



Financial Reporting Package

Del Webb Oak Creek Homeowners Association, Inc.

Period Ending 11/30/2024

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 11/30/2024

Assets	Operating	Reserve	Total
Operating			
11100 - Alliance Operating	\$29,999.98		\$29,999.98
11133 - Alliance - Lifestyle / F&B	\$695.23		\$695.23
Total Operating	\$30,695.21		\$30,695.21
Reserve			
11115 - Alliance Reserve		\$35,392.37	\$35,392.37
Total Reserve		\$35,392.37	\$35,392.37
Receivable Asset - HOA			
12000 - Accounts Receivable - HOA	\$3,782.72		\$3,782.72
Total Receivable Asset - HOA	\$3,782.72		\$3,782.72
Receivable Asset - Club Accounts			
12999 - AR - POA	\$3,960.00		\$3,960.00
Total Receivable Asset - Club Accounts	\$3,960.00		\$3,960.00
Prepaid Asset			
13000 - Prepaid Insurance	\$8,905.96		\$8,905.96
13005 - Prepaid Expenses Other	\$5,825.03		\$5,825.03
Total Prepaid Asset	\$14,730.99		\$14,730.99
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	\$82,253.92	\$35,392.37	\$117,646.29

Del Webb Oak Creek Homeowners Association, Inc.

Balance Sheet as of 11/30/2024

Liabilities / Equity	Operating	Reserve	Total
Accounts Payable Liability			
20100 - Accounts Payable	\$28,464.12		\$28,464.12
Total Accounts Payable Liability	\$28,464.12		\$28,464.12
Accrued Payables Liability			
20115 - Accrued Payables	\$19,609.99		\$19,609.99
Total Accrued Payables Liability	\$19,609.99		\$19,609.99
Liability			
20130 - Prepaid Assessments	\$10,594.63		\$10,594.63
20135 - Loan From Developer	\$243,732.72		\$243,732.72
20165 - Homeowners Deposit	\$12,500.00		\$12,500.00
20170 - Insurance Loan Payable	\$3,351.08		\$3,351.08
20172 - Alliance Credit Card	\$3,180.53		\$3,180.53
20175 - Deferred Assessments	\$66,100.35		\$66,100.35
20220 - Due to Other	\$51.41		\$51.41
Total Liability	\$339,510.72		\$339,510.72
Capital Contribution			
39910 - Capital Contributions	\$92,000.00		\$92,000.00
Total Capital Contribution	\$92,000.00		\$92,000.00
Reserve Liability			
32005 - Reserve Interest Earned		\$303.87	\$303.87
39000 - Pooled Reserve		\$35,088.50	\$35,088.50
Total Reserve Liability		\$35,392.37	\$35,392.37
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	(\$351,331.97)		(\$351,331.97)
Total Net Income	(\$351,331.97)		(\$351,331.97)
Total Liabilities / Equity	\$82,253.92	\$35,392.37	\$117,646.29

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
Income							
40000 - Assessments	66,100.35	352,805.13	(286,704.78)	596,102.29	3,880,856.43	(3,284,754.14)	4,233,661.60
43099 - Resale Capital Contribution	-	-	-	3,000.00	-	3,000.00	-
44005 - Late Fees	(50.00)	-	(50.00)	375.00	-	375.00	-
44010 - Owner Interest	(87.57)	-	(87.57)	1,292.09	-	1,292.09	-
44015 - Owner NSF Fees	25.00	-	25.00	20.00	-	20.00	-
44055 - Gate Key Cards	75.00	50.00	25.00	1,050.00	550.00	500.00	600.00
44070 - Interest - Cash Accounts	3.03	-	3.03	27.63	-	27.63	-
44095 - Lifestyles - Activities	2,463.00	5,000.00	(2,537.00)	9,168.00	55,000.00	(45,832.00)	60,000.00
44135 - Room Rental	-	150.00	(150.00)	-	1,650.00	(1,650.00)	1,800.00
44160 - Sage Cost Share Income	-	833.33	(833.33)	20,404.00	9,166.63	11,237.37	10,000.00
Total Income	68,528.81	358,838.46	(290,309.65)	631,439.01	3,947,223.06	(3,315,784.05)	4,306,061.60
Expense							
Administrative Expense							
51005 - Accounting Fees	-	1,020.83	1,020.83	-	11,229.13	11,229.13	12,250.00
51025 - Annual Report	-	-	-	61.25	61.25	-	61.25
51035 - Bank Charges	20.88	392.08	371.20	612.77	4,312.88	3,700.11	4,705.00
51045 - Copies & Printing	65.55	500.00	434.45	1,330.40	5,500.00	4,169.60	6,000.00
51070 - IT Support	1,830.90	466.98	(1,363.92)	19,462.65	5,136.78	(14,325.87)	5,603.76
51080 - Legal Fees - General	75.00	500.00	425.00	75.00	5,500.00	5,425.00	6,000.00
51085 - Licenses & Permits	-	100.00	100.00	-	1,100.00	1,100.00	1,200.00
51100 - Management Fees	1,581.33	7,998.50	6,417.17	13,565.83	87,983.50	74,417.67	95,982.00
51115 - Office Supplies	170.22	500.00	329.78	3,858.02	5,500.00	1,641.98	6,000.00
51120 - Postage, Mail & Invoice Processing	114.48	666.67	552.19	1,025.38	7,333.37	6,307.99	8,000.00
Total Administrative Expense	3,858.36	12,145.06	8,286.70	39,991.30	133,656.91	93,665.61	145,802.01
Insurance Expense							
55025 - Property & Liability	2,458.44	6,250.00	3,791.56	21,842.80	68,750.00	46,907.20	75,000.00
Total Insurance Expense	2,458.44	6,250.00	3,791.56	21,842.80	68,750.00	46,907.20	75,000.00
Payroll Expense							
50005 - Resident Services	16,451.89	30,803.58	14,351.69	121,214.72	338,839.38	217,624.66	369,642.97
50015 - Training	173.06	250.00	76.94	293.06	2,750.00	2,456.94	3,000.00
50025 - Payroll Administration	-	3,080.36	3,080.36	2,841.72	33,883.96	31,042.24	36,964.30
50070 - Uniforms	-	291.67	291.67	200.00	3,208.37	3,008.37	3,500.00
Total Payroll Expense	16,624.95	34,425.61	17,800.66	124,549.50	378,681.71	254,132.21	413,107.27
Contracts							
58000 - Bulk Cable	8,806.27	50,098.84	41,292.57	83,749.52	551,087.24	467,337.72	601,186.08
58005 - Waterway & Fountain PM	4,858.44	6,063.67	1,205.23	52,843.24	66,700.37	13,857.13	72,764.00
58010 - Fitness Equipment PM	-	175.00	175.00	-	1,925.00	1,925.00	2,100.00

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
58015 - HVAC PM	-	416.67	416.67	-	4,583.37	4,583.37	5,000.00
58035 - Fire Protection	-	350.00	350.00	-	3,850.00	3,850.00	4,200.00
58050 - Landscape Contract - Common Area	5,460.00	44,852.00	39,392.00	60,810.00	493,372.00	432,562.00	538,224.00
58150 - Envera Monitoring	3,312.23	4,339.77	1,027.54	26,027.48	47,737.47	21,709.99	52,077.24
58160 - Janitorial	160.00	6,250.00	6,090.00	1,320.00	68,750.00	67,430.00	75,000.00
58165 - Preserve Maintenance	-	1,666.67	1,666.67	-	18,333.37	18,333.37	20,000.00
58190 - Leased Equipment	128.47	175.00	46.53	1,979.70	1,925.00	(54.70)	2,100.00
58195 - Pool Service Contract	-	2,300.00	2,300.00	-	25,300.00	25,300.00	27,600.00
58200 - Landscaping - Irrigation Pump	320.83	458.33	137.50	7,255.36	5,041.63	(2,213.73)	5,500.00
58240 - Waterway Monitoring	-	500.00	500.00	-	5,500.00	5,500.00	6,000.00
58900 - Vehicular Access Control	8,719.66	8,750.00	30.34	68,533.46	96,250.00	27,716.54	105,000.00
Total Contracts	31,765.90	126,395.95	94,630.05	302,518.76	1,390,355.45	1,087,836.69	1,516,751.32
Amenity/Pool Expense							
52005 - Pest Control	-	321.00	321.00	-	3,531.00	3,531.00	3,852.00
52025 - Clubhouse Maintenance	-	500.00	500.00	-	5,500.00	5,500.00	6,000.00
52030 - Clubhouse Janitorial Supplies	-	700.00	700.00	-	7,700.00	7,700.00	8,400.00
52040 - Lighting & Fixtures	-	300.00	300.00	-	3,300.00	3,300.00	3,600.00
52050 - Doors & Locks	-	50.00	50.00	-	550.00	550.00	600.00
52055 - Fire Protection R&M	-	125.00	125.00	-	1,375.00	1,375.00	1,500.00
52060 - Fitness Equipment Maintenance	-	208.33	208.33	-	2,291.63	2,291.63	2,500.00
52075 - Holiday Decorations	-	833.33	833.33	4,183.75	9,166.63	4,982.88	10,000.00
52080 - AC Repairs and Maintenance	-	316.67	316.67	-	3,483.37	3,483.37	3,800.00
52090 - Lifestyle Program	3,703.76	5,000.00	1,296.24	22,178.23	55,000.00	32,821.77	60,000.00
52130 - Recreational Center Repairs	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
52135 - Recreational Supplies	-	150.00	150.00	2,435.92	1,650.00	(785.92)	1,800.00
52190 - Pool Repairs & Maintenance	-	750.00	750.00	-	8,250.00	8,250.00	9,000.00
52200 - Pool Supplies	-	250.00	250.00	-	2,750.00	2,750.00	3,000.00
Total Amenity/Pool Expense	3,703.76	9,754.33	6,050.57	28,797.90	107,297.63	78,499.73	117,052.00
Maintenance							
56010 - Access Control - Gates/Proxy/Barcodes	-	875.00	875.00	110.85	9,625.00	9,514.15	10,500.00
56020 - Landscape - Irrigation Repairs	1,845.00	600.00	(1,245.00)	8,352.00	6,600.00	(1,752.00)	7,200.00
56025 - Exterior Maintenance	9,930.37	541.67	(9,388.70)	12,467.20	5,958.37	(6,508.83)	6,500.00
56030 - Landscape - Mulch/Pinestraw	-	3,500.00	3,500.00	2,736.00	38,500.00	35,764.00	42,000.00
56035 - Landscape Replacement - Common	-	2,916.67	2,916.67	27,227.00	32,083.37	4,856.37	35,000.00
56045 - Landscape - Tree Trimming	-	666.67	666.67	-	7,333.37	7,333.37	8,000.00
56055 - Waterway/Fountain Maintenance & Repairs	-	266.67	266.67	4,502.50	2,933.37	(1,569.13)	3,200.00
56065 - Gatehouse Maintenance & Repair	-	150.00	150.00	260.93	1,650.00	1,389.07	1,800.00

