D&D Association Services, LLC

Balance Sheet - Operating

Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)

End Date: 04/30/2026

Assets			
Operating Assets			
10-1001-00	Cash Operating - Valley	$65,269.24	
10-1010-00	Due From Unit Owners	9,491.61	
10-1012-00	Accounts Receivable-Other	1,627.00	
10-1020-00	Prepaid Insurance	3,378.53	
10-1030-00	Prepaid Expenses	13,344.00	
10-1035-00	Petty Cash	100.00	
Total Operating Assets:			$93,210.38
Cash Reserves			
12-1005-00	Cash Reserve - Valley	85,128.78	
12-1008-00	CD-Valley(0201)-6/17/26-.345%	60,703.17	
12-1009-00	Due from Operating	60,000.00	
Total Cash Reserves:			$205,831.95
Total Assets:			**$299,042.33**
Liabilities & Equity			
Current Liabilities			
20-2000-00	Accounts Payable	70.66	
20-2010-00	Due to Reserves	60,000.00	
20-2020-00	Prepaid Owner Fees	50.00	
20-2040-00	Deferred Income	36,460.32	
Total Current Liabilities:			$96,580.98
Reserves			
30-2500-00	General Reserves	(312.52)	
30-2510-00	Roof Replacement	17,798.10	
30-2520-00	Exterior Painting & Roof Cleaning	28,393.99	
30-2530-00	Paving & Sealing	50,378.16	
30-2535-00	Irrigation System	80,867.07	
30-2540-00	Landscape Enhancements	7,661.34	
30-2560-00	Street Light Maintenance (Solar Batteries)	(348.82)	
30-2570-00	Legal Costs	4,707.50	
30-2580-00	Insurance Deductible	13,303.67	
30-2990-00	Interest	3,383.46	
Total Reserves:			$205,831.95
Equity			
35-3080-00	Prior Years Fund Balance	(9,870.80)	
Total Equity:			($9,870.80)
	Net Income Gain / Loss	6,500.20	
			$6,500.20
Total Liabilities & Equity:			**$299,042.33**

D&D Association Services, LLC

Income Statement - Operating

Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)

04/30/2026

Date: 5/14/2026
Time: 2:49 pm

Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-to-date Actual	Year-to-date Budget	Year-to-date Variance	Annual Budget
OPERATING INCOME							
Revenue							
4010-00 Assessment Fees	$ 18,230.16	$ 18,230.15	$ 0.01	$ 72,920.64	$ 72,920.60	$ 0.04	$218,761.84
4040-00 Interest Income	0.57	-	0.57	2.03	-	2.03	-
4050-00 Late Fees/Interest	136.72	-	136.72	273.44	-	273.44	-
4060-00 Application Fees	-	-	-	150.00	-	150.00	-
Total Revenue	$ 18,367.45	$ 18,230.15	$ 137.30	$ 73,346.11	$ 72,920.60	$425.51	$218,761.84
Total OPERATING INCOME	**$ 18,367.45**	**$ 18,230.15**	**$ 137.30**	**$ 73,346.11**	**$ 72,920.60**	**$ 425.51**	**$218,761.84**
OPERATING EXPENSE							
Administrative Expenses							
5000-00 Management Contract	432.00	432.00	-	1,728.00	1,728.00	-	5,184.00
5020-00 Office Expenses	70.66	100.00	29.34	297.13	400.00	102.87	1,200.00
5025-00 Application Expenses	-	-	-	72.00	-	(72.00)	-
5050-00 Legal Fees Expense	-	16.67	16.67	-	66.68	66.68	200.00
5060-00 Division Fees, Tax Prep, Corporat	-	31.25	31.25	157.25	125.00	(32.25)	375.00
5080-00 Master Fees	6,672.00	6,672.00	-	26,688.00	26,688.00	-	80,064.00
Total Administrative Expenses	$ 7,174.66	$ 7,251.92	$ 77.26	$ 28,942.38	$ 29,007.68	$65.30	$ 87,023.00
Insurance Expenses							
5500-00 Property Insurance	3,303.90	3,195.75	(108.15)	13,215.60	12,783.00	(432.60)	38,349.00
5530-00 Insurance Appraisal	-	25.42	25.42	-	101.68	101.68	305.00
Total Insurance Expenses	$ 3,303.90	$ 3,221.17	($ 82.73)	$ 13,215.60	$ 12,884.68	($330.92)	$ 38,654.00
Building/Grounds Maintenance							
5200-00 Building Repairs	-	166.67	166.67	95.00	666.68	571.68	2,000.00
5210-00 Roof Repairs	-	41.67	41.67	-	166.68	166.68	500.00
5290-00 Operating Fund Contingency	-	1,425.12	1,425.12	-	5,700.48	5,700.48	17,101.44
5300-00 Lawn Contract/Fertilization	2,153.73	2,153.75	0.02	8,614.92	8,615.00	0.08	25,845.00
5305-00 Plant Replacement	-	125.00	125.00	-	500.00	500.00	1,500.00
5310-00 Tree Trimming/Removal & Replac	-	375.00	375.00	-	1,500.00	1,500.00	4,500.00
5320-00 Sprinkler Repair & Maintenance	-	1,041.67	1,041.67	1,287.60	4,166.68	2,879.08	12,500.00
5350-00 Pest Control-Interior	-	175.00	175.00	1,289.70	700.00	(589.70)	2,100.00
Total Building/Grounds Maintenance	$ 2,153.73	$ 5,503.88	$ 3,350.15	$ 11,287.22	$ 22,015.52	$10,728.30	$ 66,046.44
Utilities							
5100-00 Sprinkler Electric	90.98	83.33	(7.65)	381.51	333.32	(48.19)	1,000.00
Total Utilities	$ 90.98	$ 83.33	($ 7.65)	$ 381.51	$ 333.32	($48.19)	$ 1,000.00
Reserve Funding							
5710-00 Reserve Funding	6,509.60	2,169.87	(4,339.73)	13,019.20	8,679.48	(4,339.72)	26,038.40
Total Reserve Funding	$ 6,509.60	$ 2,169.87	($ 4,339.73)	$ 13,019.20	$ 8,679.48	($4,339.72)	$ 26,038.40
Total OPERATING EXPENSE	**$ 19,232.87**	**$ 18,230.17**	**($ 1,002.70)**	**$ 66,845.91**	**$ 72,920.68**	**$ 6,074.77**	**$218,761.84**
Net Income:	**($ 865.42)**	**($ 0.02)**	**($ 865.40)**	**$ 6,500.20**	**($ 0.08)**	**$ 6,500.28**	**$ 0.00**

