туре	
07/02/2024	DOC-2024-0705 - ACR SERVICES - Bi-We	ekly Payroll	2,389.33	-	Invoice	
07/17/2024	DOC-2024- 0719 - ACR SERVICES - Bi-We	eekly 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	-	-	120.0	
Date	Description		Debit	Credit	Туре	
50025 - Payroll Adm	ninistration	1,460.87	692.63	_	2,153.5	
Date	Description	<u> </u>	Debit	Credit	Туре	
07/30/2024	ACR SERVICES - Bi-Weekly Payroll, Week	31	692.63	-	Invoice	

			Cur	rent	
	Be	ginning Balance	Debit	Credit	Ending Balance
50070 - Uniforms		0.00	200.00	_	200.00
Date	Description		Debit	Credit	Туре
07/31/2024	2024-7 - Access Residential Management - Reynolds & Jenene Dulaney	Uniforms-Sandra	200.00	-	Invoice
51025 - Annual Repo	rt	61.25	-	-	61.2
Date	Description		Debit	Credit	Туре
51035 - Bank Charge:	s	380.78	63.48	63.48	380.78
Date	Description		Debit	Credit	Туре
07/01/2024	3% Credit Card Transaction Fee Charged to Payment	Owner for Online	-	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 Payment	Owner for Online	-	31.74	GL Entry
51045 - Copies & Prir	nting	497.90	332.90	174.00	656.80
Date	Description		Debit	Credit	Туре
07/01/2024 Batched	Reverse - Access Residential Rebills - June		-	174.00	GL Entry
07/01/2024	2024-6 - Access Residential Management - registrations, resales, packets & coupons	New owner	24.00	-	Invoice
07/01/2024	2024-6 - Access Residential Management - Reconciliations (2 included)	Additional Bank	150.00	-	Invoice
07/31/2024	2024-7 - Access Residential Management - Scans	Printing, Copies &	4.90	-	Invoice
07/31/2024	2024-7 - Access Residential Management - registrations, resales, packets & coupons	New owner	4.00	-	Invoice
07/31/2024	2024-7 - Access Residential Management - Reconciliations (2 included)	Additional Bank	150.00	-	Invoice
51070 - IT Support		10,089.73	2,629.06	_	12,718.79
Date	Description		Debit	Credit	Туре
07/01/2024	54074 - NORTHSTAR TECHNOLOGIES INC - Support for Northstar Club Mgmt System/H		1,521.00	-	Invoice
07/21/2024	1494-CYR3-X33G - AMAZON CAPITAL SERV Camera	ICES - Owl Smart	1,108.06	-	Invoice
51100 - Management	t Fees	6,476.50	1,309.00	_	7,785.50

			Cur	rent	
		Beginning Balance	Debit	Credit	Ending Balanc
51100 - Management	Fees	6,476.50	1,309.00	_	7,785.5
Date	Description		Debit	Credit	Туре
07/01/2024	665900 - Access Residential Management	i.	1,309.00	-	Invoice
51115 - Office Supplie	es	2,146.89	55.00	_	2,201.8
Date	Description		Debit	Credit	Туре
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	Туре
07/01/2024 Batched	Reverse - Access Residential Rebills - June	9	-	67.33	GL Entry
07/01/2024	2024-6 - Access Residential Management Expedited Mailings	- Standard postage &	11.33	-	Invoice
07/01/2024	2024-6 - Access Residential Management	- Invoice Processing	56.00	-	Invoice
07/31/2024	2024-7 - Access Residential Management Expedited Mailings	- Standard postage &	26.45	-	Invoice
07/31/2024	2024-7 - Access Residential Management	- Invoice Processing	37.80	-	Invoice
51999 - Miscellaneou	S	0.00	200.00	200.00	0.0
Date	Description		Debit	Credit	Туре
07/31/2024 Batched	2024-7 - Access Residential Management Reynolds & Jenene Dulaney	- Uniforms-Sandra	200.00	200.00	Invoice
52090 - Lifestyle Prog	ram	8,421.30	950.00	300.00	9,071.30
Date	Description		Debit	Credit	Туре
07/01/2024 Batched	90729 - FIT FOREVER, LLC - June Fitness C	Classes	300.00	300.00	Invoice
07/17/2024	073124 - MALIBU MUSIC SERVICE, LLC - J performance by Eric Malibu for model ho		350.00	-	Invoice
07/28/2024	90751 - FIT FOREVER, LLC - July Fitness Cl	lasses	300.00	-	Invoice
52135 - Recreational S	Supplies	2,198.22	-	-	2,198.2
Date	Description		Debit	Credit	Туре
53125 - Pressure Was	hing	0.00	650.00	650.00	0.0
Date	Description		Debit	Credit	Туре
07/01/2024	678852 - BRAD ECHELSON PROFESSIONA LLC - Guard House Entry - 5.7.2024	AL PRESSURE CLEANING,	650.00	-	Invoice