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 11/1/2024 - 11/30/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
56080 - Landscape - Lighting & Fixtures	-	150.00	150.00	-	1,650.00	1,650.00	1,800.00
56155 - Sign Maintenance	-	150.00	150.00	759.09	1,650.00	890.91	1,800.00
56175 - Golf Cart Maintenance	-	150.00	150.00	-	1,650.00	1,650.00	1,800.00
Total Maintenance	11,775.37	9,966.68	(1,808.69)	56,415.57	109,633.48	53,217.91	119,600.00
Garden Series 40' & 45' Lots							
80400 - Contracted Landscape Maintenance - 40'	4,515.00	22,230.00	17,715.00	43,470.00	244,530.00	201,060.00	266,760.00
80410 - Irrigation Repairs - 40'	225.00	3,705.00	3,480.00	1,704.50	40,755.00	39,050.50	44,460.00
80440 - Landscape Replacement - 40'	318.00	494.00	176.00	318.00	5,434.00	5,116.00	5,928.00
80450 - Mulch - 40'	-	3,211.00	3,211.00	3,868.80	35,321.00	31,452.20	38,532.00
Total Garden Series 40' & 45' Lots	5,058.00	29,640.00	24,582.00	49,361.30	326,040.00	276,678.70	355,680.00
Classic Series 50' Lots							
80500 - Contracted Landscape Maintenance - 50'	10,989.00	44,736.00	33,747.00	111,222.00	492,096.00	380,874.00	536,832.00
80510 - Irrigation Repairs - 50'	-	6,990.00	6,990.00	2,446.25	76,890.00	74,443.75	83,880.00
80540 - Landscape Replacement - 50'	-	1,398.00	1,398.00	849.00	15,378.00	14,529.00	16,776.00
80550 - Mulch - 50'	-	6,524.00	6,524.00	7,616.70	71,764.00	64,147.30	78,288.00
Total Classic Series 50' Lots	10,989.00	59,648.00	48,659.00	122,133.95	656,128.00	533,994.05	715,776.00
Estate Series 64' Lots							
80600 - Contracted Landscape Maintenance - 64'	6,572.00	24,852.00	18,280.00	63,984.00	273,372.00	209,388.00	298,224.00
80610 - Irrigation Repairs - 64'	332.50	3,420.00	3,087.50	1,629.25	37,620.00	35,990.75	41,040.00
80640 - Landscape Replacement - 64'	-	684.00	684.00	712.00	7,524.00	6,812.00	8,208.00
80650 - Mulch - 64'	-	3,420.00	3,420.00	3,915.00	37,620.00	33,705.00	41,040.00
Total Estate Series 64' Lots	6,904.50	32,376.00	25,471.50	70,240.25	356,136.00	285,895.75	388,512.00
Utility Expense							
57010 - Electricity	4,679.05	3,333.33	(1,345.72)	64,511.57	36,666.63	(27,844.94)	40,000.00
57050 - Electricity - Street Lights	7,092.45	13,464.25	6,371.80	71,871.57	148,106.75	76,235.18	161,571.00
57065 - Natural Gas	-	2,916.67	2,916.67	-	32,083.37	32,083.37	35,000.00
57075 - Telephone	279.60	800.00	520.40	1,888.90	8,800.00	6,911.10	9,600.00
57100 - Water & Sewer	52.22	1,250.00	1,197.78	560.11	13,750.00	13,189.89	15,000.00
Total Utility Expense	12,103.32	21,764.25	9,660.93	138,832.15	239,406.75	100,574.60	261,171.00
Reserve Expense							
99000 - Pooled	3,220.00	16,467.50	13,247.50	28,087.50	181,142.50	153,055.00	197,610.00
Total Reserve Expense	3,220.00	16,467.50	13,247.50	28,087.50	181,142.50	153,055.00	197,610.00
Total Expense	108,461.60	358,833.38	250,371.78	982,770.98	3,947,228.43	2,964,457.45	4,306,061.60
Net Income (Loss)	(39,932.79)	5.08	(39,937.87)	(351,331.97)	(5.37)	(351,326.60)	-
Net Total	(39,932.79)	5.08	(39,937.87)	(351,331.97)	(5.37)	(351,326.60)	-