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
General Reserves	($312.52)	$0.00	$0.00	$0.00	$0.00	($312.52)
Roof Replacement	$15,786.51	$2,011.59	$0.00	$0.00	$0.00	$17,798.10
Exterior Painting & Roof Cleaning	$25,733.39	$2,660.60	$0.00	$0.00	$0.00	$28,393.99
Paving & Sealing	$50,224.10	$154.06	$0.00	$0.00	$0.00	$50,378.16
Irrigation System	$80,178.25	$688.82	$0.00	$0.00	$0.00	$80,867.07
Landscape Enhancements	$7,410.44	$250.90	$0.00	$0.00	$0.00	$7,661.34
Street Light Maintenance (Solar Batteries)	($787.27)	$438.45	$0.00	$0.00	$0.00	($348.82)
Legal Costs	$4,636.25	$71.25	$0.00	$0.00	$0.00	$4,707.50
Insurance Deductible	$13,069.74	$233.93	$0.00	$0.00	$0.00	$13,303.67
Interest	$3,270.53	$0.00	$0.00	$0.00	$112.93	$3,383.46
	$199,209.42	**$6,509.60**	**$0.00**	**$0.00**	**$112.93**	**$205,831.95**

Description		Current	Over 30	Over 60	Over 90	Balance
6980002001 - Alan & Judy Herman Owner					**Last Payment:** $2,278.77 on 07/11/2025	
	Total:	**$2,381.31**	**$68.36**	**$68.36**	**$4,660.08**	**$7,178.11**
6980002010 - Jean James Owner					**Last Payment:** $2,278.77 on 01/13/2026	
	Total:	**$2,312.95**	**$0.00**	**$0.00**	**$0.00**	**$2,312.95**
6980002021 - William Reece Owner					**Last Payment:** $2,278.22 on 04/08/2026	
	Total:	**$0.55**	**$0.00**	**$0.00**	**$0.00**	**$0.55**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Cross Creek of Fort Myers Villas I Condominium Associatior	**$4,694.81**	**$68.36**	**$68.36**	**$4,660.08**	**$9,491.61**

Description	Total
Assessment Fee (Delinquent Interest) 2025	$205.08
Assessment Fee (Delinquent Interest) 2026	$170.90
Assessment Fee 2025	$2,278.77
Assessment Fee 2026	$6,836.86
Total:	**$9,491.61**
AR Total (Exclude Prepaid Assessments):	**$9,491.61**

	PrePaid Homeowner List	Date:	5/14/2026
D&D Association Services, LLC	Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)	Time:	2:49 pm
	End Date: 4/30/2026	Page:	1

Account No:	Homeowner Name	Address		Balance
6980002005	Frank & Maureen Ascenzo	13359 Tall Grass Court Unit 2005 Fort Myers, FL 33912		($25.00)
6980002018	Eugene & Ellen Louwaert	13382 Tall Grass Court Unit 2018 Fort Myers, FL 33912		($25.00)
	Cross Creek of Fort Myers Villas I Condominium Association Inc (6980) Total		**2**	**($50.00)**

