

## Assets

### Operating Assets

|                                      |             |
|--------------------------------------|-------------|
| 10-1001-00 Cash Operating - Valley   | \$50,037.39 |
| 10-1010-00 Due From Unit Owners      | 7,383.74    |
| 10-1012-00 Accounts Receivable-Other | 1,627.00    |
| 10-1020-00 Prepaid Insurance         | 9,260.33    |
| 10-1035-00 Petty Cash                | 100.00      |

Total Operating Assets: \$68,408.46

### Cash Reserves

|                                     |           |
|-------------------------------------|-----------|
| 12-1005-00 Cash Reserve - Valley    | 85,371.25 |
| 12-1008-00 CD-Valley(0201)-12/31/26 | 60,799.07 |
| 12-1009-00 Due from Operating       | 60,000.00 |

Total Cash Reserves: \$206,170.32

### Total Assets:

\$274,578.78

## Liabilities & Equity

### Current Liabilities

|                               |           |
|-------------------------------|-----------|
| 20-2000-00 Accounts Payable   | 84.52     |
| 20-2010-00 Due to Reserves    | 60,000.00 |
| 20-2020-00 Prepaid Owner Fees | 6,886.31  |

Total Current Liabilities: \$66,970.83

### 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                                   | 3,721.83  |

Total Reserves: \$206,170.32

### Equity

|                                     |            |
|-------------------------------------|------------|
| 35-3080-00 Prior Years Fund Balance | (9,870.80) |
|-------------------------------------|------------|

Total Equity: (\$9,870.80)