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		102,022.98	31,151.05	103,174.05	29,999.98
Date	Description		Debit	Credit	Type
11/01/2024	Check		375.00	-	Owner Payment
11/01/2024	746716 - ENVERA - Gate Monitoring 11/01/2024 - 11/30/2024		-	2,134.63	Invoice
11/01/2024	59355 - Signet Pool - Monument Fountain - November Contract		-	850.00	Invoice
11/01/2024	eCheck (Vantaca Pay) Recurring Payment		1,081.90	-	Owner Payment
11/01/2024	56383 - NORTHSTAR TECHNOLOGIES INC - November 2024 Monthly IT Support for Northstar Club Mgmt System/Hosting & Text Service		-	1,521.00	Invoice
11/01/2024	1481168 - Access Residential Management		-	1,530.00	Invoice
11/03/2024	eCheck (Vantaca Pay) Recurring Payment		999.42	-	Owner Payment
11/04/2024	Post Item - Bank Fees		-	42.12	Invoice
11/04/2024	Post Item - Global Payment Charges - Leased Equipment		-	128.47	Invoice
11/04/2024	102824-1310436-9 - LEE COUNTY UTILITIES - Acct 1310436-9 - Guard House - 9.25.24-10.24.24		-	14.68	Invoice
11/04/2024	102824-1310434-4 - LEE COUNTY UTILITIES - Account 1310434-4 - Fountain - 9.25.24-10.24.24		-	22.30	Invoice
11/04/2024	Check		2,601.00	-	Owner Payment
11/05/2024	14333 - LMG All Cleaning Services LLC - Guard House Cleaning 10.25.2024		-	80.00	Invoice
11/05/2024	63957 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.26.24-11.1.24		-	2,141.67	Invoice
11/05/2024	63703 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.12.24-10.18.24		-	2,141.67	Invoice
11/05/2024	24OctDelWebbOakCreek - RIG ENTERTAINMENT - Halloween Event -DJ Services		-	600.00	Invoice
11/05/2024	Batched Check Payment as per closing LM		1,323.18	-	Owner Payment
11/05/2024	CC Club - Website600123 Gordon, Esther / MRC-19-111		36.05	-	GL Entry
11/05/2024	DOC79127 - Owner Refund - Owner Refund for Acct: DOC79127 - Double payment		-	1,081.90	Invoice
11/05/2024	Batched Check		1,508.77	-	Owner Payment
11/05/2024	ACH		1,081.90	-	Owner Payment
11/06/2024	103124 - Pulte Group, Inc - Pulte LCEC refund		-	93.72	Invoice
11/06/2024	90959 - FIT FOREVER, LLC - October Fitness Classes		-	525.00	Invoice
11/07/2024	Batched Check		1,057.90	-	Owner Payment
11/08/2024	eCheck (Vantaca Pay) Recurring Payment		25.00	-	Owner Payment
11/12/2024	CC Club - Website600009 Kroboth, Denise / MRC-19-112		36.05	-	GL Entry
11/12/2024	DOC-2024-1108 - ACR SERVICES - Bi-Weekly Payroll		-	7,529.83	Invoice
11/13/2024	Post Item - RAMCO PROTECTIVE SERVICES INC - Repayment for DWB		-	2,141.67	Invoice
11/13/2024	Batched Credit Distribution		25.00	25.00	Credit Distribution
11/13/2024	64081 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.2.24- 11.8.2024		-	2,141.67	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		102,022.98	31,151.05	103,174.05	29,999.98
Date	Description		Debit	Credit	Type
11/13/2024	Batched Check Payment as per closing LM		3,802.57	-	Owner Payment
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7357 DEL WEBB CREEK BLVD # LS, 09/23/24 - 10/24/24		-	72.30	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7506 PARADISE TREE DR # LS, 09/23/24 - 10/24/24		-	57.47	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 0 DEL WEBB OAK CREEK C/E 09/23/24 - 10/24/24		-	363.90	Invoice
11/14/2024	102824-93.74 - Pulte Group, Inc - Pulte LCEC refund		-	93.74	Invoice
11/14/2024	110124 - Pulte Group, Inc - Pulte LCEC refund		-	169.76	Invoice
11/14/2024	PSI121564 - SOLITUDE LAKE MANAGEMENT LLC - November 2024 Lake Maintenance Service - Contract		-	1,692.08	Invoice
11/14/2024	63523 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.05.24-10.11.24		-	2,141.67	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 09/23/24 - 10/24/24 OAK CREEK 1B - C1-C50 STREET LIGHTS		-	7,081.13	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 17515 WINDING OAK LN #IRRRIG PUMP 09/23/24 - 10/24/24		-	2,919.44	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN # LS, 09/23/24 - 10/24/24		-	153.93	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #LAKE AREAT 09/23/24 - 10/24/24		-	56.79	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #WEST ENTRY, 09/23/24 - 10/24/24		-	275.46	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #GUARD HSE, 09/23/24 - 10/24/24		-	147.89	Invoice
11/14/2024	Check		25.00	-	Owner Payment
11/14/2024	PI-A00015737 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Nov. 2024 - Mosquito Control Services		-	2,316.36	Invoice
11/14/2024	Batched Check Payment as per closing - SS		2,670.84	-	Owner Payment
11/14/2024	110524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		-	1,675.54	Invoice
11/14/2024	Check In office payment-ABV		400.00	-	Owner Payment
11/14/2024	100220245133 - Access Residential Management - Office Supplies DWOC		-	51.33	Invoice
11/15/2024	Batched Credit Distribution		400.00	400.00	Credit Distribution
11/15/2024	ALLIANCE ASSOCIATION FINANCIAL - Credit Card Online Payment - 5326		-	3,926.17	Invoice
11/18/2024	CC Club - Website600263 Glanville, Raymond K. / MRC-19-117		46.35	-	GL Entry
11/18/2024	CC Club - Website600142 Saba, John M / MRC-19-121 / CC Club - Website600143 Ruiz-Saba, Susan R / MRC-19-120 / CC Club - Website600143 Ruiz-Saba, Susan R / MRC-19-122		66.95	-	GL Entry
11/18/2024	CC Club - Website600045 Santaiti, William / MRC-19-116 - CC Club - Website600044 Hymes, James / MRC-19-115 &		30.90	-	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		102,022.98	31,151.05	103,174.05	29,999.98
Date	Description		Debit	Credit	Type
11/18/2024	CC Club - Website600026 Rio, Alejandro / MRC-19-113 / CC Club - Website600025 Rio, Sonia / MRC-19-114		30.90	-	GL Entry
11/19/2024	Batched Check		360.63	-	Owner Payment
11/20/2024	CC Club - Website600190 Pinto, Michael J / MRC-19-123		254.41	-	GL Entry
11/21/2024	Credit Card (Vantaca Pay) One time payment		25.00	-	Owner Payment
11/21/2024	DOC-2024-1122 - ACR SERVICES - Bi-Weekly Payroll		-	7,098.50	Invoice
11/22/2024	Batched Credit Distribution		25.00	25.00	Credit Distribution
11/22/2024	2024-10 - Access Residential Management - October 2024 - New owner registrations, resales, packets & coupons		-	60.00	Invoice
11/22/2024	2024-10 - Access Residential Management - October 2024 - Invoice Processing		-	46.50	Invoice
11/22/2024	14541 - LMG All Cleaning Services LLC - Guard House Cleaning 11.07.2024		-	80.00	Invoice
11/22/2024	11202024 - Back Country Boys, LLC - Friendsgven reschedule for 2025 - Musical performance		-	2,400.00	Invoice
11/22/2024	110524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 11/18/24-12/17/24		-	329.60	Invoice
11/22/2024	2024000-00011 - BLUE STREAM COMMUNICATIONS, LLC - November 2024 Bulk Cable Contract - 168 homes		-	8,806.27	Invoice
11/22/2024	2024-10 - Access Residential Management - Notary		-	20.00	Invoice
11/22/2024	2024-10 - Access Residential Management - October 2024 - Additional Bank Reconciliations (2 Included)		-	150.00	Invoice
11/22/2024	2024-10 - Access Residential Management - October 2024 - Standard Postage & Expedited Mailings		-	64.56	Invoice
11/22/2024	2024-10 - Access Residential Management - October 2024 - Zoom VOIP Phone Line		-	50.00	Invoice
11/22/2024	2024-10 - Access Residential Management - October 2024 - Printing, Copies & Scans		-	214.35	Invoice
11/22/2024	2024-10 - Access Residential Management - Legal Processing-notice of intents, collection transfers		-	75.00	Invoice
11/25/2024	Batched Check Payment as per closing - SS		1,201.43	-	Owner Payment
11/25/2024	Batched Check Payment as per closing - AM		1,135.03	-	Owner Payment
11/25/2024	CC Club - Website600296 Laporta, Jennifer Louise / MRC-19-124		72.10	-	GL Entry
11/26/2024	Batched Credit Distribution		25.00	25.00	Credit Distribution
11/26/2024	Batched Check		6,566.40	-	Owner Payment
11/27/2024	94442 -03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Broken valve and replacement of pop up heads 7021 DWOC		-	332.50	Invoice
11/27/2024	94198-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract 40' - 43 Lots Monthly Maintenance November 2024		-	4,515.00	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		102,022.98	31,151.05	103,174.05	29,999.98
Date	Description		Debit	Credit	Type
11/27/2024	94198-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract 50' - 99 Lots Monthly Maintenance November 2024		-	10,989.00	Invoice
11/27/2024	94198-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract 64' - 53 Lots Monthly Maintenance November 2024		-	6,572.00	Invoice
11/27/2024	94199-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Monthly Maintenance November 2024		-	5,460.00	Invoice
11/27/2024	94487-21 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Emergency Call Stuck Valve at 7092 Chapel Creek Ln		-	225.00	Invoice
11/27/2024	94442 -03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs Common area		-	1,845.00	Invoice
11/27/2024	110724 - Tony Oberto Musician - Food Truck in December		-	300.00	Invoice
11/27/2024	Transfer to Alliance Reserve - 9855 - November Reserve - 184 Lots		-	3,220.00	Transfer
11/27/2024	Batched Check Payment as per closing		3,215.48	-	Owner Payment
11/27/2024	748399 - ENVERA - Addition of residents 10/31/2024 - 12/31/2024		-	13.42	Invoice
11/27/2024	14800 - LMG All Cleaning Services LLC - Guard House Cleaning 11.22.2024		-	80.00	Invoice
11/27/2024	Check In Office Payment - KR		375.00	-	Owner Payment
11/27/2024	DOC-2024-INS-11 - ACR SERVICES - Monthly Insurance Rebill		-	1,823.56	Invoice
11/28/2024	Batched Credit Distribution		13.50	13.50	Credit Distribution
11/29/2024	CC Club - Website600049 White, David / MRC-19-126 - CC Club - Website600050 White, Lynne / MRC-19-125		155.53	-	GL Entry
11/30/2024	November Interest		1.86	-	GL Entry
11/30/2024	Correcting Entry - Voided North Fort Myers Fire Check Conversion Item		100.00	-	GL Entry
11115 - Alliance Reserve		32,117.68	3,274.69	-	35,392.37
Date	Description		Debit	Credit	Type
11/27/2024	Transfer from Alliance Operating - 4477 - November Reserve - 184 Lots		3,220.00	-	Transfer
11/30/2024	November Interest		54.69	-	GL Entry
11133 - Alliance - Lifestyle / F&B		694.06	1.17	-	695.23
Date	Description		Debit	Credit	Type
11/30/2024	November Interest		1.17	-	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
12000 - Accounts Receivable - HOA		16,917.11	13,699.34	26,833.73	3,782.72
Date	Description		Debit	Credit	Type
11/01/2024	Check		-	375.00	Owner Payment
11/01/2024	Access Control Device Car sticker IG		25.00	-	Owner Charge
11/01/2024	Access Control Device Additional sticker per CAM. JF		25.00	-	Owner Charge
11/04/2024	Check		-	2,601.00	Owner Payment
11/04/2024	Batched Owner NSF Fees -		50.00	-	Owner Charge
11/04/2024	Adjustment Duplicate NSF Fee charged 11/4-KR		-	25.00	Adjustment
11/05/2024	Initial Capital Contribution 17301 Leaning Oak Trail Lot 210		500.00	-	Owner Charge
11/05/2024	Batched Check Payment as per closing LM		-	1,323.18	Owner Payment
11/05/2024	Assessment - 50' Lot Distinctive Series w/ Amenity Credit October 2024 Prorated Quarterly assessment as per closing		823.18	-	Owner Charge
11/05/2024	Check		-	1,081.90	Owner Payment
11/05/2024	ACH		-	1,081.90	Owner Payment
11/06/2024	Batched Adjustment one time courtesy waiver per LCAM/Board Approval - JA		-	89.92	Adjustment
11/07/2024	Check		-	1,017.03	Owner Payment
11/08/2024	eCheck (Vantaca Pay) Recurring Payment		-	25.00	Owner Payment
11/13/2024	Batched Credit Distribution		114.92	50.00	Credit Distribution
11/13/2024	Assessment - 64' Lot Echelon Series w/ Amenity Credit October 2024 Prorated Quarterly assessment as per closing.		830.71	-	Owner Charge
11/13/2024	Initial Capital Contribution 7015 Del Webb Oak Creek Blvd -Lot 102		500.00	-	Owner Charge
11/13/2024	Batched Check Payment as per closing LM		-	3,802.57	Owner Payment
11/13/2024	Initial Capital Contribution 7084 Chapel Creek Lane Lot 174		500.00	-	Owner Charge
11/13/2024	Batched Assessment - 40' Scenic Series w/ Amenity Credit October 2024 Prorated Quarterly assessment as per closing.		1,471.86	-	Owner Charge
11/13/2024	Initial Capital Contribution 7100 Chapel Creek Lane- Lot 178		500.00	-	Owner Charge
11/13/2024	Admin Fees -		75.00	-	Owner Charge
11/14/2024	Check		-	25.00	Owner Payment
11/14/2024	Initial Capital Contribution 7088 Chapel Creek Lane - Lot 175		500.00	-	Owner Charge
11/14/2024	Initial Capital Contribution 7027 Del Webb Oak Creek - Lot 100		500.00	-	Owner Charge
11/14/2024	Assessment - 64' Lot Echelon Series w/ Amenity Credit October 2024 - Prorated Quarterly Assessment		842.92	-	Owner Charge
11/14/2024	Batched Check Payment as per closing - SS		-	2,670.84	Owner Payment
11/14/2024	Assessment - 40' Scenic Series w/ Amenity Credit October 2024 - Prorated Quarterly Assessment		827.92	-	Owner Charge
11/15/2024	Batched Credit Distribution		-	400.00	Credit Distribution
11/19/2024	Check		-	.01	Owner Payment
11/21/2024	Batched Adjustment Waive late fees and interest per CAM-KR		-	47.65	Adjustment
11/22/2024	Batched Credit Distribution		47.65	72.65	Credit Distribution