D&D Association Services, LLC	Cash Disbursement	Date:	5/14/2026
	Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)	Time:	2:49 pm
	4/1/2026 - 4/30/2026	Page:	1

Date	Check #	Payee		Amount
10-1001-00 Cash Operating - Valley				
04/01/2026	0	D & D Association Services, LLC		$432.00
		50-5000-00 Monthly Management Fee	$432.00	
04/01/2026	2242	Cross Creek Community Assoc., Inc		$20,016.00
		10-1030-00 Quarterly Master Fee	$20,016.00	
04/08/2026	2243	Personal Touch Landscaping		$2,153.73
		Invoice #: 161015		
		55-5300-00 April Lawn Maintenance	$2,153.73	
04/08/2026	2244	Florida Tenant Reporting Services, Inc.		$72.00
		Invoice #: 42995		
		50-5025-00 March BG: Godby x2	$72.00	
04/14/2026	0	D & D Association Services, LLC		$60.39
		Invoice #: MARCH		
		50-5020-00 MARCH Office Expenses	$60.39	
04/20/2026				$6,509.60
		12-1005-00 Transfer to Reserve-Valley; Quarterly Reserve Funding	$6,509.60	
04/28/2026	0	FPL		$90.98
		Invoice #: 79003-39404		
		60-5100-00 13426 Well Electric 3/16-4/14	$90.98	
		Account Totals	**# Checks: 6**	**$29,334.70**
		Association Totals	**# Checks: 6**	**$29,334.70**

D&D Association Services, LLC

Payables Aging Report

Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)

As Of 4/30/2026

Date:	5/14/2026
Time:	2:49 pm
Page:	1

Vendor	Current	Over 30	Over 60	Over 90	Balance
D & D Association Services, LLC	$70.66	$0.00	$0.00	$0.00	$70.66
Totals:	**$70.66**	**$0.00**	**$0.00**	**$0.00**	**$70.66**

D&D Association Services, LLC

General Ledger Trial Balance with Details

Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)

Accts: All Dates: 4/1/2026 - 4/30/2026

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1001-00	Cash Operating - Valley	$53,586.06	$41,017.88	$29,334.70	$65,269.24

Date	GL Ref #	Debit	Credit	Description
04/01/2026	344497	$ -	$ 432.00	Cash Operating - Valley Inv # ; D & D Association Services, LLC Chk # 0 Inv: D & D Association Services, LLC
04/01/2026	344579	-	20,016.00	Cash Operating - Valley Inv # ; Cross Creek Community Assoc., Inc Chk # 2242 Inv: Cross Creek Community Assoc., Inc
04/02/2026	345856	2,278.77	-	Deposit from batch 22103
04/03/2026	345946	2,278.77	-	Deposit from batch 22104
04/05/2026	346406	31,902.78	-	Deposit from batch 22053
04/06/2026	346712	2,278.77	-	Deposit from batch 22113
04/08/2026	346951	2,278.22	-	Deposit from batch 22147
04/08/2026	347456	-	2,153.73	Cash Operating - Valley Inv # 161015; Personal Touch Landscaping Chk # 2243 Inv: 161015 Personal Touch Landscaping
04/08/2026	347458	-	72.00	Cash Operating - Valley Inv # 42995; Florida Tenant Reporting Services, Inc. Chk # 2244 Inv: 42995 Florida Tenant Reporting Services, Inc.
04/14/2026	348187	-	60.39	Cash Operating - Valley Inv # MARCH; D & D Association Services, LLC Chk # 0 Inv: MARCH D & D Association Services, LLC
04/20/2026	348692	-	6,509.60	Quarterly Reserve Funding
04/28/2026	350314	-	90.98	Cash Operating - Valley Inv # 79003-39404; FPL Chk # 0 Inv: 79003-39404 FPL
04/30/2026	350699	0.57	-	Interest

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	Due From Unit Owners	4,796.80	54,827.20	50,132.39	9,491.61

Date	GL Ref #	Debit	Credit	Description
04/01/2026	323112	$ 54,690.48	$ -	Assessment Fee - Batch 20131
04/01/2026	345443	-	2,278.77	Applied Prepaid 6980002005
04/01/2026	345445	-	2,278.77	Applied Prepaid 6980002015
04/01/2026	345447	-	2,278.77	Applied Prepaid 6980002016
04/01/2026	345449	-	25.00	Applied Prepaid 6980002018
04/01/2026	345762	-	2,278.77	Applied Prepaid 6980002023
04/02/2026	345856	-	2,253.77	Deposit from batch 22103
04/03/2026	345946	-	2,278.77	Deposit from batch 22104
04/05/2026	346406	-	31,902.78	Deposit from batch 22053
04/06/2026	346712	-	2,278.77	Deposit from batch 22113
04/08/2026	346951	-	2,278.22	Deposit from batch 22147
04/11/2026	348561	136.72	-	Assessment Fee - Batch 22175