Net Income Gain / Loss

11,308.43

\$11,308.43

### Total Liabilities & Equity:

\$274,578.78

# Income Statement - Operating

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

06/30/2026

Date: 7/15/2026  
Time: 9:48 am  
Page: 1

| Description                               | Current Period |              |             | Year-to-date |              |              | Annual Budget |
|-------------------------------------------|----------------|--------------|-------------|--------------|--------------|--------------|---------------|
|                                           | Actual         | Budget       | Variance    | Actual       | Budget       | Variance     |               |
| OPERATING INCOME                          |                |              |             |              |              |              |               |
| Revenue                                   |                |              |             |              |              |              |               |
| 4010-00 Assessment Fees                   | \$ 18,230.16   | \$ 18,230.15 | \$ 0.01     | \$109,380.96 | \$109,380.90 | \$ 0.06      | \$218,761.84  |
| 4040-00 Interest Income                   | 0.43           | -            | 0.43        | 2.99         | -            | 2.99         | -             |
| 4050-00 Late Fees/Interest                | 102.54         | -            | 102.54      | 478.52       | -            | 478.52       | -             |
| 4060-00 Application Fees                  | -              | -            | -           | 150.00       | -            | 150.00       | -             |
| Total Revenue                             | \$ 18,333.13   | \$ 18,230.15 | \$ 102.98   | \$110,012.47 | \$109,380.90 | \$631.57     | \$218,761.84  |
| Total OPERATING INCOME                    | \$ 18,333.13   | \$ 18,230.15 | \$ 102.98   | \$110,012.47 | \$109,380.90 | \$ 631.57    | \$218,761.84  |
| OPERATING EXPENSE                         |                |              |             |              |              |              |               |
| Administrative Expenses                   |                |              |             |              |              |              |               |
| 5000-00 Management Contract               | 432.00         | 432.00       | -           | 2,592.00     | 2,592.00     | -            | 5,184.00      |
| 5020-00 Office Expenses                   | 54.52          | 100.00       | 45.48       | 411.15       | 600.00       | 188.85       | 1,200.00      |
| 5025-00 Application Expenses              | 30.00          | -            | ( 30.00)    | 102.00       | -            | ( 102.00)    | -             |
| 5050-00 Legal Fees Expense                | -              | 16.67        | 16.67       | -            | 100.02       | 100.02       | 200.00        |
| 5060-00 Division Fees, Tax Prep, Corporat | -              | 31.25        | 31.25       | 357.25       | 187.50       | ( 169.75)    | 375.00        |
| 5080-00 Master Fees                       | 6,672.00       | 6,672.00     | -           | 40,032.00    | 40,032.00    | -            | 80,064.00     |
| Total Administrative Expenses             | \$ 7,188.52    | \$ 7,251.92  | \$ 63.40    | \$ 43,494.40 | \$ 43,511.52 | \$17.12      | \$ 87,023.00  |
| Insurance Expenses                        |                |              |             |              |              |              |               |
| 5500-00 Property Insurance                | 2,952.71       | 3,195.75     | 243.04      | 19,472.21    | 19,174.50    | ( 297.71)    | 38,349.00     |
| 5530-00 Insurance Appraisal               | -              | 25.42        | 25.42       | -            | 152.52       | 152.52       | 305.00        |
| Total Insurance Expenses                  | \$ 2,952.71    | \$ 3,221.17  | \$ 268.46   | \$ 19,472.21 | \$ 19,327.02 | (\$145.19)   | \$ 38,654.00  |
| Building/Grounds Maintenance              |                |              |             |              |              |              |               |
| 5200-00 Building Repairs                  | -              | 166.67       | 166.67      | 2,000.20     | 1,000.02     | ( 1,000.18)  | 2,000.00      |
| 5210-00 Roof Repairs                      | -              | 41.67        | 41.67       | -            | 250.02       | 250.02       | 500.00        |
| 5290-00 Operating Fund Contingency        | -              | 1,425.12     | 1,425.12    | -            | 8,550.72     | 8,550.72     | 17,101.44     |
| 5300-00 Lawn Contract/Fertilization       | 2,153.73       | 2,153.75     | 0.02        | 12,922.38    | 12,922.50    | 0.12         | 25,845.00     |
| 5305-00 Plant Replacement                 | -              | 125.00       | 125.00      | -            | 750.00       | 750.00       | 1,500.00      |
| 5310-00 Tree Trimming/Removal & Replac    | 1,935.00       | 375.00       | ( 1,560.00) | 2,971.00     | 2,250.00     | ( 721.00)    | 4,500.00      |
| 5320-00 Sprinkler Repair & Maintenance    | 915.86         | 1,041.67     | 125.81      | 2,597.14     | 6,250.02     | 3,652.88     | 12,500.00     |
| 5350-00 Pest Control-Interior             | 344.85         | 175.00       | ( 169.85)   | 1,634.55     | 1,050.00     | ( 584.55)    | 2,100.00      |
| Total Building/Grounds Maintenance        | \$ 5,349.44    | \$ 5,503.88  | \$ 154.44   | \$ 22,125.27 | \$ 33,023.28 | \$10,898.01  | \$ 66,046.44  |
| Utilities                                 |                |              |             |              |              |              |               |
| 5100-00 Sprinkler Electric                | 110.09         | 83.33        | ( 26.76)    | 592.96       | 499.98       | ( 92.98)     | 1,000.00      |
| Total Utilities                           | \$ 110.09      | \$ 83.33     | (\$ 26.76)  | \$ 592.96    | \$ 499.98    | (\$92.98)    | \$ 1,000.00   |
| Reserve Funding                           |                |              |             |              |              |              |               |
| 5710-00 Reserve Funding                   | -              | 2,169.87     | 2,169.87    | 13,019.20    | 13,019.22    | 0.02         | 26,038.40     |
| Total Reserve Funding                     | \$ -           | \$ 2,169.87  | \$ 2,169.87 | \$ 13,019.20 | \$ 13,019.22 | \$0.02       | \$ 26,038.40  |
| Total OPERATING EXPENSE                   | \$ 15,600.76   | \$ 18,230.17 | \$ 2,629.41 | \$ 98,704.04 | \$109,381.02 | \$ 10,676.98 | \$218,761.84  |
| Net Income:                               | \$ 2,732.37    | (\$ 0.02)    | \$ 2,732.39 | \$ 11,308.43 | (\$ 0.12)    | \$ 11,308.55 | \$ 0.00       |

# Reserve Schedule

Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)  
06/01/2026 To 06/30/2026

