



Financial Reporting Package

Del Webb Oak Creek Homeowners Association, Inc.

Period Ending 10/31/2024

Included Reports

Balance Sheet
Income/Expense Statement
General Ledger

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

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

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

Del Webb Oak Creek Homeowners Association, Inc.

Balance Sheet as of 10/31/2024

Assets	Operating	Reserve	Total
Operating			
11100 - Alliance Operating	\$102,022.98		\$102,022.98
11133 - Alliance - Lifestyle / F&B	\$694.06		\$694.06
Total Operating	\$102,717.04		\$102,717.04
Reserve			
11115 - Alliance Reserve		\$32,117.68	\$32,117.68
Total Reserve		\$32,117.68	\$32,117.68
Receivable Asset - HOA			
12000 - Accounts Receivable - HOA	\$16,917.11		\$16,917.11
Total Receivable Asset - HOA	\$16,917.11		\$16,917.11
Receivable Asset - Club Accounts			
12999 - AR - POA	\$2,205.00		\$2,205.00
Total Receivable Asset - Club Accounts	\$2,205.00		\$2,205.00
Prepaid Asset			
13000 - Prepaid Insurance	\$11,364.40		\$11,364.40
13005 - Prepaid Expenses Other	\$1,604.19		\$1,604.19
Total Prepaid Asset	\$12,968.59		\$12,968.59
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	\$163,892.74	\$32,117.68	\$196,010.42

Del Webb Oak Creek Homeowners Association, Inc.

Balance Sheet as of 10/31/2024

Liabilities / Equity	Operating	Reserve	Total
Accounts Payable Liability			
20100 - Accounts Payable	\$6,700.94		\$6,700.94
Total Accounts Payable Liability	\$6,700.94		\$6,700.94
Accrued Payables Liability			
20115 - Accrued Payables	\$31,268.71		\$31,268.71
Total Accrued Payables Liability	\$31,268.71		\$31,268.71
Liability			
20130 - Prepaid Assessments	\$7,271.77		\$7,271.77
20135 - Loan From Developer	\$243,732.72		\$243,732.72
20165 - Homeowners Deposit	\$12,500.00		\$12,500.00
20170 - Insurance Loan Payable	\$5,026.62		\$5,026.62
20172 - Alliance Credit Card	\$3,926.17		\$3,926.17
20175 - Deferred Assessments	\$124,363.93		\$124,363.93
Total Liability	\$396,821.21		\$396,821.21
Capital Contribution			
39910 - Capital Contributions	\$86,500.00		\$86,500.00
Total Capital Contribution	\$86,500.00		\$86,500.00
Reserve Liability			
32005 - Reserve Interest Earned		\$249.18	\$249.18
39000 - Pooled Reserve		\$31,868.50	\$31,868.50
Total Reserve Liability		\$32,117.68	\$32,117.68
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	(\$311,399.18)		(\$311,399.18)
Total Net Income	(\$311,399.18)		(\$311,399.18)
Total Liabilities / Equity	\$163,892.74	\$32,117.68	\$196,010.42

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Income							
40000 - Assessments	62,722.92	352,805.13	(290,082.21)	530,001.94	3,528,051.30	(2,998,049.36)	4,233,661.60
43099 - Resale Capital Contribution	1,000.00	-	1,000.00	3,000.00	-	3,000.00	-
44005 - Late Fees	(125.00)	-	(125.00)	425.00	-	425.00	-
44010 - Owner Interest	(145.89)	-	(145.89)	1,379.66	-	1,379.66	-
44015 - Owner NSF Fees	(10.00)	-	(10.00)	(5.00)	-	(5.00)	-
44055 - Gate Key Cards	150.00	50.00	100.00	975.00	500.00	475.00	600.00
44070 - Interest - Cash Accounts	4.26	-	4.26	24.60	-	24.60	-
44095 - Lifestyles - Activities	765.00	5,000.00	(4,235.00)	6,705.00	50,000.00	(43,295.00)	60,000.00
44105 - Other	(25.01)	-	(25.01)	-	-	-	-
44135 - Room Rental	-	150.00	(150.00)	-	1,500.00	(1,500.00)	1,800.00
44160 - Sage Cost Share Income	2,601.00	833.33	1,767.67	20,404.00	8,333.30	12,070.70	10,000.00
Total Income	66,937.28	358,838.46	(291,901.18)	562,910.20	3,588,384.60	(3,025,474.40)	4,306,061.60

Expense

Administrative Expense

51005 - Accounting Fees	-	1,020.83	1,020.83	-	10,208.30	10,208.30	12,250.00
51025 - Annual Report	-	-	-	61.25	61.25	-	61.25
51035 - Bank Charges	33.43	392.08	358.65	591.89	3,920.80	3,328.91	4,705.00
51045 - Copies & Printing	574.35	500.00	(74.35)	1,264.85	5,000.00	3,735.15	6,000.00
51070 - IT Support	1,670.96	466.98	(1,203.98)	17,631.75	4,669.80	(12,961.95)	5,603.76
51080 - Legal Fees - General	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
51085 - Licenses & Permits	-	100.00	100.00	-	1,000.00	1,000.00	1,200.00
51100 - Management Fees	1,453.50	7,998.50	6,545.00	11,984.50	79,985.00	68,000.50	95,982.00
51115 - Office Supplies	426.96	500.00	73.04	3,687.80	5,000.00	1,312.20	6,000.00
51120 - Postage, Mail & Invoice Processing	302.03	666.67	364.64	910.90	6,666.70	5,755.80	8,000.00
Total Administrative Expense	4,461.23	12,145.06	7,683.83	36,132.94	121,511.85	85,378.91	145,802.01

Insurance Expense

55025 - Property & Liability	2,458.44	6,250.00	3,791.56	19,384.36	62,500.00	43,115.64	75,000.00
Total Insurance Expense	2,458.44	6,250.00	3,791.56	19,384.36	62,500.00	43,115.64	75,000.00

Payroll Expense

50005 - Resident Services	20,728.51	30,803.58	10,075.07	104,762.83	308,035.80	203,272.97	369,642.97
50015 - Training	-	250.00	250.00	120.00	2,500.00	2,380.00	3,000.00
50025 - Payroll Administration	-	3,080.36	3,080.36	2,841.72	30,803.60	27,961.88	36,964.30
50070 - Uniforms	-	291.67	291.67	200.00	2,916.70	2,716.70	3,500.00
Total Payroll Expense	20,728.51	34,425.61	13,697.10	107,924.55	344,256.10	236,331.55	413,107.27

Contracts

58000 - Bulk Cable	8,491.76	50,098.84	41,607.08	74,943.25	500,988.40	426,045.15	601,186.08
58005 - Waterway & Fountain PM	4,858.44	6,063.67	1,205.23	47,984.80	60,636.70	12,651.90	72,764.00

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
58010 - Fitness Equipment PM	-	175.00	175.00	-	1,750.00	1,750.00	2,100.00
58015 - HVAC PM	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
58035 - Fire Protection	-	350.00	350.00	-	3,500.00	3,500.00	4,200.00
58050 - Landscape Contract - Common Area	5,460.00	44,852.00	39,392.00	55,350.00	448,520.00	393,170.00	538,224.00
58150 - Envera Monitoring	3,213.40	4,339.77	1,126.37	22,715.25	43,397.70	20,682.45	52,077.24
58160 - Janitorial	160.00	6,250.00	6,090.00	1,160.00	62,500.00	61,340.00	75,000.00
58165 - Preserve Maintenance	-	1,666.67	1,666.67	-	16,666.70	16,666.70	20,000.00
58190 - Leased Equipment	133.44	175.00	41.56	1,851.23	1,750.00	(101.23)	2,100.00
58195 - Pool Service Contract	-	2,300.00	2,300.00	-	23,000.00	23,000.00	27,600.00
58200 - Landscaping - Irrigation Pump	320.83	458.33	137.50	6,934.53	4,583.30	(2,351.23)	5,500.00
58240 - Waterway Monitoring	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
58900 - Vehicular Access Control	8,566.68	8,750.00	183.32	59,813.80	87,500.00	27,686.20	105,000.00
Total Contracts	31,204.55	126,395.95	95,191.40	270,752.86	1,263,959.50	993,206.64	1,516,751.32
Amenity/Pool Expense							
52005 - Pest Control	-	321.00	321.00	-	3,210.00	3,210.00	3,852.00
52025 - Clubhouse Maintenance	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
52030 - Clubhouse Janitorial Supplies	-	700.00	700.00	-	7,000.00	7,000.00	8,400.00
52040 - Lighting & Fixtures	-	300.00	300.00	-	3,000.00	3,000.00	3,600.00
52050 - Doors & Locks	-	50.00	50.00	-	500.00	500.00	600.00
52055 - Fire Protection R&M	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
52060 - Fitness Equipment Maintenance	-	208.33	208.33	-	2,083.30	2,083.30	2,500.00
52075 - Holiday Decorations	-	833.33	833.33	4,183.75	8,333.30	4,149.55	10,000.00
52080 - AC Repairs and Maintenance	-	316.67	316.67	-	3,166.70	3,166.70	3,800.00
52090 - Lifestyle Program	4,687.97	5,000.00	312.03	18,474.47	50,000.00	31,525.53	60,000.00
52130 - Recreational Center Repairs	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
52135 - Recreational Supplies	-	150.00	150.00	2,435.92	1,500.00	(935.92)	1,800.00
52190 - Pool Repairs & Maintenance	-	750.00	750.00	-	7,500.00	7,500.00	9,000.00
52200 - Pool Supplies	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
Total Amenity/Pool Expense	4,687.97	9,754.33	5,066.36	25,094.14	97,543.30	72,449.16	117,052.00
Maintenance							
56010 - Access Control - Gates/Proxy/Barcodes	-	875.00	875.00	110.85	8,750.00	8,639.15	10,500.00
56020 - Landscape - Irrigation Repairs	672.50	600.00	(72.50)	6,507.00	6,000.00	(507.00)	7,200.00
56025 - Exterior Maintenance	-	541.67	541.67	2,536.83	5,416.70	2,879.87	6,500.00
56030 - Landscape - Mulch/Pinestraw	-	3,500.00	3,500.00	2,736.00	35,000.00	32,264.00	42,000.00
56035 - Landscape Replacement - Common	1,140.00	2,916.67	1,776.67	27,227.00	29,166.70	1,939.70	35,000.00
56045 - Landscape - Tree Trimming	-	666.67	666.67	-	6,666.70	6,666.70	8,000.00
56055 - Waterway/Fountain Maintenance & Repairs	-	266.67	266.67	4,502.50	2,666.70	(1,835.80)	3,200.00

Del Webb Oak Creek Homeowners Association, Inc.