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1012-00	Accounts Receivable-Other	1,627.00	-	-	1,627.00

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1020-00	Prepaid Insurance	6,682.43	-	3,303.90	3,378.53

Date	GL Ref #	Debit	Credit	Description
04/30/2026	350565	$ -	$ 3,303.90	Monthly Insurance Write Off

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1030-00	Prepaid Expenses	-	20,016.00	6,672.00	13,344.00

Date	GL Ref #	Debit	Credit	Description
04/01/2026	343412	$ 20,016.00	$ -	Quarterly Master Fee Inv: Cross Creek Community Assoc., Inc
04/01/2026	344770	-	6,672.00	Cross Creek Community Fee

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1035-00	Petty Cash	100.00	-	-	100.00

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12-1005-00	Cash Reserve - Valley	78,506.25	6,622.53	-	85,128.78

Date	GL Ref #	Debit	Credit	Description
04/20/2026	348692	$ 6,509.60	$ -	Quarterly Reserve Funding
04/30/2026	350723	112.93	-	Interest

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12-1008-00	CD-Valley(0201)-6/17/26-.345%	60,703.17	-	-	60,703.17

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
12-1009-00	Due from Operating	60,000.00	-	-	60,000.00

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2000-00	Accounts Payable	(132.39)	22,825.10	22,763.37	(70.66)

Date	GL Ref #	Debit	Credit	Description
04/01/2026	343412	$ -	$ 20,016.00	Accounts Payable Inv: Cross Creek Community Assoc., Inc
04/01/2026	343414	-	432.00	Accounts Payable Inv: D & D Association Services, LLC
04/01/2026	344497	432.00	-	Accounts Payable Inv # ; D & D Association Services, LLC Chk # 0 Inv: D & D Association Services, LLC
04/01/2026	344579	20,016.00	-	Accounts Payable Inv # ; Cross Creek Community Assoc., Inc Chk # 2242 Inv: Cross Creek Community Assoc., Inc
04/08/2026	347016	-	2,153.73	Accounts Payable Inv # 161015 Inv: 161015 Personal Touch Landscaping
04/08/2026	347456	2,153.73	-	Accounts Payable Inv # 161015; Personal Touch Landscaping Chk # 2243 Inv: 161015 Personal Touch Landscaping
04/08/2026	347458	72.00	-	Accounts Payable Inv # 42995; Florida Tenant Reporting Services, Inc. Chk # 2244 Inv: 42995 Florida Tenant Reporting Services, Inc.
04/14/2026	348187	60.39	-	Accounts Payable Inv # MARCH; D & D Association Services, LLC Chk # 0 Inv: MARCH D & D Association Services, LLC
04/27/2026	350042	-	90.98	Accounts Payable Inv # 79003-39404 Inv: 79003-39404 FPL
04/28/2026	350314	90.98	-	Accounts Payable Inv # 79003-39404; FPL Chk # 0 Inv: 79003-39404 FPL
04/30/2026	351501	-	70.66	Accounts Payable Inv # APRIL Inv: APRIL D & D Association Services, LLC

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2010-00	Due to Reserves	(60,000.00)	-	-	(60,000.00)

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2020-00	Prepaid Owner Fees	(9,165.08)	9,140.08	25.00	(50.00)

Date	GL Ref #	Debit	Credit	Description
04/01/2026	345443	$ 2,278.77	$ -	Adjust Prepaid
04/01/2026	345445	2,278.77	-	Adjust Prepaid
04/01/2026	345447	2,278.77	-	Adjust Prepaid
04/01/2026	345449	25.00	-	Adjust Prepaid
04/01/2026	345762	2,278.77	-	Adjust Prepaid
04/02/2026	345856	-	25.00	Deposit from batch 22103

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2040-00	Deferred Income	-	18,230.16	54,690.48	(36,460.32)

Date	GL Ref #	Debit	Credit	Description
04/01/2026	323112	$ -	$ 54,690.48	Assessment Fee - Batch 20131
04/01/2026	344768	18,230.16	-	Assessments

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
30-2500-00	General Reserves	312.52	-	-	312.52

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
30-2510-00	Roof Replacement	(15,786.51)	-	2,011.59	(17,798.10)

Date	GL Ref #	Debit	Credit	Description
04/20/2026	348694	$ -	$ 2,011.59	Roof Replacement

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
30-2520-00	Exterior Painting & Roof Cleaning	(25,733.39)	-	2,660.60	(28,393.99)