Date: 7/15/2026  
Time: 9:48 am  
Page: 1

| 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                           | \$17,798.10         | \$0.00         | \$0.00        | \$0.00        | \$0.00          | \$17,798.10         |
| Exterior Painting & Roof Cleaning          | \$28,393.99         | \$0.00         | \$0.00        | \$0.00        | \$0.00          | \$28,393.99         |
| Paving & Sealing                           | \$50,378.16         | \$0.00         | \$0.00        | \$0.00        | \$0.00          | \$50,378.16         |
| Irrigation System                          | \$80,867.07         | \$0.00         | \$0.00        | \$0.00        | \$0.00          | \$80,867.07         |
| Landscape Enhancements                     | \$7,661.34          | \$0.00         | \$0.00        | \$0.00        | \$0.00          | \$7,661.34          |
| Street Light Maintenance (Solar Batteries) | (\$348.82)          | \$0.00         | \$0.00        | \$0.00        | \$0.00          | (\$348.82)          |
| Legal Costs                                | \$4,707.50          | \$0.00         | \$0.00        | \$0.00        | \$0.00          | \$4,707.50          |
| Insurance Deductible                       | \$13,303.67         | \$0.00         | \$0.00        | \$0.00        | \$0.00          | \$13,303.67         |
| Interest                                   | \$3,506.59          | \$95.90        | \$0.00        | \$0.00        | \$119.34        | \$3,721.83          |
|                                            | <b>\$205,955.08</b> | <b>\$95.90</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$119.34</b> | <b>\$206,170.32</b> |

# Homeowner Aging Report

Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)  
End Date: 06/30/2026

Date: 7/15/2026  
Time: 9:48 am  
Page: 1

| Description                           | Current                                | Over 30  | Over 60    | Over 90    | Balance    |
|---------------------------------------|----------------------------------------|----------|------------|------------|------------|
| 6980002001 - Alan & Judy Herman Owner | Last Payment: \$2,278.77 on 07/11/2025 |          |            |            |            |
| Total:                                | \$102.54                               | \$102.54 | \$2,381.31 | \$4,796.80 | \$7,383.19 |

|                                  |                                        |        |        |        |        |
|----------------------------------|----------------------------------------|--------|--------|--------|--------|
| 6980002021 - William Reece Owner | Last Payment: \$2,278.22 on 04/08/2026 |        |        |        |        |
| Total:                           | \$0.00                                 | \$0.00 | \$0.55 | \$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 Associator | \$102.54      | \$102.54      | \$2,381.86    | \$4,796.80    | \$7,383.74    |

| Description                               | Total      |
|-------------------------------------------|------------|
| Assessment Fee (Delinquent Interest) 2025 | \$273.44   |
| Assessment Fee (Delinquent Interest) 2026 | \$273.44   |
| Assessment Fee 2025                       | \$2,278.77 |
| Assessment Fee 2026                       | \$4,558.09 |
| Total:                                    | \$7,383.74 |
| AR Total (Exclude Prepaid Assessments):   | \$7,383.74 |

# PrePaid Homeowner List

Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)  
End Date: 6/30/2026

Date: 7/15/2026

Time: 9:48 am

Page: 1

| Account No:                                                                        | Homeowner Name                        | Address                                                  | Balance               |
|------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------|-----------------------|
| 6980002005                                                                         | Frank & Maureen Ascenzo               | 13359 Tall Grass Court Unit 2005<br>Fort Myers, FL 33912 | (\$2,303.77)          |
| 6980002016                                                                         | Jerry & Linda Moore & c/o Patty Adams | 13404 Tall Grass Court Unit 2016<br>Fort Myers, FL 33912 | (\$2,278.77)          |
| 6980002018                                                                         | Eugene & Ellen Louwaert               | 13382 Tall Grass Court Unit 2018<br>Fort Myers, FL 33912 | (\$2,303.77)          |
| <b>Cross Creek of Fort Myers Villas I Condominium Association Inc (6980) Total</b> |                                       |                                                          | <b>3 (\$6,886.31)</b> |