		Current				
	_	Beginning Balance	Debit	Credit	Ending Balance	
53125 - Pressure	e Washing	0.00	650.00	650.00	0.00	
Date	Description		Debit	Credit	Туре	
07/31/2024	678852 - BRAD ECHELSON PROFESSION LLC - Guard House Entry - 5.7.2024	IAL PRESSURE CLEANING,	-	650.00	Invoice	
55025 - Property	∕ & Liability	10,606.56	1,888.57	-	12,495.13	
Date	Description		Debit	Credit	Туре	
07/31/2024	Expense Prepaid Insurance		1,888.57	-	GL Entry	
56020 - Landsca	pe - Irrigation Repairs	2,224.50	403.25	-	2,627.75	
Date	Description		Debit	Credit	Туре	
07/12/2024	90514 - SUNNY GROVE LANDSCAPE & I Repaired broken pipes common area	RRIGATION MAINT LLC -	403.25	-	Invoice	
56030 - Landsca	pe - Mulch/Pinestraw	2,736.00	-	-	2,736.00	
Date	Description		Debit	Credit	Туре	
56035 - Landsca	pe Replacement - Common	14,841.00	1,491.00	_	16,332.00	
Date	Description	14,041.00	Debit	Credit	Type	
07/01/2024	89876 - SUNNY GROVE LANDSCAPE & I Replacement in model homes	RRIGATION MAINT LLC -	360.00	-	Invoice	
07/01/2024	87738 - SUNNY GROVE LANDSCAPE & I Plant Replacement Common Area April	RRIGATION MAINT LLC -	1,131.00	-	Invoice	
56055 - Waterwa	ay/Fountain Maintenance & Repairs	3,852.50	650.00	-	4,502.50	
Date	Description		Debit	Credit	Туре	
07/31/2024	678852 - BRAD ECHELSON PROFESSION LLC - Guard House Entry - 5.7.2024	IAL PRESSURE CLEANING,	650.00	-	Invoice	
57010 - Electricit	ty	30,567.61	7,772.38	4,008.93	34,331.06	
Date	Description		Debit	Credit	Туре	
07/01/2024	Reverse - LCEC Utilities June Electricity & Accrual	Streetlight Service	-	749.97	GL Entry	
07/02/2024	070224-6343624392 - LCEC PAYMENT F - 7116 Chapel Creek	PROCESSING - Lift Station	151.97	-	Invoice	
07/02/2024	070224-6343624392 - LCEC PAYMENT F - 7506 Paradise Tree	PROCESSING - Lift Station	76.20	-	Invoice	