Date	GL Ref #	Debit	Credit	Description
04/20/2026	348694	$ -	$ 2,660.60	Exterior Painting & Roof Cleaning

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
30-2530-00	Paving & Sealing	(50,224.10)	-	154.06	(50,378.16)

Date	GL Ref #	Debit	Credit	Description
04/20/2026	348694	$ -	$ 154.06	Paving & Sealing

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
30-2535-00	Irrigation System	(80,178.25)	-	688.82	(80,867.07)

Date	GL Ref #	Debit	Credit	Description
04/20/2026	348694	$ -	$ 688.82	Irrigation System

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
30-2540-00	Landscape Enhancements	(7,410.44)	-	250.90	(7,661.34)

Date	GL Ref #	Debit	Credit	Description

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
04/20/2026	348694	$ -	$ 250.90	Landscape Enhancements				
30-2560-00	Street Light Maintenance (Solar Batteries)				787.27	-	438.45	348.82
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
04/20/2026	348694	$ -	$ 438.45	Street Light Maintenance (Solar Batteries)				
30-2570-00	Legal Costs				(4,636.25)	-	71.25	(4,707.50)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
04/20/2026	348694	$ -	$ 71.25	Legal Costs				
30-2580-00	Insurance Deductible				(13,069.74)	-	233.93	(13,303.67)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
04/20/2026	348694	$ -	$ 233.93	Insurance Deductible				
30-2990-00	Interest				(3,270.53)	-	112.93	(3,383.46)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
04/30/2026	350723	$ -	$ 112.93	Interest				
35-3080-00	Prior Years Fund Balance				9,870.80	-	-	9,870.80
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
40-4010-00	Assessment Fees				(54,690.48)	-	18,230.16	(72,920.64)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
04/01/2026	344768	$ -	$ 18,230.16	Assessments				
40-4040-00	Interest Income				(1.46)	-	0.57	(2.03)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
04/30/2026	350699	$ -	$ 0.57	Interest				
40-4050-00	Late Fees/Interest				(136.72)	-	136.72	(273.44)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
04/11/2026	348561	$ -	$ 136.72	Assessment Fee - Batch 22175				
40-4060-00	Application Fees				(150.00)	-	-	(150.00)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
50-5000-00	Management Contract				1,296.00	432.00	-	1,728.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
04/01/2026	343414	$ 432.00	$ -	Monthly Management Fee Inv: D & D Association Services, LLC				
50-5020-00	Office Expenses				226.47	70.66	-	297.13
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
04/30/2026	351501	$ 70.66	$ -	APRIL Office Expenses Inv: APRIL D & D Association Services, LLC				
50-5025-00	Application Expenses				72.00	-	-	72.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
50-5060-00	Division Fees, Tax Prep, Corporate Fee				157.25	-	-	157.25
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
50-5080-00	Master Fees				20,016.00	6,672.00	-	26,688.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
04/01/2026	344770	$ 6,672.00	$ -	Cross Creek Community Fee				
51-5500-00	Property Insurance				9,911.70	3,303.90	-	13,215.60
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
04/30/2026	350565	$ 3,303.90	$ -	Monthly Insurance Write Off				
55-5200-00	Building Repairs				95.00	-	-	95.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
55-5300-00	Lawn Contract/Fertilization				6,461.19	2,153.73	-	8,614.92
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
04/08/2026	347016	$ 2,153.73	$ -	April Lawn Maintenance Inv: 161015 Personal Touch Landscaping				
55-5320-00	Sprinkler Repair & Maintenance				1,287.60	-	-	1,287.60
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
55-5350-00	Pest Control-Interior				1,289.70	-	-	1,289.70
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
60-5100-00	Sprinkler Electric	290.53	90.98	-	381.51

Date	GL Ref #	Debit	Credit	Description
04/27/2026	350042	$ 90.98	$ -	13426 Well Electric 3/16-4/14 Inv: 79003-39404 FPL

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
99-5710-00	Reserve Funding	6,509.60	6,509.60	-	13,019.20

Date	GL Ref #	Debit	Credit	Description
04/20/2026	348694	$ 6,509.60	$ -	Reserve Funding

	Prior Balance	Current Debit	Current Credit	End Balance
Totals:	**$0.00**	**$191,911.82**	**$191,911.82**	**$0.00**

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt

Operating-Valley Summary

Ending Account Balance:	$	65,269.24
Uncleared Items:	$	-
Adjusted Balance:	$	65,269.24
Bank Ending Balance:	$	65,269.24
Difference:	$	-

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
12/02/2025		Leitner Electric Company, Inc.		1010	($95.00)
			Total Uncleared		**($95.00)**