# Cash Disbursement

Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)  
6/1/2026 - 6/30/2026

Date: 7/15/2026  
Time: 9:48 am  
Page: 1

| Date                                      | Check # | Payee                                            | Amount             |
|-------------------------------------------|---------|--------------------------------------------------|--------------------|
| <b>10-1001-00 Cash Operating - Valley</b> |         |                                                  |                    |
| 06/02/2026                                | 0       | Paragon Financial Services                       | \$200.00           |
|                                           |         | <b>Invoice #: 51826</b>                          |                    |
|                                           |         | 50-5060-00 2025 Tax Preparation                  | \$200.00           |
| 06/02/2026                                | 0       | D & D Association Services, LLC                  | \$59.50            |
|                                           |         | <b>Invoice #: MAY</b>                            |                    |
|                                           |         | 50-5020-00 MAY Office Expenses                   | \$59.50            |
| 06/02/2026                                | 0       | D & D Association Services, LLC                  | \$432.00           |
|                                           |         | 50-5000-00 Monthly Management Fee                | \$432.00           |
| 06/02/2026                                | 2250    | Auto-Owners Insurance Company                    | \$3,398.65         |
|                                           |         | <b>Invoice #: 100443479</b>                      |                    |
|                                           |         | 10-1020-00 General Liability Insurance 6/4/26-27 | \$3,398.65         |
| 06/09/2026                                | 2251    | Personal Touch Landscaping                       | \$2,153.73         |
|                                           |         | <b>Invoice #: 162806</b>                         |                    |
|                                           |         | 55-5300-00 June Lawn Maintenance                 | \$2,153.73         |
| 06/23/2026                                | 0       | First Insurance Funding Corp                     | \$2,768.60         |
|                                           |         | <b>Invoice #: XXX-107087041</b>                  |                    |
|                                           |         | 10-1020-00 Payment on Insurance                  | \$2,768.60         |
| 06/23/2026                                | 2252    | Foster Irrigation Inc.                           | \$915.86           |
|                                           |         | <b>Invoice #: 2013224</b>                        |                    |
|                                           |         | 55-5320-00 June Irrigation Maint/Repairs         | \$915.86           |
| 06/23/2026                                | 2253    | AM DESIGNS LLC                                   | \$1,935.00         |
|                                           |         | <b>Invoice #: 110</b>                            |                    |
|                                           |         | 55-5310-00 Plants/mulch                          | \$1,935.00         |
| 06/29/2026                                | 0       | FPL                                              | \$110.09           |
|                                           |         | <b>Invoice #: 79003-39404</b>                    |                    |
|                                           |         | 60-5100-00 13426 Well Electric 5/14-6/15         | \$110.09           |
| 06/30/2026                                | 2254    | Turner Pest Control, LLC                         | \$344.85           |
|                                           |         | <b>Invoice #: 622318239</b>                      |                    |
|                                           |         | 55-5350-00 6/22 Pest Control                     | \$344.85           |
|                                           |         | <b>Account Totals</b>                            | <b>\$12,318.28</b> |
|                                           |         | <b># Checks:</b>                                 | <b>10</b>          |
|                                           |         | <b>Association Totals</b>                        | <b>\$12,318.28</b> |
|                                           |         | <b># Checks:</b>                                 | <b>10</b>          |



## Payables Aging Report

Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)  
As Of 6/30/2026

Date: 7/15/2026  
Time: 9:48 am  
Page: 1

| Vendor                                  | Current | Over 30 | Over 60 | Over 90 | Balance |
|-----------------------------------------|---------|---------|---------|---------|---------|
| D & D Association Services, LLC         | \$54.52 | \$0.00  | \$0.00  | \$0.00  | \$54.52 |
| Florida Tenant Reporting Services, Inc. | \$30.00 | \$0.00  | \$0.00  | \$0.00  | \$30.00 |
| Totals:                                 | \$84.52 | \$0.00  | \$0.00  | \$0.00  | \$84.52 |