Statement of Revenues and Expenses 10/1/2024 - 10/31/2024

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Expense							
56065 - Gatehouse Maintenance & Repair	-	150.00	150.00	260.93	1,500.00	1,239.07	1,800.00
56080 - Landscape - Lighting & Fixtures	-	150.00	150.00	-	1,500.00	1,500.00	1,800.00
56155 - Sign Maintenance	759.09	150.00	(609.09)	759.09	1,500.00	740.91	1,800.00
56175 - Golf Cart Maintenance	-	150.00	150.00	-	1,500.00	1,500.00	1,800.00
Total Maintenance	2,571.59	9,966.68	7,395.09	44,640.20	99,666.80	55,026.60	119,600.00
Garden Series 40' & 45' Lots							
80400 - Contracted Landscape Maintenance - 40'	4,515.00	22,230.00	17,715.00	38,955.00	222,300.00	183,345.00	266,760.00
80410 - Irrigation Repairs - 40'	-	3,705.00	3,705.00	1,479.50	37,050.00	35,570.50	44,460.00
80440 - Landscape Replacement - 40'	-	494.00	494.00	-	4,940.00	4,940.00	5,928.00
80450 - Mulch - 40'	-	3,211.00	3,211.00	3,868.80	32,110.00	28,241.20	38,532.00
Total Garden Series 40' & 45' Lots	4,515.00	29,640.00	25,125.00	44,303.30	296,400.00	252,096.70	355,680.00
Classic Series 50' Lots							
80500 - Contracted Landscape Maintenance - 50'	10,989.00	44,736.00	33,747.00	100,233.00	447,360.00	347,127.00	536,832.00
80510 - Irrigation Repairs - 50'	-	6,990.00	6,990.00	2,446.25	69,900.00	67,453.75	83,880.00
80540 - Landscape Replacement - 50'	288.00	1,398.00	1,110.00	849.00	13,980.00	13,131.00	16,776.00
80550 - Mulch - 50'	-	6,524.00	6,524.00	7,616.70	65,240.00	57,623.30	78,288.00
Total Classic Series 50' Lots	11,277.00	59,648.00	48,371.00	111,144.95	596,480.00	485,335.05	715,776.00
Estate Series 64' Lots							
80600 - Contracted Landscape Maintenance - 64'	6,572.00	24,852.00	18,280.00	57,412.00	248,520.00	191,108.00	298,224.00
80610 - Irrigation Repairs - 64'	-	3,420.00	3,420.00	1,296.75	34,200.00	32,903.25	41,040.00
80640 - Landscape Replacement - 64'	-	684.00	684.00	712.00	6,840.00	6,128.00	8,208.00
80650 - Mulch - 64'	-	3,420.00	3,420.00	3,915.00	34,200.00	30,285.00	41,040.00
Total Estate Series 64' Lots	6,572.00	32,376.00	25,804.00	63,335.75	323,760.00	260,424.25	388,512.00
Utility Expense							
57010 - Electricity	4,140.90	3,333.33	(807.57)	59,832.52	33,333.30	(26,499.22)	40,000.00
57050 - Electricity - Street Lights	7,081.13	13,464.25	6,383.12	64,779.12	134,642.50	69,863.38	161,571.00
57065 - Natural Gas	-	2,916.67	2,916.67	-	29,166.70	29,166.70	35,000.00
57075 - Telephone	379.60	800.00	420.40	1,609.30	8,000.00	6,390.70	9,600.00
57100 - Water & Sewer	36.98	1,250.00	1,213.02	507.89	12,500.00	11,992.11	15,000.00
Total Utility Expense	11,638.61	21,764.25	10,125.64	126,728.83	217,642.50	90,913.67	261,171.00
Reserve Expense							
99000 - Pooled	3,027.50	16,467.50	13,440.00	24,867.50	164,675.00	139,807.50	197,610.00
Total Reserve Expense	3,027.50	16,467.50	13,440.00	24,867.50	164,675.00	139,807.50	197,610.00
Total Expense	103,142.40	358,833.38	255,690.98	874,309.38	3,588,395.05	2,714,085.67	4,306,061.60
Net Income (Loss)	(36,205.12)	5.08	(36,210.20)	(311,399.18)	(10.45)	(311,388.73)	-
Net Total	(36,205.12)	5.08	(36,210.20)	(311,399.18)	(10.45)	(311,388.73)	-

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		54,844.42	198,214.81	151,036.25	102,022.98
Date	Description		Debit	Credit	Type
10/01/2024	Batched Check Payment as per closing		4,368.08	-	Owner Payment
10/01/2024	Batched Check		6,255.17	-	Owner Payment
10/01/2024	58796 - Signet Pool - Monument Fountain - October Contract		-	850.00	Invoice
10/01/2024	745553 - ENVERA - Gate Monitoring 10/01/2024 - 10/31/2024		-	2,101.08	Invoice
10/01/2024	55657 - NORTHSTAR TECHNOLOGIES INC - October 2024 Monthly IT Support for Northstar Club Mgmt System/Hosting & Text Service		-	1,521.00	Invoice
10/01/2024	92202 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Landscape Contract Common Sept. 2024		-	5,460.00	Invoice
10/01/2024	October Bank Fees		-	10.00	GL Entry
10/01/2024	JDulaney - Jenene Dulaney Burke - Office Supplies Jenene DulaneyBurke		-	126.24	Invoice
10/01/2024	JDulaney - Jenene Dulaney Burke - Reimbursement for Wine and Cheese, Music Bingo, black tablecloths, Deposit Halloween, Deposit Cupcakes		-	928.63	Invoice
10/01/2024	Batched eCheck (Vantaca Pay) Recurring Payment		6,533.40	-	Owner Payment
10/01/2024	Batched eCheck (Vantaca Pay) One time payment		8,705.20	-	Owner Payment
10/01/2024	2024000-00009 - BLUE STREAM COMMUNICATIONS, LLC - Sept 2024 Bulk Cable Contract - 158 homes		-	8,282.08	Invoice
10/01/2024	eCheck (Vantaca Pay) Scheduled Payment		1,081.90	-	Owner Payment
10/01/2024	Credit Card (Vantaca Pay) Recurring Payment		1,081.90	-	Owner Payment
10/01/2024	1194402 - Access Residential Management		-	1,453.50	Invoice
10/02/2024	Batched eCheck (Vantaca Pay) One time payment		2,164.80	-	Owner Payment
10/02/2024	Batched Check payment as per closing		1,770.50	-	Owner Payment
10/02/2024	Batched Credit Card (Vantaca Pay) One time payment		2,018.60	-	Owner Payment
10/02/2024	Check HO payment by in office check		1,123.90	-	Owner Payment
10/02/2024	Post Item - Global Payment Charges - CC Fees		-	42.28	Invoice
10/02/2024	Post Item - Global Payment Charges - Leased Equipment		-	133.44	Invoice
10/02/2024	Batched Check		3,197.70	-	Owner Payment
10/03/2024	eCheck (Vantaca Pay) Recurring Payment		999.42	-	Owner Payment
10/03/2024	eCheck (Vantaca Pay) One time payment		1,081.90	-	Owner Payment
10/03/2024	Batched Check		3,221.70	-	Owner Payment
10/04/2024	Batched eCheck (Vantaca Pay) One time payment		2,139.80	-	Owner Payment
10/04/2024	Batched Check		2,205.80	-	Owner Payment
10/05/2024	eCheck (Vantaca Pay) Recurring Payment		1,123.90	-	Owner Payment
10/05/2024	Batched ACH		85,985.16	-	Owner Payment
10/07/2024	90922 - FIT FOREVER, LLC - September Fitness Classes 09/07/24-09/28/24		-	300.00	Invoice
10/07/2024	092724-1310436-9 - LEE COUNTY UTILITIES - Acct 1310436-9 Service 8.16.24- 9.25.24		-	11.83	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		54,844.42	198,214.81	151,036.25	102,022.98
Date	Description		Debit	Credit	Type
10/07/2024	092724-1310434-4 - LEE COUNTY UTILITIES - Acct. 13110434-1 Service 8.26.24-9.25.24		-	23.26	Invoice
10/07/2024	092724 - LMG All Cleaning Services LLC - Guard House Cleaning 9.27.2024		-	80.00	Invoice
10/07/2024	eCheck (Vantaca Pay) Recurring Payment		1,086.01	-	Owner Payment
10/07/2024	Batched Check		4,829.24	-	Owner Payment
10/07/2024	CC Club - Website600061 Walter, John / MRC-19-107		236.90	-	GL Entry
10/08/2024	eCheck (Vantaca Pay) One time payment		1,081.90	-	Owner Payment
10/08/2024	Batched Check		5,369.02	-	Owner Payment
10/09/2024	eCheck (Vantaca Pay) Scheduled Payment		1,123.90	-	Owner Payment
10/09/2024	eCheck (Vantaca Pay) One time payment		1,123.90	-	Owner Payment
10/10/2024	Void Account Closed Return on ACH ...8774		-	1,081.90	Void
10/10/2024	DOC-2024-1011 - ACR SERVICES - Bi-Weekly Payroll		-	7,519.33	Invoice
10/11/2024	Credit Card (Vantaca Pay) Recurring Payment		1,123.90	-	Owner Payment
10/12/2024	Batched eCheck (Vantaca Pay) One time payment		1,098.77	-	Owner Payment
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7506 PARADISE TREE DR # LS 08/24/24-09/23/24		-	44.22	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - OAK CREEK 1B - C1-C50 STREET LIGHTS 08/24/24-09/23/24		-	7,079.07	Invoice
10/14/2024	2024-9 - Access Residential Management - New owner registrations, resales, packets & coupons		-	12.00	Invoice
10/14/2024	001-1 - Access Residential Management - Planner		-	38.85	Invoice
10/14/2024	2024-9 - Access Residential Management - Invoice Processing		-	43.25	Invoice
10/14/2024	100424-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		-	1,675.54	Invoice
10/14/2024	Gate key-7052 Chapel Creek-Leslie Bloom-ABV		25.00	-	GL Entry
10/14/2024	DOC59005 - Owner Refund - Owner Refund for Acct: DOC59005-Bronersky		-	1,081.90	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 0 DEL WEBB OAK CREEK C/E 08/24/24-09/23/24		-	350.81	Invoice
10/14/2024	PRA-092724-113 - PAGE PER PAGE - Governing Document Notification Postcard		-	190.97	Invoice
10/14/2024	63381 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 09.28.24 - 10.4.2024		-	2,141.67	Invoice
10/14/2024	PSI113888 - SOLITUDE LAKE MANAGEMENT LLC - October 2024 Lake Maintenance Service - Contract		-	1,692.08	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 17515 WINDING OAK LN #IRRIG PUMP 08/24/24-09/23/24		-	2,844.67	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN # LS 08/24/24-09/23/24		-	143.00	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		54,844.42	198,214.81	151,036.25	102,022.98
Date	Description		Debit	Credit	Type
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #GUARD HSE 08/24/24-09/23/24		-	145.04	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #LAKE AREAT 08/24/24-09/23/24		-	56.02	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #WEST ENTRY 08/24/24-09/23/24		-	494.46	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7357 DEL WEB CREEK BLVD # LS 08/24/24-09/23/24		-	58.39	Invoice
10/14/2024	Batched eCheck (Vantaca Pay) One time payment		1,123.27	-	Owner Payment
10/14/2024	100220245133 - Timothy Gesing - Folders Lifestyle		-	51.33	Invoice
10/14/2024	001-1 - Access Residential Management - Adobe August 2024		-	99.96	Invoice
10/14/2024	2024-9 - Access Residential Management - Standard postage & Expedited Mailings		-	9.42	Invoice
10/14/2024	PI-A00015550 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Oct. 2024 - Mosquito Control Services		-	2,316.36	Invoice
10/14/2024	Batched Credit Card (Vantaca Pay) One time payment		2,320.15	-	Owner Payment
10/14/2024	2024-9 - Access Residential Management - Zoom VOIP Phone Line		-	50.00	Invoice
10/14/2024	001-1 - Access Residential Management - Team lunches		-	176.37	Invoice
10/14/2024	2024-9 - Access Residential Management - Additional Bank Reconciliations (2 included)		-	150.00	Invoice
10/15/2024	Batched Check		2,063.90	-	Owner Payment
10/15/2024	Frank Hart Lifestyle /Club POA Payment		25.75	-	GL Entry
10/15/2024	Batched Check Payment as per closing-LM		1,623.90	-	Owner Payment
10/15/2024	CC Club - Website600163 Hart, Sandra S / MRC-19-109		25.75	-	GL Entry
10/16/2024	DOC61082 - Owner Refund - Owner Refund for Acct: DOC61082 Hough		-	1,086.01	Invoice
10/16/2024	2024000-00010 - BLUE STREAM COMMUNICATIONS, LLC - Bulk Service Contract October 2024		-	8,491.76	Invoice
10/16/2024	14065 - LMG All Cleaning Services LLC - Guard House Cleaning 10.11.2024		-	80.00	Invoice
10/16/2024	Batched Check		2,524.43	-	Owner Payment
10/16/2024	Batched Credit Card (Vantaca Pay) One time payment		1,165.76	-	Owner Payment
10/16/2024	DOC57373 - Owner Refund - Owner Refund for Acct: DOC57373 - Kroboth		-	1,057.90	Invoice
10/16/2024	090624 - Access Residential Management - Hand and foot supplies		-	28.54	Invoice
10/18/2024	CC Club - Website600043 Colella, Maureen / MRC-19-110		15.45	-	GL Entry
10/21/2024	eCheck (Vantaca Pay) One time payment		25.00	-	Owner Payment
10/21/2024	Credit Card (Vantaca Pay) One time payment		25.00	-	Owner Payment
10/22/2024	eCheck (Vantaca Pay) One time payment		1,071.90	-	Owner Payment