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
12000 - Accounts Receivable - HOA	16,917.11	13,699.34	26,833.73	3,782.72

Date	Batched	Description	Debit	Credit	Type
11/25/2024	Batched	Check Payment as per closing - SS	-	1,201.43	Owner Payment
11/25/2024		Assessment - 40' Scenic Series w/ Amenity Credit November 2024 - Prorated Quarterly Assessment	701.43	-	Owner Charge
11/25/2024	Batched	Check Payment as per closing - AM	-	1,123.27	Owner Payment
11/25/2024		Initial Capital Contribution 7080 Chapel Creek Lane - Lot 173	500.00	-	Owner Charge
11/25/2024		Initial Capital Contribution 17312 Green Buttonwood Way Lot 184	500.00	-	Owner Charge
11/25/2024		Assessment - 50' Lot Distinctive Series w/ Amenity Credit Prorated November 2024-Quarterly assessment	623.27	-	Owner Charge
11/25/2024		Access Control Device Car sticker per CAM-IG	25.00	-	Owner Charge
11/26/2024		Credit Distribution	-	25.00	Credit Distribution
11/26/2024	Batched	Check	-	6,566.40	Owner Payment
11/27/2024		Initial Capital Contribution 7001 Chapel Creek Lane	500.00	-	Owner Charge
11/27/2024		Initial Capital Contribution 7053 Chapel Creek Lane	500.00	-	Owner Charge
11/27/2024		Initial Capital Contribution 7076 Chapel Creek Lane	500.00	-	Owner Charge
11/27/2024		Assessment - 50' Lot Distinctive Series w/ Amenity Credit November 2024- Prorated	552.71	-	Owner Charge
11/27/2024		Assessment - 64' Lot Echelon Series w/ Amenity Credit November 2024- Prorated	610.82	-	Owner Charge
11/27/2024	Batched	Check Payment as per closing	-	3,215.48	Owner Payment
11/27/2024		Assessment - 40' Scenic Series w/ Amenity Credit November 2024 - Prorated	551.95	-	Owner Charge
11/28/2024		Credit Distribution	-	13.50	Credit Distribution

12999 - AR - POA	2,205.00	2,463.00	708.00	3,960.00
------------------	----------	----------	--------	----------

Date	Batched	Description	Debit	Credit	Type
11/05/2024		CC Club - Website600123 Gordon, Esther / MRC-19-111	-	35.00	GL Entry
11/12/2024		CC Club - Website600009 Kroboth, Denise / MRC-19-112	-	35.00	GL Entry
11/18/2024		CC Club - Website600142 Saba, John M / MRC-19-121 / CC Club - Website600143 Ruiz-Saba, Susan R / MRC-19-120 / CC Club - Website600143 Ruiz-Saba, Susan R / MRC-19-122	-	65.00	GL Entry
11/18/2024		CC Club - Website600045 Santaiti, William / MRC-19-116 - CC Club - Website600044 Hymes, James / MRC-19-115 &	-	30.00	GL Entry
11/18/2024		CC Club - Website600263 Glanville, Raymond K. / MRC-19-117	-	45.00	GL Entry
11/18/2024		CC Club - Website600026 Rio, Alejandro / MRC-19-113 / CC Club - Website600025 Rio, Sonia / MRC-19-114	-	30.00	GL Entry
11/20/2024		CC Club - Website600190 Pinto, Michael J / MRC-19-123	-	247.00	GL Entry
11/25/2024		CC Club - Website600296 Laporta, Jennifer Louise / MRC-19-124	-	70.00	GL Entry
11/29/2024		CC Club - Website600049 White, David / MRC-19-126 - CC Club - Website600050 White, Lynne / MRC-19-125	-	151.00	GL Entry
11/30/2024		November Lifestyle Events	948.00	-	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
12999 - AR - POA	2,205.00	2,463.00	708.00	3,960.00
Date	Description	Debit	Credit	Type
11/30/2024	October Lifestyle Events	930.00	-	GL Entry
11/30/2024	**NAME TAG ORDERS** - Lifestyle Project	585.00	-	GL Entry
13000 - Prepaid Insurance	11,364.40	-	2,458.44	8,905.96
Date	Description	Debit	Credit	Type
11/30/2024	Expense Prepaid Insurance	-	2,458.44	GL Entry
13005 - Prepaid Expenses Other	1,604.19	8,824.71	4,603.87	5,825.03
Date	Description	Debit	Credit	Type
11/01/2024	Reverse - Ramco Protective Invoice 63701 - Paid by DWB - Need credit from Vendor	2,141.37	-	GL Entry
11/01/2024	Ramco Protective Invoice 63701 - Paid by DWB - Need credit from Vendor	-	2,141.37	GL Entry
11/20/2024	11202024 - Back Country Boys, LLC - Friendsgven reschedule for 2025 - Musical performance	2,400.00	-	Invoice
11/30/2024	Ramco Protective Invoice 63701 - Duplicate Payment - Credit on Account	2,141.67	-	GL Entry
11/30/2024	RAMCO PROTECTIVE SERVICES INC, Invoice #: 64258 - Manually REcorded due to credit Credit	-	2,141.67	GL Entry
11/30/2024	Reverse - RAMCO PROTECTIVE SERVICES INC, Invoice #: 64258 - Manually REcorded due to credit Credit	2,141.67	-	GL Entry
11/30/2024	Hoover Pumping Sub Well Lake Refill - Annual Contract	-	320.83	GL Entry
14000 - Deposits - Utilities	1,340.00	-	-	1,340.00
Date	Description	Debit	Credit	Type
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	-6,700.94	99,465.55	121,228.73	-28,464.12
Date	Description	Debit	Credit	Type
11/01/2024	110124 - Pulte Group, Inc - Pulte LCEC refund	-	169.76	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-6,700.94	99,465.55	121,228.73	-28,464.12
Date	Description		Debit	Credit	Type
11/01/2024	2024-10 - Access Residential Management - October 2024 - Invoice Processing		-	46.50	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #GUARD HSE, 09/23/24 - 10/24/24		-	147.89	Invoice
11/01/2024	63523 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.05.24-10.11.24		-	2,141.67	Invoice
11/01/2024	2024-10 - Access Residential Management - October 2024 - Zoom VOIP Phone Line		-	50.00	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #LAKE AREAT 09/23/24 - 10/24/24		-	56.79	Invoice
11/01/2024	2024-10 - Access Residential Management - October 2024 - Printing, Copies & Scans		-	214.35	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #WEST ENTRY, 09/23/24 - 10/24/24		-	275.46	Invoice
11/01/2024	100220245133 - Access Residential Management - Office Supplies DWOC		-	51.33	Invoice
11/01/2024	2024-10 - Access Residential Management - Notary		-	20.00	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 0 DEL WEBB OAK CREEK C/E 09/23/24 - 10/24/24		-	363.90	Invoice
11/01/2024	Batched 59355 - Signet Pool - Monument Fountain - November Contract		850.00	850.00	Invoice
11/01/2024	PSI121564 - SOLITUDE LAKE MANAGEMENT LLC - November 2024 Lake Maintenance Service - Contract		-	1,692.08	Invoice
11/01/2024	2024-10 - Access Residential Management - October 2024 - Standard Postage & Expedited Mailings		-	64.56	Invoice
11/01/2024	PI-A00015737 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Nov. 2024 - Mosquito Control Services		-	2,316.36	Invoice
11/01/2024	Batched 56383 - NORTHSTAR TECHNOLOGIES INC - November 2024 Monthly IT Support for Northstar Club Mgmt System/Hosting & Text Service		1,521.00	1,521.00	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7357 DEL WEB CREEK BLVD # LS, 09/23/24 - 10/24/24		-	72.30	Invoice
11/01/2024	Batched 746716 - ENVERA - Gate Monitoring 11/01/2024 - 11/30/2024		2,134.63	2,134.63	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7506 PARADISE TREE DR # LS, 09/23/24 - 10/24/24		-	57.47	Invoice
11/01/2024	102824-93.74 - Pulte Group, Inc - Pulte LCEC refund		-	93.74	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 09/23/24 - 10/24/24 OAK CREEK 1B - C1-C50 STREET LIGHTS		-	7,081.13	Invoice
11/01/2024	2024-10 - Access Residential Management - October 2024 - New owner registrations, resales, packets & coupons		-	60.00	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 17515 WINDING OAK LN #IRRIG PUMP 09/23/24 - 10/24/24		-	2,919.44	Invoice
11/01/2024	2024-10 - Access Residential Management - Legal Processing-notice of intents, collection transfers		-	75.00	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-6,700.94	99,465.55	121,228.73	-28,464.12
Date	Description		Debit	Credit	Type
11/01/2024	2024000-00011 - BLUE STREAM COMMUNICATIONS, LLC - November 2024 Bulk Cable Contract - 168 homes		-	8,806.27	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN # LS, 09/23/24 - 10/24/24		-	153.93	Invoice
11/01/2024	2024-10 - Access Residential Management - October 2024 - Additional Bank Reconciliations (2 Included)		-	150.00	Invoice
11/01/2024	Batched 1481168 - Access Residential Management		1,530.00	1,530.00	Invoice
11/04/2024	Batched Post Item - Bank Fees		42.12	42.12	Invoice
11/04/2024	Batched Post Item - Global Payment Charges - Leased Equipment		128.47	128.47	Invoice
11/04/2024	64081 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.2.24- 11.8.2024		-	2,141.67	Invoice
11/04/2024	102824-1310436-9 - LEE COUNTY UTILITIES - Acct 1310436-9 - Guard House - 9.25.24-10.24.24		14.68	-	Invoice
11/04/2024	102824-1310434-4 - LEE COUNTY UTILITIES - Account 1310434-4 - Fountain - 9.25.24-10.24.24		22.30	-	Invoice
11/04/2024	24365 - Bob Lee Electric Inc - Outlet installation at the roundabout		-	9,930.37	Invoice
11/05/2024	110524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 11/18/24-12/17/24		-	329.60	Invoice
11/05/2024	DOC79127 - Owner Refund - Owner Refund for Acct: DOC79127 - Double payment		1,081.90	-	Invoice
11/05/2024	24OctDelWebbOakCreek - RIG ENTERTAINMENT - Halloween Event -DJ Services		600.00	-	Invoice
11/05/2024	63703 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.12.24-10.18.24		2,141.67	-	Invoice
11/05/2024	63957 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.26.24-11.1.24		2,141.67	-	Invoice
11/05/2024	14333 - LMG All Cleaning Services LLC - Guard House Cleaning 10.25.2024		80.00	-	Invoice
11/05/2024	110524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		-	1,675.54	Invoice
11/05/2024	DOC-2024-1108 - ACR SERVICES - Bi-Weekly Payroll		-	7,529.83	Invoice
11/06/2024	103124 - Pulte Group, Inc - Pulte LCEC refund		93.72	-	Invoice
11/06/2024	90959 - FIT FOREVER, LLC - October Fitness Classes		525.00	-	Invoice
11/07/2024	110724 - Tony Oberto Musician - Food Truck in December		-	300.00	Invoice
11/07/2024	14541 - LMG All Cleaning Services LLC - Guard House Cleaning 11.07.2024		-	80.00	Invoice
11/12/2024	748399 - ENVERA - Addition of residents 10/31/2024 - 12/31/2024		-	13.42	Invoice
11/12/2024	DOC-2024-1108 - ACR SERVICES - Bi-Weekly Payroll		7,529.83	-	Invoice
11/13/2024	64081 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.2.24- 11.8.2024		2,141.67	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-6,700.94	99,465.55	121,228.73	-28,464.12
Date	Description		Debit	Credit	Type
11/13/2024	Batched Post Item - RAMCO PROTECTIVE SERVICES INC - Repayment for DWB		2,141.67	2,141.67	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7506 PARADISE TREE DR # LS, 09/23/24 - 10/24/24		57.47	-	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #LAKE AREAT 09/23/24 - 10/24/24		56.79	-	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #WEST ENTRY, 09/23/24 - 10/24/24		275.46	-	Invoice
11/14/2024	110524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		1,675.54	-	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 09/23/24 - 10/24/24 OAK CREEK 1B - C1-C50 STREET LIGHTS		7,081.13	-	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN # LS, 09/23/24 - 10/24/24		153.93	-	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7357 DEL WEB CREEK BLVD # LS, 09/23/24 - 10/24/24		72.30	-	Invoice
11/14/2024	102824-93.74 - Pulte Group, Inc - Pulte LCEC refund		93.74	-	Invoice
11/14/2024	110124 - Pulte Group, Inc - Pulte LCEC refund		169.76	-	Invoice
11/14/2024	63523 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.05.24-10.11.24		2,141.67	-	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #GUARD HSE, 09/23/24 - 10/24/24		147.89	-	Invoice
11/14/2024	PSI121564 - SOLITUDE LAKE MANAGEMENT LLC - November 2024 Lake Maintenance Service - Contract		1,692.08	-	Invoice
11/14/2024	PI-A00015737 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Nov. 2024 - Mosquito Control Services		2,316.36	-	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 0 DEL WEBB OAK CREEK C/E 09/23/24 - 10/24/24		363.90	-	Invoice
11/14/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 17515 WINDING OAK LN #IRRIG PUMP 09/23/24 - 10/24/24		2,919.44	-	Invoice
11/14/2024	100220245133 - Access Residential Management - Office Supplies DWOC		51.33	-	Invoice
11/15/2024	Batched ALLIANCE ASSOCIATION FINANCIAL - Credit Card Online Payment - 5326		3,926.17	3,926.17	Invoice
11/17/2024	64387 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.16.24- 11.22.2024		-	2,141.67	Invoice
11/18/2024	94198-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract 40' - 43 Lots Monthly Maintenance November 2024		-	4,515.00	Invoice
11/18/2024	94198-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract 64' - 53 Lots Monthly Maintenance November 2024		-	6,572.00	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