# General Ledger Trial Balance with Details

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

Accts: All Dates: 6/1/2026 - 6/30/2026

Date: 7/15/2026

Time: 9:48 am

Page: 1

| Account No  | Description               |              |               |                                                                                                                                      | Prior Balance | Current Debit | Current Credit | End Balance |
|-------------|---------------------------|--------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------|---------------|---------------|----------------|-------------|
| 10-1001-00  | Cash Operating - Valley   |              |               |                                                                                                                                      | \$55,518.93   | \$6,836.74    | \$12,318.28    | \$50,037.39 |
| <b>Date</b> | <b>GL Ref #</b>           | <b>Debit</b> | <b>Credit</b> | <b>Description</b>                                                                                                                   |               |               |                |             |
| 06/02/2026  | 355767                    | \$ -         | \$ 200.00     | Cash Operating - Valley Inv # 51826; Paragon Financial Services Chk # 0<br>Inv: 51826 Paragon Financial Services                     |               |               |                |             |
| 06/02/2026  | 355769                    | -            | 59.50         | Cash Operating - Valley Inv # MAY; D & D Association Services, LLC Chk # 0<br>Inv: MAY D & D Association Services, LLC               |               |               |                |             |
| 06/02/2026  | 355771                    | -            | 432.00        | Cash Operating - Valley Inv # ; D & D Association Services, LLC Chk # 0<br>Inv: D & D Association Services, LLC                      |               |               |                |             |
| 06/02/2026  | 355927                    | -            | 3,398.65      | Cash Operating - Valley Inv # 100443479; Auto-Owners Insurance Company Chk # 2250<br>Inv: 100443479 Auto-Owners Insurance Company    |               |               |                |             |
| 06/09/2026  | 357161                    | -            | 2,153.73      | Cash Operating - Valley Inv # 162806; Personal Touch Landscaping Chk # 2251<br>Inv: 162806 Personal Touch Landscaping                |               |               |                |             |
| 06/23/2026  | 358277                    | -            | 2,768.60      | Cash Operating - Valley Inv # XXX-107087041; First Insurance Funding Corp Chk # 0<br>Inv: XXX-107087041 First Insurance Funding Corp |               |               |                |             |
| 06/23/2026  | 358335                    | -            | 915.86        | Cash Operating - Valley Inv # 2013224; Foster Irrigation Inc. Chk # 2252<br>Inv: 2013224 Foster Irrigation Inc.                      |               |               |                |             |
| 06/23/2026  | 358337                    | -            | 1,935.00      | Cash Operating - Valley Inv # 110; AM DESIGNS LLC Chk # 2253<br>Inv: 110 AM DESIGNS LLC                                              |               |               |                |             |
| 06/26/2026  | 358522                    | 2,278.77     | -             | Deposit from batch 22602                                                                                                             |               |               |                |             |
| 06/29/2026  | 358731                    | 2,278.77     | -             | Deposit from batch 22596                                                                                                             |               |               |                |             |
| 06/29/2026  | 358973                    | -            | 110.09        | Cash Operating - Valley Inv # 79003-39404; FPL Chk # 0<br>Inv: 79003-39404 FPL                                                       |               |               |                |             |
| 06/30/2026  | 359087                    | -            | 344.85        | Cash Operating - Valley Inv # 622318239; Turner Pest Control, LLC Chk # 2254<br>Inv: 622318239 Turner Pest Control, LLC              |               |               |                |             |
| 06/30/2026  | 359467                    | 0.43         | -             | Interest                                                                                                                             |               |               |                |             |
| 06/30/2026  | 359552                    | 2,278.77     | -             | Deposit from batch 22621                                                                                                             |               |               |                |             |
| 10-1010-00  | Due From Unit Owners      |              |               |                                                                                                                                      | 7,281.20      | 102.54        | -              | 7,383.74    |
| <b>Date</b> | <b>GL Ref #</b>           | <b>Debit</b> | <b>Credit</b> | <b>Description</b>                                                                                                                   |               |               |                |             |
| 06/11/2026  | 357816                    | \$ 102.54    | \$ -          | Assessment Fee - Batch 22537                                                                                                         |               |               |                |             |
| 10-1012-00  | Accounts Receivable-Other |              |               |                                                                                                                                      | 1,627.00      | -             | -              | 1,627.00    |
| <b>Date</b> | <b>GL Ref #</b>           | <b>Debit</b> | <b>Credit</b> | <b>Description</b>                                                                                                                   |               |               |                |             |