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		54,844.42	198,214.81	151,036.25	102,022.98
Date	Description		Debit	Credit	Type
10/23/2024	Batched Check		1,081.81	-	Owner Payment
10/24/2024	DOC-2024-1025 - ACR SERVICES - Bi-Weekly Payroll		-	10,505.42	Invoice
10/25/2024	747271 - ENVERA - 3 additional homes - 10.01.24 - 11.30.24		-	20.12	Invoice
10/25/2024	93139-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - 7481 Blue Salvia Plant Replacement - Per proposal 008237		-	288.00	Invoice
10/25/2024	63830 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.25.24-11.1.24		-	2,141.67	Invoice
10/25/2024	93144-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Main entry/ Right common area plant replacement		-	762.00	Invoice
10/25/2024	93142-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Main entry/security area plant replacement		-	378.00	Invoice
10/25/2024	747342 - ENVERA - Gate Monitoring 9/17/2024 - 11/30/2024		-	1,092.20	Invoice
10/25/2024	348-81833 - Fastsigns of Fort Myers - 3 Short term parking signs		-	759.09	Invoice
10/25/2024	100524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 10/18/24-11/17/24		-	329.60	Invoice
10/26/2024	Credit Card (Vantaca Pay) One time payment		41.86	-	Owner Payment
10/28/2024	Batched Check		1,189.83	-	Owner Payment
10/28/2024	ALLIANCE ASSOCIATION FINANCIAL - Alliance Credit Card Payment		-	849.50	Invoice
10/30/2024	92971-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract - Common Area October		-	5,460.00	Invoice
10/30/2024	92970-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - October 2024- Contracted Monthly Landscape 43- 40' Lots		-	4,515.00	Invoice
10/30/2024	92970-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - October 2024- Contracted Monthly Landscape 53- 64' Lots		-	6,572.00	Invoice
10/30/2024	92970-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - October 2024- Contracted Monthly Landscape 99- 50' Lots		-	10,989.00	Invoice
10/30/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Repairs Green Buttonwood Way Common Area & BlueSalvia Blvd		-	672.50	Invoice
10/30/2024	DOC59005 - Owner Refund - Owner ARC Deposit Refund for Acct: DOC59005- Bronersky		-	6,000.00	Invoice
10/30/2024	DOC57380 - Owner Refund - Owner Refund for Acct: DOC57380 - Noel		-	1,057.00	Invoice
10/30/2024	DOC57428 - Owner Refund - Owner Refund for Acct: DOC57428 Gordon Deposit Refund		-	500.00	Invoice
10/30/2024	DOC57403 - Owner Refund - Owner ARC Deposit Refund for Acct: DOC57403- Baxter		-	500.00	Invoice
10/31/2024	Batched Check Payment as per closing LM		1,379.57	-	Owner Payment
10/31/2024	October Interest		3.05	-	GL Entry
10/31/2024	100220245133 - Timothy Gesing - Folders Lifestyle		51.33	-	Invoice
10/31/2024	Transfer to Alliance Reserve - 9855 - October Reserve 173 Lots		-	3,027.50	Transfer
10/31/2024	Batched Credit Distribution		30,299.73	30,299.73	Credit Distribution

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
11100 - Alliance Operating		54,844.42	198,214.81	151,036.25	102,022.98
Date	Description		Debit	Credit	Type
10/31/2024	Payroll Insurance-DOC - ACR SERVICES - Monthly Insurance Rebill		-	2,703.76	Invoice
11115 - Alliance Reserve		29,039.59	3,078.09	-	32,117.68
Date	Description		Debit	Credit	Type
10/31/2024	Transfer from Alliance Operating - 4477 - October Reserve 173 Lots		3,027.50	-	Transfer
10/31/2024	October Interest		50.59	-	GL Entry
11133 - Alliance - Lifestyle / F&B		692.86	1.20	-	694.06
Date	Description		Debit	Credit	Type
10/31/2024	October Interest		1.20	-	GL Entry
12000 - Accounts Receivable - HOA		9,752.37	199,649.89	192,485.15	16,917.11
Date	Description		Debit	Credit	Type
10/01/2024	Resale Capital Contribution 17591 Winding Oak Lane Lot 66		1,000.00	-	Owner Charge
10/01/2024	Batched Check		-	6,239.30	Owner Payment
10/01/2024	Batched Assessment - 50' Lot Distinctive Series		97,371.00	-	Owner Charge
10/01/2024	Batched Check Payment as per closing		-	4,368.08	Owner Payment
10/01/2024	Credit Card (Vantaca Pay) Recurring Payment		-	1,081.90	Owner Payment
10/01/2024	Assessment - 50' Lot Distinctive Series October 2024 Quarterly Assessment		1,081.90	-	Owner Charge
10/01/2024	Batched eCheck (Vantaca Pay) One time payment		-	8,705.20	Owner Payment
10/01/2024	Batched Assessment - 64' Lot Echelon Series		49,451.60	-	Owner Charge
10/01/2024	Batched eCheck (Vantaca Pay) Recurring Payment		-	6,443.48	Owner Payment
10/01/2024	Batched Assessment - 40' Scenic Series		38,084.40	-	Owner Charge
10/01/2024	Cost Share Agreement		2,601.00	-	Owner Charge
10/01/2024	eCheck (Vantaca Pay) Scheduled Payment		-	1,081.90	Owner Payment
10/01/2024	Batched Adjustment Property sold on 9/16/2024		-	1,114.36	Adjustment
10/02/2024	Initial Capital Contribution 7451 Blue Salvia Lot 62		500.00	-	Owner Charge
10/02/2024	Batched Check		-	3,197.70	Owner Payment
10/02/2024	Batched Check payment as per closing		-	1,770.50	Owner Payment
10/02/2024	Batched Credit Card (Vantaca Pay) One time payment		-	2,018.60	Owner Payment
10/02/2024	Assessment - 64' Lot Echelon Series September 2024 prorated quarterly assessment		146.60	-	Owner Charge
10/02/2024	Batched eCheck (Vantaca Pay) One time payment		-	2,164.80	Owner Payment