			Current	
	Beginning Balance	Debit	Credit	Ending Balance
20100 - Accounts Payable	-6,700.94	99,465.55	121,228.73	-28,464.12
Date	Description	Debit	Credit	Type
11/18/2024	94198-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract 50' - 99 Lots Monthly Maintenance November 2024	-	10,989.00	Invoice
11/18/2024	94199-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Monthly Maintenance November 2024	-	5,460.00	Invoice
11/18/2024	INV000007968 - ENVERA - Deposit invoice for the additional cameras per agreement	-	1,111.12	Invoice
11/19/2024	DOC-2024-1122 - ACR SERVICES - Bi-Weekly Payroll	-	7,098.50	Invoice
11/20/2024	11202024 - Back Country Boys, LLC - Friendsgiven reschedule for 2025 - Musical performance	-	2,400.00	Invoice
11/21/2024	94442 -03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Broken valve and replacement of pop up heads 7021 DWOC	-	332.50	Invoice
11/21/2024	94442 -03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs Common area	-	1,845.00	Invoice
11/21/2024	DOC-2024-1122 - ACR SERVICES - Bi-Weekly Payroll	7,098.50	-	Invoice
11/22/2024	2024-10 - Access Residential Management - October 2024 - Printing, Copies & Scans	214.35	-	Invoice
11/22/2024	2024-10 - Access Residential Management - October 2024 - Standard Postage & Expedited Mailings	64.56	-	Invoice
11/22/2024	11202024 - Back Country Boys, LLC - Friendsgiven reschedule for 2025 - Musical performance	2,400.00	-	Invoice
11/22/2024	110524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 11/18/24-12/17/24	329.60	-	Invoice
11/22/2024	14541 - LMG All Cleaning Services LLC - Guard House Cleaning 11.07.2024	80.00	-	Invoice
11/22/2024	14800 - LMG All Cleaning Services LLC - Guard House Cleaning 11.22.2024	-	80.00	Invoice
11/22/2024	2024000-00011 - BLUE STREAM COMMUNICATIONS, LLC - November 2024 Bulk Cable Contract - 168 homes	8,806.27	-	Invoice
11/22/2024	2024-10 - Access Residential Management - October 2024 - Zoom VOIP Phone Line	50.00	-	Invoice
11/22/2024	2024-10 - Access Residential Management - Notary	20.00	-	Invoice
11/22/2024	2024-10 - Access Residential Management - October 2024 - Invoice Processing	46.50	-	Invoice
11/22/2024	2024-10 - Access Residential Management - October 2024 - New owner registrations, resales, packets & coupons	60.00	-	Invoice
11/22/2024	2024-10 - Access Residential Management - October 2024 - Additional Bank Reconciliations (2 Included)	150.00	-	Invoice
11/22/2024	2024-10 - Access Residential Management - Legal Processing-notice of intents, collection transfers	75.00	-	Invoice
11/25/2024	94487-21 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Emergency Call Stuck Valve at 7092 Chapel Creek Ln	-	225.00	Invoice
11/25/2024	64490 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.23.24- 11.29.2024	-	2,294.65	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

			Current	
	Beginning Balance	Debit	Credit	Ending Balance
20100 - Accounts Payable	-6,700.94	99,465.55	121,228.73	-28,464.12
Date	Description	Debit	Credit	Type
11/25/2024	DOC-2024-INS-11 - ACR SERVICES - Monthly Insurance Rebill	-	1,823.56	Invoice
11/26/2024	112624-1310436-9 - LEE COUNTY UTILITIES - Acct 1310436-9 7220 DWOC GHSE 10.24.24-11.23.24	-	18.49	Invoice
11/26/2024	112624-1310434-4 - LEE COUNTY UTILITIES - Acct 1310434-4 7220 DWOC FNTN - 10.24.24-11.23.24	-	33.73	Invoice
11/27/2024	94198-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract 64' - 53 Lots Monthly Maintenance November 2024	6,572.00	-	Invoice
11/27/2024	94199-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Monthly Maintenance November 2024	5,460.00	-	Invoice
11/27/2024	94487-21 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Emergency Call Stuck Valve at 7092 Chapel Creek Ln	225.00	-	Invoice
11/27/2024	94442 -03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs Common area	1,845.00	-	Invoice
11/27/2024	94496 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17314 Leaning Oak Trail	-	318.00	Invoice
11/27/2024	110724 - Tony Oberto Musician - Food Truck in December	300.00	-	Invoice
11/27/2024	748399 - ENVERA - Addition of residents 10/31/2024 - 12/31/2024	13.42	-	Invoice
11/27/2024	94442 -03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Broken valve and replacement of pop up heads 7021 DWOC	332.50	-	Invoice
11/27/2024	94198-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract 40' - 43 Lots Monthly Maintenance November 2024	4,515.00	-	Invoice
11/27/2024	94198-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract 50' - 99 Lots Monthly Maintenance November 2024	10,989.00	-	Invoice
11/27/2024	14800 - LMG All Cleaning Services LLC - Guard House Cleaning 11.22.2024	80.00	-	Invoice
11/27/2024	DOC-2024-INS-11 - ACR SERVICES - Monthly Insurance Rebill	1,823.56	-	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7357 DWOC #LS 10.24.24-11.24.24	-	65.76	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7506 Paradise Tree LS 10.24.24-11.24.24	-	47.75	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - Street lights 10.24.24-11.24.24	-	7,092.45	Invoice
11/30/2024	91016 - FIT FOREVER, LLC - November Fitness Classes	-	675.00	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 0 DWOC c/E North 10.24.24-11.24.24	-	370.89	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 17515 Winding Oak Ln Irrig. Pump 10.24.24-11.24.24	-	3,195.81	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN # LS 10.24.24-11.24.24	-	132.40	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-6,700.94	99,465.55	121,228.73	-28,464.12
Date	Description		Debit	Credit	Type
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DWOC #Lake Areat 10.24.24-11.24.24		-	57.23	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DWOC #West Entry 10.24.24-11.24.24		-	403.35	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DWOC Guard Hse 10.24.24-11.24.24		-	142.36	Invoice
11/30/2024	2024-11 - Access Residential Management - Printing, Copies & Scans		-	29.55	Invoice
11/30/2024	2024-11 - Access Residential Management - VOIP Phone Line		-	50.00	Invoice
11/30/2024	2024-11 - Access Residential Management - New Owner Coupons		-	36.00	Invoice
11/30/2024	748473 - ENVERA - Virtual Gate Guard Monitoring 11/08/24-12- 31-24		-	53.06	Invoice
11/30/2024	2024-11 - Access Residential Management - Postage		-	73.93	Invoice
11/30/2024	2024-11 - Access Residential Management - Invoice Processing		-	40.55	Invoice
11/30/2024	2024-11 - Access Residential Management - Additional Bank Recs		-	150.00	Invoice
20115 - Accrued Payables		-31,268.71	11,808.72	150.00	-19,609.99
Date	Description		Debit	Credit	Type
11/01/2024	Reverse - LCEC September Service Accrual		11,128.31	-	GL Entry
11/01/2024	Reverse - Access Residential Rebills - October		680.41	-	GL Entry
11/30/2024	Accrue Transfer Fees Payable to Access		-	150.00	GL Entry
20130 - Prepaid Assessments		-7,271.77	488.50	3,811.36	-10,594.63
Date	Description		Debit	Credit	Type
11/01/2024	eCheck (Vantaca Pay) Recurring Payment		-	1,081.90	Owner Payment
11/03/2024	eCheck (Vantaca Pay) Recurring Payment		-	999.42	Owner Payment
11/05/2024	Batched Check		-	426.87	Owner Payment
11/07/2024	Check		-	40.87	Owner Payment
11/13/2024	Batched Credit Distribution		25.00	89.92	Credit Distribution
11/14/2024	Check In office payment-ABV		-	400.00	Owner Payment
11/15/2024	Credit Distribution		400.00	-	Credit Distribution
11/19/2024	Check		-	360.62	Owner Payment
11/21/2024	Credit Card (Vantaca Pay) One time payment		-	25.00	Owner Payment
11/22/2024	Credit Distribution		25.00	-	Credit Distribution
11/25/2024	Check Payment as per closing - AM		-	11.76	Owner Payment
11/26/2024	Credit Distribution		25.00	-	Credit Distribution
11/27/2024	Check In Office Payment - KR		-	375.00	Owner Payment