			Current			
	Begii	nning Balance	Debit	Credit	Ending Balance	
57010 - Electricity		30,567.61	7,772.38	4,008.93	34,331.06	
Date	Description		Debit	Credit	Туре	
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCES - 7537 Del Webb Blvd	SING - Lift Station	80.10	-	Invoice	
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCES Pump - Oak Creek	SING - Irrigation	2,980.67	-	Invoice	
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCES Aerations 7220 Del Webb Oak Creek	SING - Lake	55.57	-	Invoice	
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCES Guardhouse	SING -	130.70	-	Invoice	
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCES Creek C/E	SING - Del Webb	33.72	-	Invoice	
07/31/2024	Reclass LCEC SL Expense		-	3,258.96	GL Entry	
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCES WEBB OAK CREEK BLVD # WEST ENTRY	SING - 7220 DEL	490.71	-	Invoice	
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCES WEBB OAK CREEK BLVD #GUARD HSE	SING - 7220 DEL	133.91	-	Invoice	
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCES WEB CREEK BLVD #LS	SING - 7357 DEL	52.60	-	Invoice	
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCES PARADISE TREE DR #LS	SING - 7506	42.33	-	Invoice	
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCES CHAPEL CREEK LN #LS	SING - 7116	134.22	-	Invoice	
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCES WEBB OAK CREED BLVD #LAKE AREAT	SING - 7220 DEL	55.94	-	Invoice	
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCES WINDING OAK LN #IRRIG PUMP	SING - 17515	3,009.72	-	Invoice	
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCES WEBB OAK CREEK C/E	SING - 0 DEL	344.02	-	Invoice	
57050 - Electricity - S	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 & Street Accrual	light Service	-	10,144.92	GL Entry	
07/02/2024	070224-6343624392 - LCEC PAYMENT PROCES Lights	SING - Street	6,885.96	-	Invoice	
07/31/2024	Reclass LCEC SL Expense		3,258.96	-	GL Entry	
07/31/2024	080224-6343624392 - LCEC PAYMENT PROCES 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	Туре	
07/01/2024	Reverse - Access Residential Rebills - June		-	50.00	GL Entry	
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		Current				
		Beginning Balance	Debit	Credit	Ending Balance	
57075 - Telephone		150.00	409.90	50.00	509.9	
Date	Description		Debit	Credit	Туре	
07/01/2024	2024-6 - Access Residential Manager	nent - 8x8 VOIP Phone Line	50.00	-	Invoice	
07/19/2024	071924-901586501 - BLUE STREAM (Internet Services for Guard House	COMMUNICATIONS, LLC -	309.90	-	Invoice	
07/31/2024	2024-7 - Access Residential Manager Line	nent - Zoom VOIP Phone	50.00	-	Invoice	
57100 - Water & Sev	ver	349.34	86.17	51.91	383.6	
Date	Description		Debit	Credit	Туре	
07/01/2024 Batched	062824-1310434-4 - LEE COUNTY UT Creek Blvd. 05.24.24-06.25.24	TLITIES - 7220 Del Webb Oak	34.78	34.78	Invoice	
07/01/2024 Batched	62824-1310436-9 - LEE COUNTY UTI Creek - 05.24.24 - 06.25.24	LITIES - 7220 Del Webb Oak	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 UT 06/25/24 - 07/25/24	ILITIES - Service Dates	13.60	-	Invoice	
58000 - Bulk Cable		41,724.92	16,077.56	7,653.06	50,149.4	
Date	Description		Debit	Credit	Туре	
07/01/2024	Reverse - Blue Stream Communication	ns LLC June Services Accrual	-	7,653.06	GL Entry	
07/01/2024	2024000-00006 - BLUE STREAM CON 2024 Bulk Cable Contract - 152 home		7,967.57	-	Invoice	
07/31/2024	Blue Stream Communications LLC Jul	y Services Accrual	8,109.99	-	GL Entry	
58005 - Waterway &	Fountain PM	27,595.04	5,814.44	-	33,409.4	
Date	Description		Debit	Credit	Туре	
07/01/2024	PI-A00014521 - VECTOR DISEASE CO - Mosquito Control Services - July 20		2,316.36	-	Invoice	
07/01/2024	57181 - Signet Pool - Monument Fountain - July Contract		850.00	-	Invoice	
07/02/2024	PSI089874 - SOLITUDE LAKE MANAG Maintenance Service - Contract	9874 - SOLITUDE LAKE MANAGEMENT LLC - July 2024 Lake tenance Service - Contract		-	Invoice	
07/08/2024	PSI091939 - SOLITUDE LAKE MANAGEMENT LLC - July 2024 Lake Maintenance Service - Contract		956.00	-	Invoice	
58050 - Landscape C	ontract - Common Area	33,510.00	5,460.00	-	38,970.0	
Date	Description		Debit	Credit	Туре	
07/19/2024	90380 - SUNNY GROVE LANDSCAPE	O. IDDICATION MAINT I. C	5,460.00	<u> </u>	Invoice	

		Current				
		Beginning Balance	Debit	Credit	Ending Balance	
58050 - Landscape Contract - Common Area		33,510.00	5,460.00	-	38,970.00	
Date	Description		Debit	Credit	Туре	
58150 - Envera Mon	itoring	9,693.26	5,552.75	-	15,246.0°	
Date	Description		Debit	Credit	Туре	
07/01/2024	738600 - ENVERA - Gate Monitoring	ı 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/Mai Monitoring	ntenance Deposit -	22.92	-	Invoice	
07/10/2024	IN00003441 - ENVERA - Service/Mai Monitoring	intenance Deposit -	1,576.87	-	Invoice	
07/11/2024	743819 - ENVERA - Gate Monitoring	07/01/2024 - 08/31/2024	26.84	-	Invoice	
8160 - Janitorial		240.00	160.00	-	400.00	
Date	Description		Debit	Credit	Туре	
07/01/2024	12379 - LMG All Cleaning Services Ll Guardhouse-Contract - Full interior		80.00	-	Invoice	
07/19/2024	12666 - LMG All Cleaning Services Ll Guardhouse-Contract - Full interior		80.00	-	Invoice	
8190 - Leased Equi	pment	1,263.25	98.83	_	1,362.08	
Date	Description		Debit	Credit	Туре	
07/02/2024	Post Item - Leased Equipment Charg	jes	98.83	-	Invoice	
8200 - Landscaping	g - Irrigation Pump	5,651.21	320.83	-	5,972.04	
Date	Description		Debit	Credit	Туре	
07/31/2024	Hoover Pumping Sub Well Lake Refi	II - Annual Contract	320.83	-	GL Entry	
8900 - Vehicular Ad	ccess Control	25,241.12	15,297.65	6,577.99	33,960.78	
Date	Description		Debit	Credit	Туре	
07/01/2024	61493 - RAMCO PROTECTIVE SERVIO Guardhouse Week Ended 7.5.2024	CES INC - Access Control	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 SERVIO 5.31.2024	662 - RAMCO PROTECTIVE SERVICES INC - Week ending on 1.2024		-	Invoice	
07/01/2024	Ramco May & June Accrual Reversal	S	-	6,577.99	GL Entry	