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
12000 - Accounts Receivable - HOA		9,752.37	199,649.89	192,485.15	16,917.11
Date	Description		Debit	Credit	Type
10/02/2024	Assessment - 64' Lot Echelon Series October 2024 quarterly assessment		1,123.90	-	Owner Charge
10/03/2024	eCheck (Vantaca Pay) Recurring Payment		-	999.42	Owner Payment
10/03/2024	eCheck (Vantaca Pay) One time payment		-	1,081.90	Owner Payment
10/03/2024	Batched Check		-	3,221.70	Owner Payment
10/04/2024	Batched eCheck (Vantaca Pay) One time payment		-	2,139.80	Owner Payment
10/04/2024	Check		-	1,123.90	Owner Payment
10/05/2024	eCheck (Vantaca Pay) Recurring Payment		-	1,123.90	Owner Payment
10/05/2024	Batched ACH		-	85,985.16	Owner Payment
10/07/2024	Batched Check		-	4,363.60	Owner Payment
10/08/2024	eCheck (Vantaca Pay) One time payment		-	1,081.90	Owner Payment
10/08/2024	Batched Check		-	5,369.02	Owner Payment
10/09/2024	eCheck (Vantaca Pay) Scheduled Payment		-	1,123.90	Owner Payment
10/09/2024	eCheck (Vantaca Pay) One time payment		-	1,123.90	Owner Payment
10/10/2024	Void Account Closed Return on ACH ...8774		1,081.90	-	Void
10/11/2024	Credit Card (Vantaca Pay) Recurring Payment		-	1,123.90	Owner Payment
10/12/2024	Batched eCheck (Vantaca Pay) One time payment		-	1,098.77	Owner Payment
10/14/2024	Batched eCheck (Vantaca Pay) One time payment		-	1,123.27	Owner Payment
10/14/2024	Batched Credit Card (Vantaca Pay) One time payment		-	2,320.15	Owner Payment
10/14/2024	Batched Adjustment "Late Fee & Interest waiver per CAM/Controller"		-	40.87	Adjustment
10/14/2024	Batched Admin Fees -		150.00	-	Owner Charge
10/14/2024	Batched Adjustment "Admin, Late Fee & Interest waiver per CAM/Controller/BOD"		-	172.61	Adjustment
10/15/2024	Initial Capital Contribution 7026 Del Webb Oak Creek Blvd Lot 109		500.00	-	Owner Charge
10/15/2024	Batched Check Payment as per closing-LM		-	1,611.68	Owner Payment
10/15/2024	Batched Check		-	1,006.90	Owner Payment
10/15/2024	Assessment - 64' Lot Echelon Series October 2024 Prorated Quarterly assessment as per closing		1,111.68	-	Owner Charge
10/16/2024	Batched Credit Card (Vantaca Pay) One time payment		-	1,165.76	Owner Payment
10/16/2024	Batched Check		-	1,442.53	Owner Payment
10/21/2024	eCheck (Vantaca Pay) One time payment		-	25.00	Owner Payment
10/21/2024	Credit Card (Vantaca Pay) One time payment		-	25.00	Owner Payment
10/22/2024	Other Car Sticker		25.00	-	Owner Charge
10/22/2024	Access Control Device Car Sticker		25.00	-	Owner Charge
10/23/2024	Batched Check		-	1,081.81	Owner Payment
10/28/2024	Batched Check		-	1,124.59	Owner Payment
10/28/2024	Batched Adjustment one time courtesy waiver per LCAM Approval -JA		-	41.23	Adjustment
10/29/2024	Access Control Device Additional Sticker- JA		25.00	-	Owner Charge

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
12000 - Accounts Receivable - HOA		9,752.37	199,649.89	192,485.15	16,917.11
Date	Description		Debit	Credit	Type
10/29/2024	Access Control Device Additional Car Sticker- JA		25.00	-	Owner Charge
10/30/2024	Batched Adjustment one time courtesy waiver per LCAM/Board Approval - JA		-	58.72	Adjustment
10/31/2024	Batched Check Payment as per closing LM		-	1,379.57	Owner Payment
10/31/2024	Batched Credit Distribution		3,966.34	30,718.87	Credit Distribution
10/31/2024	Initial Capital Contribution 7457 Blue Salvia Drive Lot 61		500.00	-	Owner Charge
10/31/2024	Assessment - 64' Lot Echelon Series October 2024 Prorated Quarterly assessment as per closing		879.57	-	Owner Charge
12999 - AR - POA		1,735.00	765.00	295.00	2,205.00
Date	Description		Debit	Credit	Type
10/07/2024	CC Club - Website600061 Walter, John / MRC-19-107		-	230.00	GL Entry
10/15/2024	Frank Hart Lifestyle /Club POA Payment		-	25.00	GL Entry
10/15/2024	CC Club - Website600163 Hart, Sandra S / MRC-19-109		-	25.00	GL Entry
10/18/2024	CC Club - Website600043 Colella, Maureen / MRC-19-110		-	15.00	GL Entry
10/31/2024	October Lifestyle Events		765.00	-	GL Entry
13000 - Prepaid Insurance		13,822.84	-	2,458.44	11,364.40
Date	Description		Debit	Credit	Type
10/31/2024	Expense Prepaid Insurance		-	2,458.44	GL Entry
13005 - Prepaid Expenses Other		1,925.02	-	320.83	1,604.19
Date	Description		Debit	Credit	Type
10/31/2024	Hoover Pumping Sub Well Lake Refill - Annual Contract		-	320.83	GL Entry
14000 - Deposits - Utilities		1,340.00	-	-	1,340.00
Date	Description		Debit	Credit	Type
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

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-15,212.04	116,668.45	108,157.35	-6,700.94
Date	Description		Debit	Credit	Type
10/01/2024	2024-9 - Access Residential Management - Additional Bank Reconciliations (2 included)		-	150.00	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7357 DEL WEBB CREEK BLVD # LS 08/24/24-09/23/24		-	58.39	Invoice
10/01/2024	JDulaney - Jenene Dulaney Burke - Office Supplies Jenene DulaneyBurke		126.24	-	Invoice
10/01/2024	PI-A00015550 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Oct. 2024 - Mosquito Control Services		-	2,316.36	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7506 PARADISE TREE DR # LS 08/24/24-09/23/24		-	44.22	Invoice
10/01/2024	JDulaney - Jenene Dulaney Burke - Reimbursement for Wine and Cheese, Music Bingo, black tablecloths, Deposit Halloween, Deposit Cupcakes		928.63	-	Invoice
10/01/2024	63381 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 09.28.24 - 10.4.2024		-	2,141.67	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - OAK CREEK 1B - C1-C50 STREET LIGHTS 08/24/24-09/23/24		-	7,079.07	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 0 DEL WEBB OAK CREEK C/E 08/24/24-09/23/24		-	350.81	Invoice
10/01/2024	2024-9 - Access Residential Management - Zoom VOIP Phone Line		-	50.00	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 17515 WINDING OAK LN #IRRIG PUMP 08/24/24-09/23/24		-	2,844.67	Invoice
10/01/2024	2024-9 - Access Residential Management - Standard postage & Expedited Mailings		-	9.42	Invoice
10/01/2024	Batched 58796 - Signet Pool - Monument Fountain - October Contract		850.00	850.00	Invoice
10/01/2024	PSI113888 - SOLITUDE LAKE MANAGEMENT LLC - October 2024 Lake Maintenance Service - Contract		-	1,692.08	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN # LS 08/24/24-09/23/24		-	143.00	Invoice
10/01/2024	2024000-00009 - BLUE STREAM COMMUNICATIONS, LLC - Sept 2024 Bulk Cable Contract - 158 homes		8,282.08	-	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #GUARD HSE 08/24/24-09/23/24		-	145.04	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #LAKE AREAT 08/24/24-09/23/24		-	56.02	Invoice
10/01/2024	92202 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Landscape Contract Common Sept. 2024		5,460.00	-	Invoice
10/01/2024	Batched 55657 - NORTHSTAR TECHNOLOGIES INC - October 2024 Monthly IT Support for Northstar Club Mgmt System/Hosting & Text Service		1,521.00	1,521.00	Invoice
10/01/2024	2024-9 - Access Residential Management - New owner registrations, resales, packets & coupons		-	12.00	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-15,212.04	116,668.45	108,157.35	-6,700.94
Date	Description		Debit	Credit	Type
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #WEST ENTRY 08/24/24-09/23/24		-	494.46	Invoice
10/01/2024	2024-9 - Access Residential Management - Invoice Processing		-	43.25	Invoice
10/01/2024	Batched 745553 - ENVERA - Gate Monitoring 10/01/2024 - 10/31/2024		2,101.08	2,101.08	Invoice
10/01/2024	2024000-00010 - BLUE STREAM COMMUNICATIONS, LLC - Bulk Service Contract October 2024		-	8,491.76	Invoice
10/01/2024	090624 - Access Residential Management - Hand and foot supplies		-	28.54	Invoice
10/01/2024	Batched 1194402 - Access Residential Management		1,453.50	1,453.50	Invoice
10/02/2024	Batched Post Item - Global Payment Charges - Leased Equipment		133.44	133.44	Invoice
10/02/2024	100220245133 - Timothy Gesing - Folders Lifestyle		-	51.33	Invoice
10/02/2024	Batched Post Item - Global Payment Charges - CC Fees		42.28	42.28	Invoice
10/02/2024	PRA-092724-113 - PAGE PER PAGE - Governing Document Notification Postcard		-	190.97	Invoice
10/04/2024	001-1 - Access Residential Management - Planner		-	38.85	Invoice
10/04/2024	100424-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		-	1,675.54	Invoice
10/04/2024	001-1 - Access Residential Management - Team lunches		-	176.37	Invoice
10/04/2024	001-1 - Access Residential Management - Adobe August 2024		-	99.96	Invoice
10/05/2024	100524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 10/18/24-11/17/24		-	329.60	Invoice
10/07/2024	092724-1310434-4 - LEE COUNTY UTILITIES - Acct. 13110434-1 Service 8.26.24-9.25.24		23.26	-	Invoice
10/07/2024	092724 - LMG All Cleaning Services LLC - Guard House Cleaning 9.27.2024		80.00	-	Invoice
10/07/2024	092724-1310436-9 - LEE COUNTY UTILITIES - Acct 1310436-9 Service 8.16.24- 9.25.24		11.83	-	Invoice
10/07/2024	90922 - FIT FOREVER, LLC - September Fitness Classes 09/07/24-09/28/24		300.00	-	Invoice
10/08/2024	DOC-2024-1011 - ACR SERVICES - Bi-Weekly Payroll		-	7,519.33	Invoice
10/10/2024	DOC59005 - Owner Refund - Owner Refund for Acct: DOC59005-Bronersky		-	1,081.90	Invoice
10/10/2024	DOC-2024-1011 - ACR SERVICES - Bi-Weekly Payroll		7,519.33	-	Invoice
10/11/2024	14065 - LMG All Cleaning Services LLC - Guard House Cleaning 10.11.2024		-	80.00	Invoice
10/13/2024	747271 - ENVERA - 3 additional homes - 10.01.24 - 11.30.24		-	20.12	Invoice
10/14/2024	93139-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - 7481 Blue Salvia Plant Replacement - Per proposal 008237		-	288.00	Invoice
10/14/2024	PSI113888 - SOLITUDE LAKE MANAGEMENT LLC - October 2024 Lake Maintenance Service - Contract		1,692.08	-	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #WEST ENTRY 08/24/24-09/23/24		494.46	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