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20130 - Prepaid Assessments		-7,271.77	488.50	3,811.36	-10,594.63
Date	Description		Debit	Credit	Type
11/28/2024	Credit Distribution		13.50	-	Credit Distribution
20135 - Loan From Developer		-243,732.72	-	-	-243,732.72
Date	Description		Debit	Credit	Type
20165 - Homeowners Deposit		-12,500.00	-	-	-12,500.00
Date	Description		Debit	Credit	Type
20170 - Insurance Loan Payable		-5,026.62	1,675.54	-	-3,351.08
Date	Description		Debit	Credit	Type
11/05/2024	110524-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		1,675.54	-	Invoice
20172 - Alliance Credit Card		-3,926.17	3,926.17	3,180.53	-3,180.53
Date	Description		Debit	Credit	Type
11/15/2024	ALLIANCE ASSOCIATION FINANCIAL - Credit Card Online Payment - 5326		3,926.17	-	Invoice
11/30/2024	November Credit Card Transactions		-	3,180.53	GL Entry
20175 - Deferred Assessments		-124,363.93	66,100.35	7,836.77	-66,100.35
Date	Description		Debit	Credit	Type
11/05/2024	Assessment - 50' Lot Distinctive Series w/ Amenity Credit October 2024 Prorated Quarterly assessment as per closing		-	823.18	Owner Charge
11/13/2024	Assessment - 64' Lot Echelon Series w/ Amenity Credit October 2024 Prorated Quarterly assessment as per closing.		-	830.71	Owner Charge
11/13/2024	Batched Assessment - 40' Scenic Series w/ Amenity Credit October 2024 Prorated Quarterly assessment as per closing.		-	1,471.86	Owner Charge
11/14/2024	Assessment - 64' Lot Echelon Series w/ Amenity Credit October 2024 - Prorated Quarterly Assessment		-	842.92	Owner Charge
11/14/2024	Assessment - 40' Scenic Series w/ Amenity Credit October 2024 - Prorated Quarterly Assessment		-	827.92	Owner Charge
11/25/2024	Assessment - 50' Lot Distinctive Series w/ Amenity Credit Prorated November 2024-Quarterly assessment		-	623.27	Owner Charge
11/25/2024	Assessment - 40' Scenic Series w/ Amenity Credit November 2024 - Prorated Quarterly Assessment		-	701.43	Owner Charge
11/27/2024	Assessment - 64' Lot Echelon Series w/ Amenity Credit November 2024- Prorated		-	610.82	Owner Charge

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

			Current	
	Beginning Balance	Debit	Credit	Ending Balance
20175 - Deferred Assessments	-124,363.93	66,100.35	7,836.77	-66,100.35
Date	Description	Debit	Credit	Type
11/27/2024	Assessment - 50' Lot Distinctive Series w/ Amenity Credit November 2024- Prorated	-	552.71	Owner Charge
11/27/2024	Assessment - 40' Scenic Series w/ Amenity Credit November 2024 - Prorated	-	551.95	Owner Charge
11/30/2024	Reclass Quarterly Income	66,100.35	-	GL Entry
20220 - Due to Other	0.00	4,283.04	4,334.45	-51.41
Date	Description	Debit	Credit	Type
11/01/2024	Reverse - Ramco Protective Invoice 63701 - Paid by DWB - Need to pay Association back	-	2,141.37	GL Entry
11/01/2024	Ramco Protective Invoice 63701 - Paid by DWB - Need to pay Association back	2,141.37	-	GL Entry
11/13/2024	Post Item - RAMCO PROTECTIVE SERVICES INC - Repayment for DWB	2,141.67	-	Invoice
11/30/2024	Ramco Protective Invoice 63701 - Duplicate Payment - Credit on Account	-	2,141.67	GL Entry
11/30/2024	Dusty Boots Tour - Paid for on TWH Credit Card	-	51.41	GL Entry
32005 - Reserve Interest Earned	-249.18	-	54.69	-303.87
Date	Description	Debit	Credit	Type
11/30/2024	November Interest	-	54.69	GL Entry
39000 - Pooled Reserve	-31,868.50	-	3,220.00	-35,088.50
Date	Description	Debit	Credit	Type
11/27/2024	November Reserve - 184 Lots	-	3,220.00	GL Entry
39905 - Prior Year Net Inc./Loss	45,998.94	-	-	45,998.94
Date	Description	Debit	Credit	Type
39910 - Capital Contributions	-86,500.00	-	5,500.00	-92,000.00
Date	Description	Debit	Credit	Type
11/05/2024	Initial Capital Contribution 17301 Leaning Oak Trail Lot 210	-	500.00	Owner Charge
11/13/2024	Initial Capital Contribution 7100 Chapel Creek Lane- Lot 178	-	500.00	Owner Charge
11/13/2024	Initial Capital Contribution 7084 Chapel Creek Lane Lot 174	-	500.00	Owner Charge
11/13/2024	Initial Capital Contribution 7015 Del Webb Oak Creek Blvd -Lot 102	-	500.00	Owner Charge

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

	Beginning Balance	Current		
		Debit	Credit	Ending Balance
39910 - Capital Contributions	-86,500.00	-	5,500.00	-92,000.00
Date	Description	Debit	Credit	Type
11/14/2024	Initial Capital Contribution 7088 Chapel Creek Lane - Lot 175	-	500.00	Owner Charge
11/14/2024	Initial Capital Contribution 7027 Del Webb Oak Creek - Lot 100	-	500.00	Owner Charge
11/25/2024	Initial Capital Contribution 7080 Chapel Creek Lane - Lot 173	-	500.00	Owner Charge
11/25/2024	Initial Capital Contribution 17312 Green Buttonwood Way Lot 184	-	500.00	Owner Charge
11/27/2024	Initial Capital Contribution 7076 Chapel Creek Lane	-	500.00	Owner Charge
11/27/2024	Initial Capital Contribution 7053 Chapel Creek Lane	-	500.00	Owner Charge
11/27/2024	Initial Capital Contribution 7001 Chapel Creek Lane	-	500.00	Owner Charge
40000 - Assessments	-530,001.94	-	66,100.35	-596,102.29
Date	Description	Debit	Credit	Type
11/30/2024	Reclass Quarterly Income	-	66,100.35	GL Entry
43099 - Resale Capital Contribution	-3,000.00	-	-	-3,000.00
Date	Description	Debit	Credit	Type
44000 - Administrative Fees	0.00	150.00	150.00	0.00
Date	Description	Debit	Credit	Type
11/01/2024	Reverse - Access Residential Rebills - October	-	75.00	GL Entry
11/13/2024	Admin Fees -	-	75.00	Owner Charge
11/30/2024	Accrue Transfer Fees Payable to Access	150.00	-	GL Entry
44005 - Late Fees	-425.00	50.00	-	-375.00
Date	Description	Debit	Credit	Type
11/06/2024	Adjustment one time courtesy waiver per LCAM/Board Approval - JA	25.00	-	Adjustment
11/21/2024	Adjustment Waive late fees and interest per CAM-KR	25.00	-	Adjustment
44010 - Owner Interest	-1,379.66	87.57	-	-1,292.09
Date	Description	Debit	Credit	Type
11/06/2024	Adjustment one time courtesy waiver per LCAM/Board Approval - JA	64.92	-	Adjustment
11/21/2024	Adjustment Waive late fees and interest per CAM-KR	22.65	-	Adjustment