Reserve-Valley Summary

Ending Account Balance:	$ 85,128.78
Uncleared Items:	($95.00)
Adjusted Balance:	$ 85,223.78
Bank Ending Balance:	$ 85,223.78
Difference:	$-

P.O. Box 558
Wayne, NJ 07474-0558

1 M0656BLK050126065140 69 000000000 1469 004

CROSS CREEK OF FORT MYERS VILLAS I
CONDOMINIUM ASSOCIATION INC-OPERATING
C/O D & D ASSOCIATION SERVICES LLC
11000 METRO PKWY SUITE 3
FORT MYERS FL 33966-1210

Email: contactus@valley.com
Visit Us Online: www.valley.com
Mail To: 1720 Route 23, Wayne, NJ 07470

1469 0006245 0001-0004 1469

Account Statement

HOA BUSINESS CHECKING PLUS - XXXXXX7267

SUMMARY FOR THE PERIOD: 04/01/26 - 04/30/26

CROSS CREEK OF FORT MYERS VILLAS I

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$60,310.89	+	$41,017.88	-	$36,059.53	=	$65,269.24

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$60,310.89
04/02	LOCK BOX DEPOSIT		$2,278.77	$62,589.66
04/02	ACH DEBIT Cross Creek of F Vendor Pay 260402 625	-$432.00		$62,157.66
04/02	CHECK 2239	-$944.85		$61,212.81
04/06	ACH CREDIT Cross Creek of F OnlinePay 260406 22104		$2,278.77	$63,491.58
04/07	ACH CREDIT Cross Creek of F OnlinePay 260407 22113		$2,278.77	$65,770.35
04/07	ACH CREDIT Cross Creek of F ASSN DUES 260407		$31,902.78	$97,673.13
04/07	ACH DEBIT FIRST INSURANCE INSURANCE 260407 900-104173000	-$3,198.56		$94,474.57
04/08	LOCK BOX DEPOSIT		$2,278.22	$96,752.79
04/09	CHECK 2240	-$2,351.92		$94,400.87
04/10	CHECK 2242	-$20,016.00		$74,384.87
04/16	ACH DEBIT Cross Creek of F Vendor Pay 260416 667	-$60.39		$74,324.48
04/16	CHECK 2243	-$2,153.73		$72,170.75
04/21	ACH DEBIT Cross Creek of F CincXfer 260421 D4512	-$6,509.60		$65,661.15
04/21	CHECK 2244	-$72.00		$65,589.15
04/21	CHECK 2241	-$229.50		$65,359.65
04/28	ACH DEBIT FPL DIRECT DEBIT ELEC PYMT 260428	-$90.98		$65,268.67

1469 0006246 0002-0004 1469

TRANSCTIONS (continued)

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
04/30	INTEREST CREDIT		$0.57	$65,269.24
Ending Balance				**$65,269.24**

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
04/02	2239	$944.85	04/10	2242	$20,016.00
04/09	2240	$2,351.92	04/16	2243	$2,153.73
04/21	2241	$229.50	04/21	2244	$72.00

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

INTEREST RATE CALCULATIONS

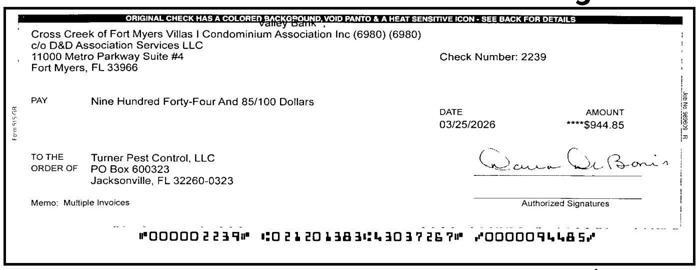
Avg. Stmt. Collected Balance	$70,340.00	Annual % Yield Earned	0.01%
Year-to-Date Interest Paid	$2.03	Interest Paid	$0.57

OVERDRAFT FEES

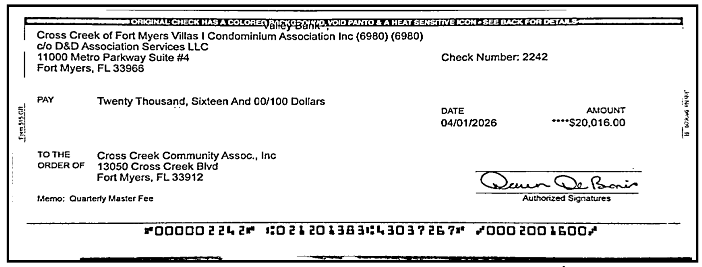
	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	$0.00	$0.00
Total Return Fees	$0.00	$0.00