	Beginning Balance	Debit	Credit	Ending Balance
20100 - Accounts Payable	-15,212.04	116,668.45	108,157.35	-6,700.94
Date	Description	Debit	Credit	Type
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7357 DEL WEBB CREEK BLVD # LS 08/24/24-09/23/24	58.39	-	Invoice
10/14/2024	93144-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Main entry/ Right common area plant replacement	-	762.00	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7506 PARADISE TREE DR # LS 08/24/24-09/23/24	44.22	-	Invoice
10/14/2024	93142-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Main entry/security area plant replacement	-	378.00	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - OAK CREEK 1B - C1-C50 STREET LIGHTS 08/24/24-09/23/24	7,079.07	-	Invoice
10/14/2024	2024-9 - Access Residential Management - Zoom VOIP Phone Line	50.00	-	Invoice
10/14/2024	2024-9 - Access Residential Management - New owner registrations, resales, packets & coupons	12.00	-	Invoice
10/14/2024	PRA-092724-113 - PAGE PER PAGE - Governing Document Notification Postcard	190.97	-	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 0 DEL WEBB OAK CREEK C/E 08/24/24-09/23/24	350.81	-	Invoice
10/14/2024	63381 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 09.28.24 - 10.4.2024	2,141.67	-	Invoice
10/14/2024	63703 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.12.24-10.18.24	-	2,141.67	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 17515 WINDING OAK LN #IRRIG PUMP 08/24/24-09/23/24	2,844.67	-	Invoice
10/14/2024	100220245133 - Timothy Gesing - Folders Lifestyle	51.33	-	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN # LS 08/24/24-09/23/24	143.00	-	Invoice
10/14/2024	PI-A00015550 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Oct. 2024 - Mosquito Control Services	2,316.36	-	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #GUARD HSE 08/24/24-09/23/24	145.04	-	Invoice
10/14/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #LAKE AREAT 08/24/24-09/23/24	56.02	-	Invoice
10/14/2024	001-1 - Access Residential Management - Planner	38.85	-	Invoice
10/14/2024	2024-9 - Access Residential Management - Standard postage & Expedited Mailings	9.42	-	Invoice
10/14/2024	001-1 - Access Residential Management - Team lunches	176.37	-	Invoice
10/14/2024	001-1 - Access Residential Management - Adobe August 2024	99.96	-	Invoice
10/14/2024	2024-9 - Access Residential Management - Invoice Processing	43.25	-	Invoice
10/14/2024	100424-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804	1,675.54	-	Invoice
10/14/2024	DOC59005 - Owner Refund - Owner Refund for Acct: DOC59005-Bronersky	1,081.90	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