		Current				
		Beginning Balance	Debit	Credit	Ending Balance	
58900 - Vehicular Access Control		25,241.12	15,297.65	6,577.99	33,960.78	
Date	Description		Debit	Credit	Туре	
07/07/2024	61637 - RAMCO PROTECTIVE SERVICE Guardhouse Week Ended 7.12.2024	S INC - Access Control	2,141.67	-	Invoice	
07/15/2024	61813 - RAMCO PROTECTIVE SERVICE Guardhouse Week Ended 7.19.2024	S INC - Access Control	2,141.67	-	Invoice	
07/21/2024	61954 - RAMCO PROTECTIVE SERVICE Guardhouse Week Ended 7.26.2024	S INC - Access Control	2,141.67	-	Invoice	
07/29/2024	62090 - RAMCO PROTECTIVE SERVICE Guardhouse Week Ended 8.2.2024	S INC - Access Control	2,141.67	-	Invoice	
80400 - Contrac	ted Landscape Maintenance - 40'	21,525.00	4,095.00	-	25,620.0	
Date	Description		Debit	Credit	Туре	
07/19/2024	90379 - SUNNY GROVE LANDSCAPE & July 2024 Lawn Maintenance Contract		4,095.00	-	Invoice	
80410 - Irrigatio	n Repairs - 40'	1,154.50	325.00	-	1,479.5	
Date	Description		Debit	Credit	Туре	
07/12/2024	90514 - SUNNY GROVE LANDSCAPE & Replaced 1-2 station decoder @ 1732		325.00	-	Invoice	
80450 - Mulch -	40'	3,868.80	-	-	3,868.80	
Date	Description		Debit	Credit	Туре	
80500 - Contrac	ted Landscape Maintenance - 50'	57,609.00	10,434.00	-	68,043.0	
Date	Description		Debit	Credit	Туре	
07/19/2024	90379 - SUNNY GROVE LANDSCAPE & July 2024 Lawn Maintenance Contract		10,434.00	-	Invoice	
80510 - Irrigatio	n Repairs - 50'	2,141.75	_	-	2,141.7	
Date	Description		Debit	Credit	Туре	
80540 - Landsca	pe Replacement - 50'	561.00	-	-	561.00	
Date	Description		Debit	Credit	Туре	
80550 - Mulch -	50'	7,616.70	-	-	7,616.7	
Date	Description		Debit	Credit	Туре	

		Current			
		Beginning Balance	Debit	Credit	Ending Balance
80550 - Mulch - 50'		7,616.70	-	-	7,616.70
Date	Description		Debit	Credit	Туре
80600 - Contracted	Landscape Maintenance - 64'	31,372.00	6,076.00	-	37,448.00
Date	Description		Debit	Credit	Туре
07/19/2024	90379 - SUNNY GROVE LANDSCAPE 8 July 2024 Lawn Maintenance Contract		6,076.00	-	Invoice
80610 - Irrigation R	epairs - 64'	760.00	438.00	-	1,198.00
Date	Description		Debit	Credit	Туре
07/12/2024	90514 - SUNNY GROVE LANDSCAPE 8 Repaired broken pipes 7014 DWOC	k irrigation maint LLC -	438.00	-	Invoice
80650 - Mulch - 64		3,915.00	-	-	3,915.00
Date	Description		Debit	Credit	Туре
99000 - Pooled		13,282.50	2,730.00	-	16,012.50
Date	Description		Debit	Credit	Туре
07/30/2024	July Reserve 156 Lots		2,730.00	-	GL Entry
Net Total		0.00	801,177.11	801,177.11	0.00