1469 0006247 0003-0004 1469

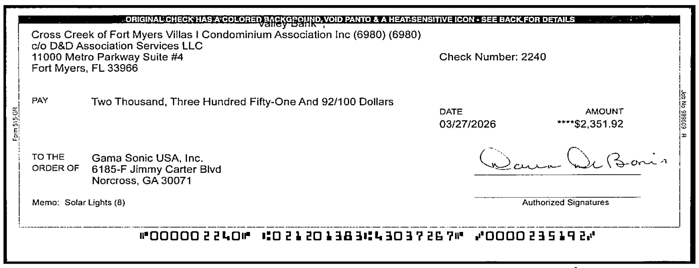
Check Images for Account XXXXXX7267


ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS
Valley Bank
Cross Creek of Fort Myers Villas I Condominium Association Inc (6980) (6980)
c/o D&D Association Services LLC
11000 Metro Parkway Suite #4
Fort Myers, FL 33966
Check Number: 2239
PAY Nine Hundred Forty-Four And 85/100 Dollars
DATE 03/25/2026 AMOUNT ****$944.85
TO THE ORDER OF Turner Pest Control, LLC
PO Box 600323
Jacksonville, FL 32260-0323
Memo: Multiple Invoices
Authorized Signatures
00002239 021201383 43037267 0000094485

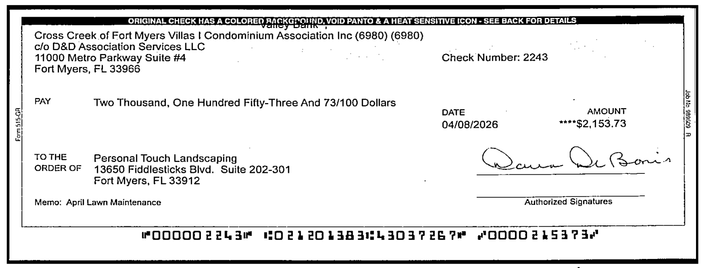
04/02/2026 # 2239 $944.85


ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS
Valley Bank
Cross Creek of Fort Myers Villas I Condominium Association Inc (6980) (6980)
c/o D&D Association Services LLC
11000 Metro Parkway Suite #4
Fort Myers, FL 33966
Check Number: 2242
PAY Twenty Thousand, Sixteen And 00/100 Dollars
DATE 04/01/2026 AMOUNT ****$20,016.00
TO THE ORDER OF Cross Creek Community Assoc., Inc
13050 Cross Creek Blvd
Fort Myers, FL 33912
Memo: Quarterly Master Fee
Authorized Signatures
00002242 021201383 43037267 0002001600

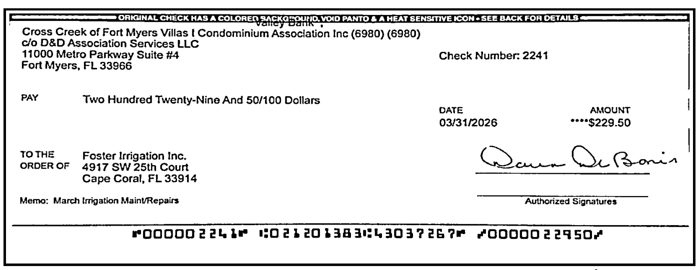
04/10/2026 # 2242 $20,016.00


ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS
Cross Creek of Fort Myers Villas I Condominium Association Inc (6980) (6980)
c/o D&D Association Services LLC
11000 Metro Parkway Suite #4
Fort Myers, FL 33966
Check Number: 2240
PAY Two Thousand, Three Hundred Fifty-One And 92/100 Dollars
DATE 03/27/2026 AMOUNT ****$2,351.92
TO THE ORDER OF Gama Sonic USA, Inc.
6185-F Jimmy Carter Blvd
Norcross, GA 30071
Memo: Solar Lights (8)
Authorized Signatures
00002240 021201383 43037267 0000235192

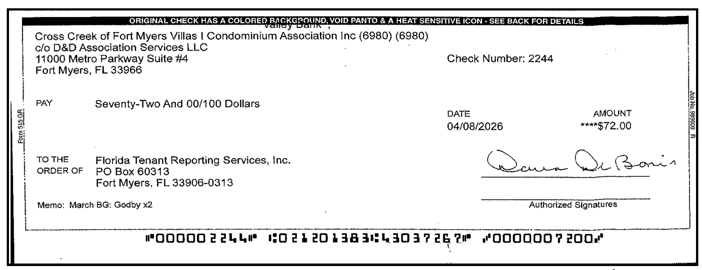
04/09/2026 # 2240 $2,351.92


ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS
Valley Bank
Cross Creek of Fort Myers Villas I Condominium Association Inc (6980) (6980)
c/o D&D Association Services LLC
11000 Metro Parkway Suite #4
Fort Myers, FL 33966
Check Number: 2243
PAY Two Thousand, One Hundred Fifty-Three And 73/100 Dollars
DATE 04/08/2026 AMOUNT ****$2,153.73
TO THE ORDER OF Personal Touch Landscaping
13650 Fiddlesticks Blvd. Suite 202-301
Fort Myers, FL 33912
Memo: April Lawn Maintenance
Authorized Signatures
00002243 021201383 43037267 0000215373