			Current	
	Beginning Balance	Debit	Credit	Ending Balance
20100 - Accounts Payable	-15,212.04	116,668.45	108,157.35	-6,700.94
Date	Description	Debit	Credit	Type
10/14/2024	DOC61082 - Owner Refund - Owner Refund for Acct: DOC61082 Hough	-	1,086.01	Invoice
10/14/2024	2024-9 - Access Residential Management - Additional Bank Reconciliations (2 included)	150.00	-	Invoice
10/15/2024	92970-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - October 2024- Contracted Monthly Landscape 53- 64' Lots	-	6,572.00	Invoice
10/15/2024	92971-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract - Common Area October	-	5,460.00	Invoice
10/15/2024	92970-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - October 2024- Contracted Monthly Landscape 99- 50' Lots	-	10,989.00	Invoice
10/15/2024	DOC57373 - Owner Refund - Owner Refund for Acct: DOC57373 - Kroboth	-	1,057.90	Invoice
10/15/2024	92970-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - October 2024- Contracted Monthly Landscape 43- 40' Lots	-	4,515.00	Invoice
10/15/2024	348-81833 - Fastsigns of Fort Myers - 3 Short term parking signs	-	759.09	Invoice
10/16/2024	DOC61082 - Owner Refund - Owner Refund for Acct: DOC61082 Hough	1,086.01	-	Invoice
10/16/2024	DOC57373 - Owner Refund - Owner Refund for Acct: DOC57373 - Kroboth	1,057.90	-	Invoice
10/16/2024	2024000-00010 - BLUE STREAM COMMUNICATIONS, LLC - Bulk Service Contract October 2024	8,491.76	-	Invoice
10/16/2024	14065 - LMG All Cleaning Services LLC - Guard House Cleaning 10.11.2024	80.00	-	Invoice
10/16/2024	090624 - Access Residential Management - Hand and foot supplies	28.54	-	Invoice
10/19/2024	63830 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.25.24-11.1.24	-	2,141.67	Invoice
10/21/2024	747342 - ENVERA - Gate Monitoring 9/17/2024 - 11/30/2024	-	1,092.20	Invoice
10/22/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Repairs Green Buttonwood Way Common Area & BlueSalvia Blvd	-	672.50	Invoice
10/22/2024	DOC-2024-1025 - ACR SERVICES - Bi-Weekly Payroll	-	10,505.42	Invoice
10/23/2024	24OctDelWebbOakCreek - RIG ENTERTAINMENT - Halloween Event -DJ Services	-	600.00	Invoice
10/24/2024	DOC-2024-1025 - ACR SERVICES - Bi-Weekly Payroll	10,505.42	-	Invoice
10/25/2024	747271 - ENVERA - 3 additional homes - 10.01.24 - 11.30.24	20.12	-	Invoice
10/25/2024	DOC57380 - Owner Refund - Owner Refund for Acct: DOC57380 - Noel	-	1,057.00	Invoice
10/25/2024	93144-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Main entry/ Right common area plant replacement	762.00	-	Invoice
10/25/2024	93142-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Main entry/security area plant replacement	378.00	-	Invoice
10/25/2024	747342 - ENVERA - Gate Monitoring 9/17/2024 - 11/30/2024	1,092.20	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-15,212.04	116,668.45	108,157.35	-6,700.94
Date	Description		Debit	Credit	Type
10/25/2024	DOC59005 - Owner Refund - Owner ARC Deposit Refund for Acct: DOC59005- Bronersky		-	6,000.00	Invoice
10/25/2024	348-81833 - Fastsigns of Fort Myers - 3 Short term parking signs		759.09	-	Invoice
10/25/2024	63830 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.25.24-11.1.24		2,141.67	-	Invoice
10/25/2024	14333 - LMG All Cleaning Services LLC - Guard House Cleaning 10.25.2024		-	80.00	Invoice
10/25/2024	93139-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - 7481 Blue Salvia Plant Replacement - Per proposal 008237		288.00	-	Invoice
10/25/2024	100524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 10/18/24-11/17/24		329.60	-	Invoice
10/27/2024	63957 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.26.24-11.1.24		-	2,141.67	Invoice
10/28/2024	102824-1310434-4 - LEE COUNTY UTILITIES - Account 1310434-4 - Fountain - 9.25.24-10.24.24		-	22.30	Invoice
10/28/2024	102824-1310436-9 - LEE COUNTY UTILITIES - Acct 1310436-9 - Guard House - 9.25.24-10.24.24		-	14.68	Invoice
10/28/2024	Batched ALLIANCE ASSOCIATION FINANCIAL - Alliance Credit Card Payment		849.50	849.50	Invoice
10/29/2024	DOC57403 - Owner Refund - Owner ARC Deposit Refund for Acct: DOC57403- Baxter		-	500.00	Invoice
10/30/2024	DOC59005 - Owner Refund - Owner ARC Deposit Refund for Acct: DOC59005- Bronersky		6,000.00	-	Invoice
10/30/2024	92971-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract - Common Area October		5,460.00	-	Invoice
10/30/2024	92970-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - October 2024- Contracted Monthly Landscape 43- 40' Lots		4,515.00	-	Invoice
10/30/2024	92970-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - October 2024- Contracted Monthly Landscape 53- 64' Lots		6,572.00	-	Invoice
10/30/2024	92970-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - October 2024- Contracted Monthly Landscape 99- 50' Lots		10,989.00	-	Invoice
10/30/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Repairs Green Buttonwood Way Common Area & BlueSalvia Blvd		672.50	-	Invoice
10/30/2024	DOC57380 - Owner Refund - Owner Refund for Acct: DOC57380 - Noel		1,057.00	-	Invoice
10/30/2024	Batched DOC57428 - Owner Refund - Owner Refund for Acct: DOC57428 Gordon Deposit Refund		500.00	500.00	Invoice
10/30/2024	DOC79127 - Owner Refund - Owner Refund for Acct: DOC79127 - Double payment		-	1,081.90	Invoice
10/30/2024	DOC57403 - Owner Refund - Owner ARC Deposit Refund for Acct: DOC57403- Baxter		500.00	-	Invoice
10/31/2024	Batched 100220245133 - Timothy Gesing - Folders Lifestyle		51.33	51.33	Invoice
10/31/2024	90959 - FIT FOREVER, LLC - October Fitness Classes		-	525.00	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20100 - Accounts Payable		-15,212.04	116,668.45	108,157.35	-6,700.94
Date	Description		Debit	Credit	Type
10/31/2024	103124 - Pulte Group, Inc - Pulte LCEC refund		-	93.72	Invoice
10/31/2024	Batched Payroll Insurance-DOC - ACR SERVICES - Monthly Insurance Rebill		2,703.76	2,703.76	Invoice
20115 - Accrued Payables		-30,940.34	11,480.35	11,808.72	-31,268.71
Date	Description		Debit	Credit	Type
10/01/2024	Reverse - LCEC September Service Accrual		11,215.68	-	GL Entry
10/01/2024	Reverse - Access Residential Rebills - September		264.67	-	GL Entry
10/31/2024	LCEC September Service Accrual		-	11,128.31	GL Entry
10/31/2024	Access Residential Rebills - October		-	680.41	GL Entry
20130 - Prepaid Assessments		-31,113.75	35,664.44	11,822.46	-7,271.77
Date	Description		Debit	Credit	Type
10/01/2024	eCheck (Vantaca Pay) Recurring Payment		-	89.92	Owner Payment
10/01/2024	Check		-	15.87	Owner Payment
10/02/2024	Check HO payment by in office check		-	1,123.90	Owner Payment
10/04/2024	Check		-	1,081.90	Owner Payment
10/07/2024	eCheck (Vantaca Pay) Recurring Payment		-	1,086.01	Owner Payment
10/07/2024	Batched Check		-	465.64	Owner Payment
10/10/2024	Refund Check Homeowner requested refund of overpayment.		1,081.90	-	Refund Check
10/14/2024	Refund Check Refund HO 7009 Del Webb Oak Creek-Thomas J Hough, Lana T Bradley		1,086.01	-	Refund Check
10/15/2024	Refund Check Refund HO-17368 Leaning Oak Trail-Denise Kroboth, Ronald Kroboth-SJ		1,057.90	-	Refund Check
10/15/2024	Check Payment as per closing-LM		-	12.22	Owner Payment
10/15/2024	Check		-	1,057.00	Owner Payment
10/16/2024	Check		-	1,081.90	Owner Payment
10/22/2024	eCheck (Vantaca Pay) One time payment		-	1,071.90	Owner Payment
10/25/2024	Refund Check Refund request per homeowner-JA		1,057.00	-	Refund Check
10/26/2024	Credit Card (Vantaca Pay) One time payment		-	41.86	Owner Payment
10/28/2024	Check		-	65.24	Owner Payment
10/30/2024	Refund Check Refund request per homeowner-JA		1,081.90	-	Refund Check
10/31/2024	Prepaid Correction - Lollie		-	1,081.90	GL Entry
10/31/2024	Batched Credit Distribution		30,299.73	3,547.20	Credit Distribution
20135 - Loan From Developer		-243,732.72	-	-	-243,732.72
Date	Description		Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20135 - Loan From Developer		-243,732.72	-	-	-243,732.72
Date	Description		Debit	Credit	Type
20165 - Homeowners Deposit		-19,500.00	7,000.00	-	-12,500.00
Date	Description		Debit	Credit	Type
10/25/2024	Refund Deposit Refund per LCAM-7541 Paradise Tree Drive- Gerald Bronersky- JA		6,000.00	-	Refund Deposit
10/29/2024	Refund Deposit Refund per LCAM- 17574 Winding Oak Lane- Paul Pankiewicz- JA		500.00	-	Refund Deposit
10/30/2024	Refund Deposit Refund per CAM		500.00	-	Refund Deposit
20170 - Insurance Loan Payable		-6,702.16	1,675.54	-	-5,026.62
Date	Description		Debit	Credit	Type
10/04/2024	100424-100782804 - FIRST INSURANCE FUNDING - Insurance Premium Loan 100782804		1,675.54	-	Invoice
20172 - Alliance Credit Card		-849.50	849.50	3,926.17	-3,926.17
Date	Description		Debit	Credit	Type
10/28/2024	ALLIANCE ASSOCIATION FINANCIAL - Alliance Credit Card Payment		849.50	-	Invoice
10/30/2024	October - Credit Card		-	3,926.17	GL Entry
20175 - Deferred Assessments		0.00	64,886.72	189,250.65	-124,363.93
Date	Description		Debit	Credit	Type
10/01/2024	Batched Assessment - 64' Lot Echelon Series		-	49,451.60	Owner Charge
10/01/2024	Batched Assessment - 50' Lot Distinctive Series		-	97,371.00	Owner Charge
10/01/2024	Assessment - 50' Lot Distinctive Series October 2024 Quarterly Assessment		-	1,081.90	Owner Charge
10/01/2024	Batched Assessment - 40' Scenic Series		-	38,084.40	Owner Charge
10/01/2024	Adjustment Property sold on 9/16/2024		1,081.90	-	Adjustment
10/02/2024	Assessment - 64' Lot Echelon Series September 2024 prorated quarterly assessment		-	146.60	Owner Charge
10/02/2024	Assessment - 64' Lot Echelon Series October 2024 quarterly assessment		-	1,123.90	Owner Charge
10/15/2024	Assessment - 64' Lot Echelon Series October 2024 Prorated Quarterly assessment as per closing		-	1,111.68	Owner Charge
10/31/2024	Reclass Quarterly Income		62,722.92	-	GL Entry
10/31/2024	Prepaid Correction - Lollie		1,081.90	-	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
20175 - Deferred Assessments		0.00	64,886.72	189,250.65	-124,363.93
Date	Description		Debit	Credit	Type
10/31/2024	Assessment - 64' Lot Echelon Series October 2024 Prorated Quarterly assessment as per closing		-	879.57	Owner Charge
20199 - Owner Refunds		0.00	12,364.71	12,364.71	0.00
Date	Description		Debit	Credit	Type
10/10/2024	Refund Check Homeowner requested refund of overpayment.		-	1,081.90	Refund Check
10/10/2024	DOC59005 - Owner Refund - Owner Refund for Acct: DOC59005- Bronersky		1,081.90	-	Invoice
10/14/2024	Refund Check Refund HO 7009 Del Webb Oak Creek-Thomas J Hough, Lana T Bradley		-	1,086.01	Refund Check
10/14/2024	DOC61082 - Owner Refund - Owner Refund for Acct: DOC61082 Hough		1,086.01	-	Invoice
10/15/2024	Refund Check Refund HO-17368 Leaning Oak Trail-Denise Kroboth, Ronald Kroboth-SJ		-	1,057.90	Refund Check
10/15/2024	DOC57373 - Owner Refund - Owner Refund for Acct: DOC57373 - Kroboth		1,057.90	-	Invoice
10/25/2024	Refund Deposit Refund per LCAM-7541 Paradise Tree Drive- Gerald Bronersky- JA		-	6,000.00	Refund Deposit
10/25/2024	Refund Check Refund request per homeowner-JA		-	1,057.00	Refund Check
10/25/2024	DOC57380 - Owner Refund - Owner Refund for Acct: DOC57380 - Noel		1,057.00	-	Invoice
10/25/2024	DOC59005 - Owner Refund - Owner ARC Deposit Refund for Acct: DOC59005- Bronersky		6,000.00	-	Invoice
10/29/2024	Refund Deposit Refund per LCAM- 17574 Winding Oak Lane- Paul Pankiewicz- JA		-	500.00	Refund Deposit
10/29/2024	DOC57403 - Owner Refund - Owner ARC Deposit Refund for Acct: DOC57403- Baxter		500.00	-	Invoice
10/30/2024	DOC79127 - Owner Refund - Owner Refund for Acct: DOC79127 - Double payment		1,081.90	-	Invoice
10/30/2024	Refund Check Refund request per homeowner-JA		-	1,081.90	Refund Check
10/30/2024	Refund Deposit Refund per CAM		-	500.00	Refund Deposit
10/30/2024	DOC57428 - Owner Refund - Owner Refund for Acct: DOC57428 Gordon Deposit Refund		500.00	-	Invoice
32005 - Reserve Interest Earned		-198.59	-	50.59	-249.18
Date	Description		Debit	Credit	Type
10/31/2024	October Interest		-	50.59	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
39000 - Pooled Reserve		-28,841.00	-	3,027.50	-31,868.50
Date	Description		Debit	Credit	Type
10/31/2024	October Reserve 173 Lots		-	3,027.50	GL Entry
39905 - Prior Year Net Inc./Loss		45,998.94	-	-	45,998.94
Date	Description		Debit	Credit	Type
39910 - Capital Contributions		-85,000.00	-	1,500.00	-86,500.00
Date	Description		Debit	Credit	Type
10/02/2024	Initial Capital Contribution 7451 Blue Salvia Lot 62		-	500.00	Owner Charge
10/15/2024	Initial Capital Contribution 7026 Del Webb Oak Creek Blvd Lot 109		-	500.00	Owner Charge
10/31/2024	Initial Capital Contribution 7457 Blue Salvia Drive Lot 61		-	500.00	Owner Charge
40000 - Assessments		-467,279.02	-	62,722.92	-530,001.94
Date	Description		Debit	Credit	Type
10/31/2024	Reclass Quarterly Income		-	62,722.92	GL Entry
43099 - Resale Capital Contribution		-2,000.00	-	1,000.00	-3,000.00
Date	Description		Debit	Credit	Type
10/01/2024	Resale Capital Contribution 17591 Winding Oak Lane Lot 66		-	1,000.00	Owner Charge
44000 - Administrative Fees		0.00	150.00	150.00	0.00
Date	Description		Debit	Credit	Type
10/14/2024	Batched Admin Fees -		-	150.00	Owner Charge
10/14/2024	Adjustment "Admin, Late Fee & Interest waiver per CAM/Controller/BOD"		75.00	-	Adjustment
10/31/2024	Access Residential Rebills - October		75.00	-	GL Entry
44005 - Late Fees		-550.00	125.00	-	-425.00
Date	Description		Debit	Credit	Type
10/14/2024	Adjustment "Late Fee & Interest waiver per CAM/Controller"		25.00	-	Adjustment
10/14/2024	Adjustment "Admin, Late Fee & Interest waiver per CAM/Controller/BOD"		50.00	-	Adjustment
10/28/2024	Adjustment one time courtesy waiver per LCAM Approval -JA		25.00	-	Adjustment