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
44015 - Owner NSF Fees		5.00	25.00	50.00	-20.00
Date	Description		Debit	Credit	Type
11/04/2024	Batched Owner NSF Fees -		-	50.00	Owner Charge
11/04/2024	Adjustment Duplicate NSF Fee charged 11/4-KR		25.00	-	Adjustment
44055 - Gate Key Cards		-975.00	-	75.00	-1,050.00
Date	Description		Debit	Credit	Type
11/01/2024	Access Control Device Car sticker IG		-	25.00	Owner Charge
11/01/2024	Access Control Device Additional sticker per CAM. JF		-	25.00	Owner Charge
11/25/2024	Access Control Device Car sticker per CAM-IG		-	25.00	Owner Charge
44070 - Interest - Cash Accounts		-24.60	-	3.03	-27.63
Date	Description		Debit	Credit	Type
11/30/2024	Batched November Interest		-	3.03	GL Entry
44095 - Lifestyles - Activities		-6,705.00	-	2,463.00	-9,168.00
Date	Description		Debit	Credit	Type
11/30/2024	October/November Lifestyle Events		-	1,878.00	GL Entry
11/30/2024	**NAME TAG ORDERS** - Lifestyle Project		-	585.00	GL Entry
44160 - Sage Cost Share Income		-20,404.00	-	-	-20,404.00
Date	Description		Debit	Credit	Type
50005 - Resident Services		104,762.83	16,451.89	-	121,214.72
Date	Description		Debit	Credit	Type
11/05/2024	DOC-2024-1108 - ACR SERVICES - Bi-Weekly Payroll		7,529.83	-	Invoice
11/19/2024	DOC-2024-1122 - ACR SERVICES - Bi-Weekly Payroll		7,098.50	-	Invoice
11/25/2024	DOC-2024-INS-11 - ACR SERVICES - Monthly Insurance Rebill		1,823.56	-	Invoice
50015 - Training		120.00	173.06	-	293.06
Date	Description		Debit	Credit	Type
11/30/2024	Notary License Approved by Kim Morton		173.06	-	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
50025 - Payroll Administration		2,841.72	-	-	2,841.72
Date	Description		Debit	Credit	Type
50070 - Uniforms		200.00	-	-	200.00
Date	Description		Debit	Credit	Type
51025 - Annual Report		61.25	-	-	61.25
Date	Description		Debit	Credit	Type
51035 - Bank Charges		591.89	42.12	21.24	612.77
Date	Description		Debit	Credit	Type
11/04/2024	Post Item - Bank Fees		42.12	-	Invoice
11/05/2024	CC Club - Website600123 Gordon, Esther / MRC-19-111		-	1.05	GL Entry
11/12/2024	CC Club - Website600009 Kroboth, Denise / MRC-19-112		-	1.05	GL Entry
11/18/2024	CC Club - Website600263 Glanville, Raymond K. / MRC-19-117		-	1.35	GL Entry
11/18/2024	CC Club - Website600142 Saba, John M / MRC-19-121 / CC Club - Website600143 Ruiz-Saba, Susan R / MRC-19-120 / CC Club - Website600143 Ruiz-Saba, Susan R / MRC-19-122		-	1.95	GL Entry
11/18/2024	CC Club - Website600045 Santaiti, William / MRC-19-116 - CC Club - Website600044 Hymes, James / MRC-19-115 &		-	.90	GL Entry
11/18/2024	CC Club - Website600026 Rio, Alejandro / MRC-19-113 / CC Club - Website600025 Rio, Sonia / MRC-19-114		-	.90	GL Entry
11/20/2024	CC Club - Website600190 Pinto, Michael J / MRC-19-123		-	7.41	GL Entry
11/25/2024	CC Club - Website600296 Laporta, Jennifer Louise / MRC-19-124		-	2.10	GL Entry
11/29/2024	CC Club - Website600049 White, David / MRC-19-126 - CC Club - Website600050 White, Lynne / MRC-19-125		-	4.53	GL Entry
51045 - Copies & Printing		1,264.85	339.90	274.35	1,330.40
Date	Description		Debit	Credit	Type
11/01/2024	2024-10 - Access Residential Management - October 2024 - Printing, Copies & Scans		214.35	-	Invoice
11/01/2024	Batched Reverse - Access Residential Rebills - October		-	274.35	GL Entry
11/01/2024	2024-10 - Access Residential Management - October 2024 - New owner registrations, resales, packets & coupons		60.00	-	Invoice
11/30/2024	2024-11 - Access Residential Management - Printing, Copies & Scans		29.55	-	Invoice
11/30/2024	2024-11 - Access Residential Management - New Owner Coupons		36.00	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
51070 - IT Support		17,631.75	1,830.90	-	19,462.65
Date	Description		Debit	Credit	Type
11/01/2024	56383 - NORTHSTAR TECHNOLOGIES INC - November 2024 Monthly IT Support for Northstar Club Mgmt System/Hosting & Text Service		1,521.00	-	Invoice
11/01/2024	2024-10 - Access Residential Management - October 2024 - Zoom VOIP Phone Line		50.00	-	Invoice
11/30/2024	Zoom		209.90	-	GL Entry
11/30/2024	2024-11 - Access Residential Management - VOIP Phone Line		50.00	-	Invoice
51080 - Legal Fees - General		0.00	75.00	-	75.00
Date	Description		Debit	Credit	Type
11/01/2024	2024-10 - Access Residential Management - Legal Processing-notice of intents, collection transfers		75.00	-	Invoice
51100 - Management Fees		11,984.50	1,581.33	-	13,565.83
Date	Description		Debit	Credit	Type
11/01/2024	100220245133 - Access Residential Management - Office Supplies DWOC		51.33	-	Invoice
11/01/2024	1481168 - Access Residential Management		1,530.00	-	Invoice
51115 - Office Supplies		3,687.80	340.22	170.00	3,858.02
Date	Description		Debit	Credit	Type
11/01/2024	2024-10 - Access Residential Management - October 2024 - Additional Bank Reconciliations (2 Included)		150.00	-	Invoice
11/01/2024	Batched Reverse - Access Residential Rebills - October		-	170.00	GL Entry
11/01/2024	2024-10 - Access Residential Management - Notary		20.00	-	Invoice
11/30/2024	HMDI Cord		20.22	-	GL Entry
11/30/2024	2024-11 - Access Residential Management - Additional Bank Recs		150.00	-	Invoice
51120 - Postage, Mail & Invoice Processing		910.90	225.54	111.06	1,025.38
Date	Description		Debit	Credit	Type
11/01/2024	2024-10 - Access Residential Management - October 2024 - Standard Postage & Expedited Mailings		64.56	-	Invoice
11/01/2024	Batched Reverse - Access Residential Rebills - October		-	111.06	GL Entry
11/01/2024	2024-10 - Access Residential Management - October 2024 - Invoice Processing		46.50	-	Invoice
11/30/2024	2024-11 - Access Residential Management - Postage		73.93	-	Invoice
11/30/2024	2024-11 - Access Residential Management - Invoice Processing		40.55	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
51120 - Postage, Mail & Invoice Processing	910.90	225.54	111.06	1,025.38
Date	Description	Debit	Credit	Type
52075 - Holiday Decorations	4,183.75	-	-	4,183.75
Date	Description	Debit	Credit	Type
52090 - Lifestyle Program	18,474.47	3,803.76	100.00	22,178.23
Date	Description	Debit	Credit	Type
11/07/2024	110724 - Tony Oberto Musician - Food Truck in December	300.00	-	Invoice
11/30/2024	Patriotic Flags for Roundabout	35.16	-	GL Entry
11/30/2024	Veteran's Comp'd Meals	380.65	-	GL Entry
11/30/2024	Veterans Day Pizza	75.98	-	GL Entry
11/30/2024	Veterans Day Plates/Napkins	11.80	-	GL Entry
11/30/2024	Dusty Boots Tour - Paid for on TWH Credit Card	51.41	-	GL Entry
11/30/2024	91016 - FIT FOREVER, LLC - November Fitness Classes	675.00	-	Invoice
11/30/2024	Friendsgiving - Turkey	11.87	-	GL Entry
11/30/2024	Friendsgiving - Turkey Ingredients/Pan	27.48	-	GL Entry
11/30/2024	Movie Making Video Software	19.95	-	GL Entry
11/30/2024	Christmas Carol, The Musical Tickets at Broadway Palm Dinner Theatre	1,568.00	-	GL Entry
11/30/2024	Cooler & Dusty Boots Tour Snacks	238.62	-	GL Entry
11/30/2024	Correcting Entry - Voided North Fort Myers Fire Check Conversion Item	-	100.00	GL Entry
11/30/2024	Catered Food & Drinks for Shopper's Market	267.74	-	GL Entry
11/30/2024	Bulk Plates & Napkins	115.50	-	GL Entry
11/30/2024	Bulk Disposable Silverware	24.60	-	GL Entry
52135 - Recreational Supplies	2,435.92	-	-	2,435.92
Date	Description	Debit	Credit	Type
55025 - Property & Liability	19,384.36	2,458.44	-	21,842.80
Date	Description	Debit	Credit	Type
11/30/2024	Expense Prepaid Insurance	2,458.44	-	GL Entry
56010 - Access Control - Gates/Proxy/Barcodes	110.85	-	-	110.85
Date	Description	Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
56020 - Landscape - Irrigation Repairs		6,507.00	1,845.00	-	8,352.00
Date	Description		Debit	Credit	Type
11/21/2024	94442 -03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Irrigation Repairs Common area		1,845.00	-	Invoice
56025 - Exterior Maintenance		2,536.83	9,930.37	-	12,467.20
Date	Description		Debit	Credit	Type
11/04/2024	24365 - Bob Lee Electric Inc - Outlet installation at the roundabout		9,930.37	-	Invoice
56030 - Landscape - Mulch/Pinestraw		2,736.00	-	-	2,736.00
Date	Description		Debit	Credit	Type
56035 - Landscape Replacement - Common		27,227.00	-	-	27,227.00
Date	Description		Debit	Credit	Type
56055 - Waterway/Fountain Maintenance & Repairs		4,502.50	-	-	4,502.50
Date	Description		Debit	Credit	Type
56065 - Gatehouse Maintenance & Repair		260.93	-	-	260.93
Date	Description		Debit	Credit	Type
56155 - Sign Maintenance		759.09	-	-	759.09
Date	Description		Debit	Credit	Type
57010 - Electricity		59,832.52	8,726.23	4,047.18	64,511.57
Date	Description		Debit	Credit	Type
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #GUARD HSE, 09/23/24 - 10/24/24		147.89	-	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7357 DEL WEBB OAK CREEK BLVD # LS, 09/23/24 - 10/24/24		72.30	-	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #LAKE AREAT 09/23/24 - 10/24/24		56.79	-	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7506 PARADISE TREE DR # LS, 09/23/24 - 10/24/24		57.47	-	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #WEST ENTRY, 09/23/24 - 10/24/24		275.46	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current Debit	Credit	Ending Balance
57010 - Electricity		59,832.52	8,726.23	4,047.18	64,511.57
Date	Description		Debit	Credit	Type
11/01/2024	102824-93.74 - Pulte Group, Inc - Pulte LCEC refund		93.74	-	Invoice
11/01/2024	110124 - Pulte Group, Inc - Pulte LCEC refund		169.76	-	Invoice
11/01/2024	Reverse - LCEC September Service Accrual		-	4,047.18	GL Entry
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN # LS, 09/23/24 - 10/24/24		153.93	-	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 17515 WINDING OAK LN #IRRIG PUMP 09/23/24 - 10/24/24		2,919.44	-	Invoice
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 0 DEL WEBB OAK CREEK C/E 09/23/24 - 10/24/24		363.90	-	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7357 DWOC #LS 10.24.24-11.24.24		65.76	-	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7506 Paradise Tree LS 10.24.24-11.24.24		47.75	-	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DWOC #Lake Areat 10.24.24-11.24.24		57.23	-	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DWOC #West Entry 10.24.24-11.24.24		403.35	-	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7220 DWOC Guard Hse 10.24.24-11.24.24		142.36	-	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN # LS 10.24.24-11.24.24		132.40	-	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 17515 Winding Oak Ln Irrig. Pump 10.24.24-11.24.24		3,195.81	-	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - 0 DWOC c/E North 10.24.24-11.24.24		370.89	-	Invoice
57050 - Electricity - Street Lights		64,779.12	14,173.58	7,081.13	71,871.57
Date	Description		Debit	Credit	Type
11/01/2024	Reverse - LCEC September Service Accrual		-	7,081.13	GL Entry
11/01/2024	110124-6343624392 - LCEC PAYMENT PROCESSING - 09/23/24 - 10/24/24 OAK CREEK 1B - C1-C50 STREET LIGHTS		7,081.13	-	Invoice
11/30/2024	120224-6343624392 - LCEC PAYMENT PROCESSING - Street lights 10.24.24-11.24.24		7,092.45	-	Invoice
57075 - Telephone		1,609.30	329.60	50.00	1,888.90
Date	Description		Debit	Credit	Type
11/01/2024	Reverse - Access Residential Rebills - October		-	50.00	GL Entry
11/05/2024	110524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 11/18/24-12/17/24		329.60	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