04/16/2026 # 2243 $2,153.73


ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS
Valley Bank
Cross Creek of Fort Myers Villas I Condominium Association Inc (6980) (6980)
c/o D&D Association Services LLC
11000 Metro Parkway Suite #4
Fort Myers, FL 33966
Check Number: 2241
PAY Two Hundred Twenty-Nine And 50/100 Dollars
DATE 03/31/2026 AMOUNT ****$229.50
TO THE ORDER OF Foster Irrigation Inc.
4917 SW 25th Court
Cape Coral, FL 33914
Memo: March Irrigation Maint/Repairs
Authorized Signatures
00002241 021201383 43037267 0000022950

04/21/2026 # 2241 $229.50


ORIGINAL CHECK HAS A COLORED BACKGROUND, VOID PANTO & A HEAT SENSITIVE ICON - SEE BACK FOR DETAILS
Cross Creek of Fort Myers Villas I Condominium Association Inc (6980) (6980)
c/o D&D Association Services LLC
11000 Metro Parkway Suite #4
Fort Myers, FL 33966
Check Number: 2244
PAY Seventy-Two And 00/100 Dollars
DATE 04/08/2026 AMOUNT ****$72.00
TO THE ORDER OF Florida Tenant Reporting Services, Inc.
PO Box 60313
Fort Myers, FL 33906-0313
Memo: March BG: Godby x2
Authorized Signatures
00002244 021201383 43037267 0000007200

04/21/2026 # 2244 $72.00

1469 0006248 0004-0004 1469

To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

If you think your statement is wrong or if you need more information about checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can contact us at 800-522-4100, but doing so will not preserve your rights. In your letter, give us your name and account number and the dollar amount of the suspected error. Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

B. Under Applicable State Law

If you rely upon the 3 months period provided by state law, you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

In Case Of Error Or Questions About Your Electronic Transfers (Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.

Valley
P.O. Box 558
Wayne, NJ 07474-0558

2466 0009343 0001-0002 2466

1 M0656BLK050126065140 66 000000000 2466 002

CROSS CREEK OF FORT MYERS VILLAS I
CONDOMINIUM ASSOCIATION INC-RESERVE
C/O D & D ASSOCIATION SERVICES LLC
11000 METRO PKWY SUITE 3
FORT MYERS FL 33966-1210

Email: contactus@valley.com
Visit Us Online: www.valley.com
Mail To: 1720 Route 23, Wayne, NJ 07470

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX8645

SUMMARY FOR THE PERIOD: 04/01/26 - 04/30/26

CROSS CREEK OF FORT MYERS VILLAS I

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$78,601.25	+	$6,622.53	-	$0.00	=	$85,223.78

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$78,601.25
04/21	ACH CREDIT Cross Creek of F CincXfer 260421 C4512		$6,509.60	$85,110.85
04/30	INTEREST CREDIT		$112.93	$85,223.78
Ending Balance				**$85,223.78**

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$80,771.00	Annual % Yield Earned	1.71%
Year-to-Date Interest Paid	$453.65	Interest Paid	$112.93

OVERDRAFT FEES

	Total This Period:	Total Year-To-Date:
Total Overdraft Fees:	$0.00	$0.00
Total Return Fees	$0.00	$0.00

P.O. Box 558
Wayne, NJ 07474-0558

2466 0009344 0002-0002 2466

To Reconcile Your Account

1. Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account.
2. Create a list of all checks that have been issued by you but have not been paid by Valley (Check(s) Outstanding).
3. Add to your checkbook balance any credit not already recorded in the checkbook.
4. Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook.
5. Follow the instructions listed in the Balance Reconciliation section below.

Balance Reconciliation

1 Enter ending statement balance	
2 Add deposits recorded in your checkbook but not shown on this statement.	
3 Total (1 plus 2 above)	
4 Subtract total check(s) outstanding	
5 Balance (3 less 4 should equal checkbook balance)	

Finance Charge Computation For Personal Line Of Credit

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day); then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

In Case Of Errors Or Questions About Your Personal Line Of Credit Transactions

A. Pursuant To The Federal Fair Credit Billing Act

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If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1720 Route 23, Wayne, NJ 07470-7533, or email us at contactus@valley.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

For additional terms and conditions applicable to your account statement, please refer to your account agreement.

1 0009344 0002-0002 M0656BLK050126065140 66 L 2466