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

			Current	
	Beginning Balance	Debit	Credit	Ending Balance
44005 - Late Fees	-550.00	125.00	-	-425.00
Date	Description	Debit	Credit	Type
10/30/2024	Adjustment one time courtesy waiver per LCAM/Board Approval - JA	25.00	-	Adjustment
44010 - Owner Interest	-1,525.55	145.89	-	-1,379.66
Date	Description	Debit	Credit	Type
10/01/2024	Adjustment Property sold on 9/16/2024	32.46	-	Adjustment
10/14/2024	Adjustment "Late Fee & Interest waiver per CAM/Controller"	15.87	-	Adjustment
10/14/2024	Adjustment "Admin, Late Fee & Interest waiver per CAM/Controller/BOD"	47.61	-	Adjustment
10/28/2024	Adjustment one time courtesy waiver per LCAM Approval -JA	16.23	-	Adjustment
10/30/2024	Adjustment one time courtesy waiver per LCAM/Board Approval - JA	33.72	-	Adjustment
44015 - Owner NSF Fees	-5.00	10.00	-	5.00
Date	Description	Debit	Credit	Type
10/01/2024	October Bank Fees	10.00	-	GL Entry
44055 - Gate Key Cards	-825.00	-	150.00	-975.00
Date	Description	Debit	Credit	Type
10/14/2024	Gate key-7052 Chapel Creek-Leslie Bloom-ABV	-	25.00	GL Entry
10/22/2024	Access Control Device Car Sticker	-	25.00	Owner Charge
10/29/2024	Access Control Device Additional Sticker- JA	-	25.00	Owner Charge
10/29/2024	Access Control Device Additional Car Sticker- JA	-	25.00	Owner Charge
10/31/2024	Reclass Car Sticker per CAM	-	50.00	GL Entry
44070 - Interest - Cash Accounts	-20.34	-	4.26	-24.60
Date	Description	Debit	Credit	Type
10/31/2024	Reclass Car Sticker per CAM	-	.01	GL Entry
10/31/2024	Batched October Interest	-	4.25	GL Entry
44095 - Lifestyles - Activities	-5,940.00	-	765.00	-6,705.00
Date	Description	Debit	Credit	Type
10/31/2024	October Lifestyle Events	-	765.00	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
44105 - Other		-25.01	50.01	25.00	0.00
Date	Description		Debit	Credit	Type
10/22/2024	Other Car Sticker		-	25.00	Owner Charge
10/31/2024	Reclass Car Sticker per CAM		50.01	-	GL Entry
44160 - Sage Cost Share Income		-17,803.00	-	2,601.00	-20,404.00
Date	Description		Debit	Credit	Type
10/01/2024	Cost Share Agreement		-	2,601.00	Owner Charge
50005 - Resident Services		84,034.32	20,728.51	-	104,762.83
Date	Description		Debit	Credit	Type
10/08/2024	DOC-2024-1011 - ACR SERVICES - Bi-Weekly Payroll		7,519.33	-	Invoice
10/22/2024	DOC-2024-1025 - ACR SERVICES - Bi-Weekly Payroll		10,505.42	-	Invoice
10/31/2024	Payroll Insurance-DOC - ACR SERVICES - Monthly Insurance Rebill		2,703.76	-	Invoice
50015 - Training		120.00	-	-	120.00
Date	Description		Debit	Credit	Type
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		558.46	42.28	8.85	591.89
Date	Description		Debit	Credit	Type
10/02/2024	Post Item - Global Payment Charges - CC Fees		42.28	-	Invoice
10/07/2024	CC Club - Website600061 Walter, John / MRC-19-107		-	6.90	GL Entry
10/15/2024	Frank Hart Lifestyle /Club POA Payment		-	.75	GL Entry
10/15/2024	CC Club - Website600163 Hart, Sandra S / MRC-19-109		-	.75	GL Entry
10/18/2024	CC Club - Website600043 Colella, Maureen / MRC-19-110		-	.45	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
51045 - Copies & Printing		690.50	586.35	12.00	1,264.85
Date	Description		Debit	Credit	Type
10/01/2024	Reverse - Access Residential Rebills - September		-	12.00	GL Entry
10/01/2024	2024-9 - Access Residential Management - New owner registrations, resales, packets & coupons		12.00	-	Invoice
10/01/2024	2024-9 - Access Residential Management - Additional Bank Reconciliations (2 included)		150.00	-	Invoice
10/31/2024	Batched Access Residential Rebills - October		424.35	-	GL Entry
51070 - IT Support		15,960.79	1,670.96	-	17,631.75
Date	Description		Debit	Credit	Type
10/01/2024	55657 - NORTHSTAR TECHNOLOGIES INC - October 2024 Monthly IT Support for Northstar Club Mgmt System/Hosting & Text Service		1,521.00	-	Invoice
10/04/2024	001-1 - Access Residential Management - Adobe August 2024		99.96	-	Invoice
10/30/2024	Zoom Subscription		50.00	-	GL Entry
51100 - Management Fees		10,531.00	1,453.50	-	11,984.50
Date	Description		Debit	Credit	Type
10/01/2024	1194402 - Access Residential Management		1,453.50	-	Invoice
51115 - Office Supplies		3,260.84	628.29	201.33	3,687.80
Date	Description		Debit	Credit	Type
10/01/2024	Reverse - Access Residential Rebills - September		-	150.00	GL Entry
10/02/2024	100220245133 - Timothy Gesing - Folders Lifestyle		51.33	-	Invoice
10/04/2024	001-1 - Access Residential Management - Team lunches		176.37	-	Invoice
10/04/2024	001-1 - Access Residential Management - Planner		38.85	-	Invoice
10/30/2024	Paper & Spray Paint Can Holder		16.00	-	GL Entry
10/30/2024	Pipe & Drape Stand for Renown Activities Room		265.19	-	GL Entry
10/30/2024	Paper & Post-IT Notes		32.94	-	GL Entry
10/30/2024	Drapes for Renown Activities Room		27.61	-	GL Entry
10/31/2024	100220245133 - Timothy Gesing - Folders Lifestyle		-	51.33	Invoice
10/31/2024	Access Residential Rebills - October		20.00	-	GL Entry
51120 - Postage, Mail & Invoice Processing		608.87	354.70	52.67	910.90
Date	Description		Debit	Credit	Type
10/01/2024	2024-9 - Access Residential Management - Standard postage & Expedited Mailings		9.42	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
51120 - Postage, Mail & Invoice Processing		608.87	354.70	52.67	910.90
Date	Description		Debit	Credit	Type
10/01/2024	Reverse - Access Residential Rebills - September		-	52.67	GL Entry
10/01/2024	2024-9 - Access Residential Management - Invoice Processing		43.25	-	Invoice
10/02/2024	PRA-092724-113 - PAGE PER PAGE - Governing Document Notification Postcard		190.97	-	Invoice
10/31/2024	Batched Access Residential Rebills - October		111.06	-	GL Entry
52075 - Holiday Decorations		4,183.75	-	-	4,183.75
Date	Description		Debit	Credit	Type
52090 - Lifestyle Program		13,786.50	4,687.97	-	18,474.47
Date	Description		Debit	Credit	Type
10/01/2024	090624 - Access Residential Management - Hand and foot supplies		28.54	-	Invoice
10/23/2024	24OctDelWebbOakCreek - RIG ENTERTAINMENT - Halloween Event -DJ Services		600.00	-	Invoice
10/30/2024	Mah Jong Set x1 - Residential Club		57.77	-	GL Entry
10/30/2024	Mah Jongg Sets x3 - Residential Club		186.15	-	GL Entry
10/30/2024	Playing Cards for Hand & Foot - Residential Club		28.24	-	GL Entry
10/30/2024	Remaining Balance for Halloween Cupcake Workshop		105.00	-	GL Entry
10/30/2024	Supplies for Bartender / Halloween Happy Hour Event		188.24	-	GL Entry
10/30/2024	Supplies for Events - Plates, napkins, utensils, trash bags, water bottles, storage bins		174.50	-	GL Entry
10/30/2024	Tickets to Chicago @ BPDT - Payment for 11/08/24		784.00	-	GL Entry
10/30/2024	Uplights for Events		256.79	-	GL Entry
10/30/2024	Drinks for Halloween Event		105.88	-	GL Entry
10/30/2024	Gift Card for Costume Winner, Batteries for Office		42.03	-	GL Entry
10/30/2024	Halloween / Haunted House Décor & Supplies		210.91	-	GL Entry
10/30/2024	Batched Halloween Décor - For Halloween Party & Future Clubhouse		136.04	-	GL Entry
10/30/2024	Mah Jong Mats		280.00	-	GL Entry
10/30/2024	Fake Roaches for Haunted House Event		16.04	-	GL Entry
10/30/2024	Deposit for Pirate Cruise for 02/20/24		555.84	-	GL Entry
10/30/2024	Deposit for Group Tour scheduled on 01/08/25		107.00	-	GL Entry
10/30/2024	Bartender for Halloween Party		300.00	-	GL Entry
10/31/2024	90959 - FIT FOREVER, LLC - October Fitness Classes		525.00	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