	Beginning Balance	Current Debit	Credit	Ending Balance	
57100 - Water & Sewer	507.89	52.22	-	560.11	
Date	Description	Debit	Credit		Type
11/26/2024	112624-1310436-9 - LEE COUNTY UTILITIES - Acct 1310436-9 7220 DWOC GHSE 10.24.24-11.23.24	18.49	-		Invoice
11/26/2024	112624-1310434-4 - LEE COUNTY UTILITIES - Acct 1310434-4 7220 DWOC FNTN - 10.24.24-11.23.24	33.73	-		Invoice
58000 - Bulk Cable	74,943.25	8,806.27	-	83,749.52	
Date	Description	Debit	Credit		Type
11/01/2024	2024000-00011 - BLUE STREAM COMMUNICATIONS, LLC - November 2024 Bulk Cable Contract - 168 homes	8,806.27	-		Invoice
58005 - Waterway & Fountain PM	47,984.80	4,858.44	-	52,843.24	
Date	Description	Debit	Credit		Type
11/01/2024	PSI121564 - SOLITUDE LAKE MANAGEMENT LLC - November 2024 Lake Maintenance Service - Contract	1,692.08	-		Invoice
11/01/2024	PI-A00015737 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Nov. 2024 - Mosquito Control Services	2,316.36	-		Invoice
11/01/2024	59355 - Signet Pool - Monument Fountain - November Contract	850.00	-		Invoice
58050 - Landscape Contract - Common Area	55,350.00	5,460.00	-	60,810.00	
Date	Description	Debit	Credit		Type
11/18/2024	94199-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract Monthly Maintenance November 2024	5,460.00	-		Invoice
58150 - Envera Monitoring	22,715.25	3,312.23	-	26,027.48	
Date	Description	Debit	Credit		Type
11/01/2024	746716 - ENVERA - Gate Monitoring 11/01/2024 - 11/30/2024	2,134.63	-		Invoice
11/12/2024	748399 - ENVERA - Addition of residents 10/31/2024 - 12/31/2024	13.42	-		Invoice
11/18/2024	INV000007968 - ENVERA - Deposit invoice for the additional cameras per agreement	1,111.12	-		Invoice
11/30/2024	748473 - ENVERA - Virtual Gate Guard Monitoring 11/08/24-12- 31-24	53.06	-		Invoice
58160 - Janitorial	1,160.00	160.00	-	1,320.00	
Date	Description	Debit	Credit		Type
11/07/2024	14541 - LMG All Cleaning Services LLC - Guard House Cleaning 11.07.2024	80.00	-		Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		
			Debit	Credit	Ending Balance
58160 - Janitorial		1,160.00	160.00	-	1,320.00
Date	Description		Debit	Credit	Type
11/22/2024	14800 - LMG All Cleaning Services LLC - Guard House Cleaning 11.22.2024		80.00	-	Invoice
58190 - Leased Equipment		1,851.23	128.47	-	1,979.70
Date	Description		Debit	Credit	Type
11/04/2024	Post Item - Global Payment Charges - Leased Equipment		128.47	-	Invoice
58200 - Landscaping - Irrigation Pump		6,934.53	320.83	-	7,255.36
Date	Description		Debit	Credit	Type
11/30/2024	Hoover Pumping Sub Well Lake Refill - Annual Contract		320.83	-	GL Entry
58900 - Vehicular Access Control		59,813.80	10,861.33	2,141.67	68,533.46
Date	Description		Debit	Credit	Type
11/01/2024	63523 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.05.24-10.11.24		2,141.67	-	Invoice
11/04/2024	64081 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.2.24- 11.8.2024		2,141.67	-	Invoice
11/17/2024	64387 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.16.24- 11.22.2024		2,141.67	-	Invoice
11/25/2024	64490 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 11.23.24- 11.29.2024		2,294.65	-	Invoice
11/30/2024	Reverse - RAMCO PROTECTIVE SERVICES INC, Invoice #: 64258 - Manually REcorded due to credit Credit		-	2,141.67	GL Entry
11/30/2024	RAMCO PROTECTIVE SERVICES INC, Invoice #: 64258 - Manually REcorded due to credit Credit		2,141.67	-	GL Entry
80400 - Contracted Landscape Maintenance - 40'		38,955.00	4,515.00	-	43,470.00
Date	Description		Debit	Credit	Type
11/18/2024	94198-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract 40' - 43 Lots Monthly Maintenance November 2024		4,515.00	-	Invoice
80410 - Irrigation Repairs - 40'		1,479.50	225.00	-	1,704.50
Date	Description		Debit	Credit	Type
11/25/2024	94487-21 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Emergency Call Stuck Valve at 7092 Chapel Creek Ln		225.00	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
80440 - Landscape Replacement - 40'		0.00	318.00	-	318.00
Date	Description		Debit	Credit	Type
11/27/2024	94496 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Plant replacement 17314 Leaning Oak Trail		318.00	-	Invoice
80450 - Mulch - 40'		3,868.80	-	-	3,868.80
Date	Description		Debit	Credit	Type
80500 - Contracted Landscape Maintenance - 50'		100,233.00	10,989.00	-	111,222.00
Date	Description		Debit	Credit	Type
11/18/2024	94198-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract 50' - 99 Lots Monthly Maintenance November 2024		10,989.00	-	Invoice
80510 - Irrigation Repairs - 50'		2,446.25	-	-	2,446.25
Date	Description		Debit	Credit	Type
80540 - Landscape Replacement - 50'		849.00	-	-	849.00
Date	Description		Debit	Credit	Type
80550 - Mulch - 50'		7,616.70	-	-	7,616.70
Date	Description		Debit	Credit	Type
80600 - Contracted Landscape Maintenance - 64'		57,412.00	6,572.00	-	63,984.00
Date	Description		Debit	Credit	Type
11/18/2024	94198-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract 64' - 53 Lots Monthly Maintenance November 2024		6,572.00	-	Invoice
80610 - Irrigation Repairs - 64'		1,296.75	332.50	-	1,629.25
Date	Description		Debit	Credit	Type
11/21/2024	94442 -03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Broken valve and replacement of pop up heads 7021 DWOC		332.50	-	Invoice
80640 - Landscape Replacement - 64'		712.00	-	-	712.00
Date	Description		Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 11/1/2024 - 11/30/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
80640 - Landscape Replacement - 64'		712.00	-	-	712.00
Date	Description		Debit	Credit	Type
80650 - Mulch - 64'		3,915.00	-	-	3,915.00
Date	Description		Debit	Credit	Type
99000 - Pooled		24,867.50	3,220.00	-	28,087.50
Date	Description		Debit	Credit	Type
11/27/2024	November Reserve - 184 Lots		3,220.00	-	GL Entry
Net Total		0.00	369,932.63	369,932.63	0.00