	Beginning Balance	Current		Ending Balance
		Debit	Credit	
52135 - Recreational Supplies	2,435.92	-	-	2,435.92
Date	Description	Debit	Credit	Type
55025 - Property & Liability	16,925.92	2,458.44	-	19,384.36
Date	Description	Debit	Credit	Type
10/31/2024	Expense Prepaid Insurance	2,458.44	-	GL Entry
56010 - Access Control - Gates/Proxy/Barcodes	110.85	-	-	110.85
Date	Description	Debit	Credit	Type
56020 - Landscape - Irrigation Repairs	5,834.50	672.50	-	6,507.00
Date	Description	Debit	Credit	Type
10/22/2024	03 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Repairs Green Buttonwood Way Common Area & BlueSalvia Blvd	672.50	-	Invoice
56025 - Exterior Maintenance	2,536.83	-	-	2,536.83
Date	Description	Debit	Credit	Type
56030 - Landscape - Mulch/Pinestraw	2,736.00	-	-	2,736.00
Date	Description	Debit	Credit	Type
56035 - Landscape Replacement - Common	26,087.00	1,140.00	-	27,227.00
Date	Description	Debit	Credit	Type
10/14/2024	93142-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Main entry/security area plant replacement	378.00	-	Invoice
10/14/2024	93144-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Main entry/ Right common area plant replacement	762.00	-	Invoice
56055 - Waterway/Fountain Maintenance & Repairs	4,502.50	-	-	4,502.50
Date	Description	Debit	Credit	Type
56065 - Gatehouse Maintenance & Repair	260.93	-	-	260.93
Date	Description	Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
56155 - Sign Maintenance		0.00	759.09	-	759.09
Date	Description		Debit	Credit	Type
10/15/2024	348-81833 - Fastsigns of Fort Myers - 3 Short term parking signs		759.09	-	Invoice
57010 - Electricity		55,691.62	8,277.51	4,136.61	59,832.52
Date	Description		Debit	Credit	Type
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7357 DEL WEBB CREEK BLVD # LS 08/24/24-09/23/24		58.39	-	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7506 PARADISE TREE DR # LS 08/24/24-09/23/24		44.22	-	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #GUARD HSE 08/24/24-09/23/24		145.04	-	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #LAKE AREAT 08/24/24-09/23/24		56.02	-	Invoice
10/01/2024	Reverse - LCEC September Service Accrual		-	4,136.61	GL Entry
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7220 DEL WEBB OAK CREEK BLVD #WEST ENTRY 08/24/24-09/23/24		494.46	-	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 7116 CHAPEL CREEK LN # LS 08/24/24-09/23/24		143.00	-	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 17515 WINDING OAK LN #IRRIG PUMP 08/24/24-09/23/24		2,844.67	-	Invoice
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - 0 DEL WEBB OAK CREEK C/E 08/24/24-09/23/24		350.81	-	Invoice
10/31/2024	103124 - Pulte Group, Inc - Pulte LCEC refund		93.72	-	Invoice
10/31/2024	LCEC September Service Accrual		4,047.18	-	GL Entry
57050 - Electricity - Street Lights		57,697.99	14,160.20	7,079.07	64,779.12
Date	Description		Debit	Credit	Type
10/01/2024	Reverse - LCEC September Service Accrual		-	7,079.07	GL Entry
10/01/2024	100324-6343624392 - LCEC PAYMENT PROCESSING - OAK CREEK 1B - C1-C50 STREET LIGHTS 08/24/24-09/23/24		7,079.07	-	Invoice
10/31/2024	LCEC September Service Accrual		7,081.13	-	GL Entry
57075 - Telephone		1,229.70	429.60	50.00	1,609.30
Date	Description		Debit	Credit	Type
10/01/2024	Reverse - Access Residential Rebills - September		-	50.00	GL Entry
10/01/2024	2024-9 - Access Residential Management - Zoom VOIP Phone Line		50.00	-	Invoice
10/31/2024	100524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 10/18/24-11/17/24		329.60	-	Invoice
10/31/2024	Access Residential Rebills - October		50.00	-	GL Entry

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
57075 - Telephone		1,229.70	429.60	50.00	1,609.30
Date	Description		Debit	Credit	Type
57100 - Water & Sewer		470.91	36.98	-	507.89
Date	Description		Debit	Credit	Type
10/28/2024	102824-1310436-9 - LEE COUNTY UTILITIES - Acct 1310436-9 - Guard House - 9.25.24-10.24.24		14.68	-	Invoice
10/28/2024	102824-1310434-4 - LEE COUNTY UTILITIES - Account 1310434-4 - Fountain - 9.25.24-10.24.24		22.30	-	Invoice
58000 - Bulk Cable		66,451.49	8,821.36	329.60	74,943.25
Date	Description		Debit	Credit	Type
10/01/2024	2024000-00010 - BLUE STREAM COMMUNICATIONS, LLC - Bulk Service Contract October 2024		8,491.76	-	Invoice
10/05/2024	100524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 10/18/24-11/17/24		329.60	-	Invoice
10/31/2024	100524-901586501 - BLUE STREAM COMMUNICATIONS, LLC - Internet Services for Guard House 10/18/24-11/17/24		-	329.60	Invoice
58005 - Waterway & Fountain PM		43,126.36	4,858.44	-	47,984.80
Date	Description		Debit	Credit	Type
10/01/2024	PI-A00015550 - VECTOR DISEASE CONTROL INTERNATIONAL LLC - Oct. 2024 - Mosquito Control Services		2,316.36	-	Invoice
10/01/2024	PS1113888 - SOLITUDE LAKE MANAGEMENT LLC - October 2024 Lake Maintenance Service - Contract		1,692.08	-	Invoice
10/01/2024	58796 - Signet Pool - Monument Fountain - October Contract		850.00	-	Invoice
58050 - Landscape Contract - Common Area		49,890.00	5,460.00	-	55,350.00
Date	Description		Debit	Credit	Type
10/15/2024	92971-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - Contract - Common Area October		5,460.00	-	Invoice
58150 - Envera Monitoring		19,501.85	3,213.40	-	22,715.25
Date	Description		Debit	Credit	Type
10/01/2024	745553 - ENVERA - Gate Monitoring 10/01/2024 - 10/31/2024		2,101.08	-	Invoice
10/13/2024	747271 - ENVERA - 3 additional homes - 10.01.24 - 11.30.24		20.12	-	Invoice
10/21/2024	747342 - ENVERA - Gate Monitoring 9/17/2024 - 11/30/2024		1,092.20	-	Invoice

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		
			Debit	Credit	Ending Balance
58160 - Janitorial		1,000.00	160.00	-	1,160.00
Date	Description		Debit	Credit	Type
10/11/2024	14065 - LMG All Cleaning Services LLC - Guard House Cleaning 10.11.2024		80.00	-	Invoice
10/25/2024	14333 - LMG All Cleaning Services LLC - Guard House Cleaning 10.25.2024		80.00	-	Invoice
58190 - Leased Equipment		1,717.79	133.44	-	1,851.23
Date	Description		Debit	Credit	Type
10/02/2024	Post Item - Global Payment Charges - Leased Equipment		133.44	-	Invoice
58200 - Landscaping - Irrigation Pump		6,613.70	320.83	-	6,934.53
Date	Description		Debit	Credit	Type
10/31/2024	Hoover Pumping Sub Well Lake Refill - Annual Contract		320.83	-	GL Entry
58900 - Vehicular Access Control		51,247.12	8,566.68	-	59,813.80
Date	Description		Debit	Credit	Type
10/01/2024	63381 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 09.28.24 - 10.4.2024		2,141.67	-	Invoice
10/14/2024	63703 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.12.24-10.18.24		2,141.67	-	Invoice
10/19/2024	63830 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.25.24-11.1.24		2,141.67	-	Invoice
10/27/2024	63957 - RAMCO PROTECTIVE SERVICES INC - Access Control Guardhouse 10.26.24-11.1.24		2,141.67	-	Invoice
80400 - Contracted Landscape Maintenance - 40'		34,440.00	4,515.00	-	38,955.00
Date	Description		Debit	Credit	Type
10/15/2024	92970-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - October 2024- Contracted Monthly Landscape 43- 40' Lots		4,515.00	-	Invoice
80410 - Irrigation Repairs - 40'		1,479.50	-	-	1,479.50
Date	Description		Debit	Credit	Type
80450 - Mulch - 40'		3,868.80	-	-	3,868.80
Date	Description		Debit	Credit	Type

Del Webb Oak Creek Homeowners Association, Inc.

GL Trial Balance For 10/1/2024 - 10/31/2024

		Beginning Balance	Current		Ending Balance
			Debit	Credit	
80500 - Contracted Landscape Maintenance - 50'		89,244.00	10,989.00	-	100,233.00
Date	Description		Debit	Credit	Type
10/15/2024	92970-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - October 2024- Contracted Monthly Landscape 99- 50' Lots		10,989.00	-	Invoice
80510 - Irrigation Repairs - 50'		2,446.25	-	-	2,446.25
Date	Description		Debit	Credit	Type
80540 - Landscape Replacement - 50'		561.00	288.00	-	849.00
Date	Description		Debit	Credit	Type
10/14/2024	93139-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - 7481 Blue Salvia Plant Replacement - Per proposal 008237		288.00	-	Invoice
80550 - Mulch - 50'		7,616.70	-	-	7,616.70
Date	Description		Debit	Credit	Type
80600 - Contracted Landscape Maintenance - 64'		50,840.00	6,572.00	-	57,412.00
Date	Description		Debit	Credit	Type
10/15/2024	92970-06 - SUNNY GROVE LANDSCAPE & IRRIGATION MAINT LLC - October 2024- Contracted Monthly Landscape 53- 64' Lots		6,572.00	-	Invoice
80610 - Irrigation Repairs - 64'		1,296.75	-	-	1,296.75
Date	Description		Debit	Credit	Type
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		21,840.00	3,027.50	-	24,867.50
Date	Description		Debit	Credit	Type
10/31/2024	October Reserve 173 Lots		3,027.50	-	GL Entry

Net Total

0.00 767,792.13 767,792.13 0.00