| 10-1020-00  | Prepaid Insurance         |              |               |                                                                                                                                      | 6,045.79      | 6,167.25      | 2,952.71       | 9,260.33    |
| <b>Date</b> | <b>GL Ref #</b>           | <b>Debit</b> | <b>Credit</b> | <b>Description</b>                                                                                                                   |               |               |                |             |
| 06/01/2026  | 355349                    | \$ 3,398.65  | \$ -          | General Liability Insurance 6/4/26-27<br>Inv: 100443479 Auto-Owners Insurance Company                                                |               |               |                |             |
| 06/23/2026  | 358129                    | 2,768.60     | -             | Payment on Insurance<br>Inv: XXX-107087041 First Insurance Funding Corp                                                              |               |               |                |             |
| 06/30/2026  | 362262                    | -            | 2,952.71      | Monthly Insurance write off                                                                                                          |               |               |                |             |
| 10-1030-00  | Prepaid Expenses          |              |               |                                                                                                                                      | 6,672.00      | -             | 6,672.00       | -           |
| <b>Date</b> | <b>GL Ref #</b>           | <b>Debit</b> | <b>Credit</b> | <b>Description</b>                                                                                                                   |               |               |                |             |
| 06/01/2026  | 354977                    | \$ -         | \$ 6,672.00   | Cross Creek Community Fee                                                                                                            |               |               |                |             |
| 10-1035-00  | Petty Cash                |              |               |                                                                                                                                      | 100.00        | -             | -              | 100.00      |
| <b>Date</b> | <b>GL Ref #</b>           | <b>Debit</b> | <b>Credit</b> | <b>Description</b>                                                                                                                   |               |               |                |             |
| 12-1005-00  | Cash Reserve - Valley     |              |               |                                                                                                                                      | 85,251.91     | 119.34        | -              | 85,371.25   |
| <b>Date</b> | <b>GL Ref #</b>           | <b>Debit</b> | <b>Credit</b> | <b>Description</b>                                                                                                                   |               |               |                |             |
| 06/30/2026  | 359491                    | \$ 119.34    | \$ -          | Interest                                                                                                                             |               |               |                |             |
| 12-1008-00  | CD-Valley(0201)-12/31/26  |              |               |                                                                                                                                      | 60,703.17     | 95.90         | -              | 60,799.07   |
| <b>Date</b> | <b>GL Ref #</b>           | <b>Debit</b> | <b>Credit</b> | <b>Description</b>                                                                                                                   |               |               |                |             |
| 06/17/2026  | 357744                    | \$ 95.90     | \$ -          | CD Interest                                                                                                                          |               |               |                |             |
| 12-1009-00  | Due from Operating        |              |               |                                                                                                                                      | 60,000.00     | -             | -              | 60,000.00   |
| <b>Date</b> | <b>GL Ref #</b>           | <b>Debit</b> | <b>Credit</b> | <b>Description</b>                                                                                                                   |               |               |                |             |
| 20-2000-00  | Accounts Payable          |              |               |                                                                                                                                      | (259.50)      | 12,318.28     | 12,143.30      | (84.52)     |
| <b>Date</b> | <b>GL Ref #</b>           | <b>Debit</b> | <b>Credit</b> | <b>Description</b>                                                                                                                   |               |               |                |             |

# General Ledger Trial Balance with Details

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

Accts: All Dates: 6/1/2026 - 6/30/2026

Date: 7/15/2026

Time: 9:48 am

Page: 2

| Account No | Description           | Prior Balance                                                                                                                 | Current Debit | Current Credit           | End Balance |
|------------|-----------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------|--------------------------|-------------|
| 06/01/2026 | 354447 \$ - \$ 432.00 | Accounts Payable<br>Inv: D & D Association Services, LLC                                                                      |               |                          |             |
| 06/01/2026 | 355349 - 3,398.65     | Accounts Payable Inv # 100443479<br>Inv: 100443479 Auto-Owners Insurance Company                                              |               |                          |             |
| 06/02/2026 | 355767 200.00 -       | Accounts Payable Inv # 51826; Paragon Financial Services Chk # 0<br>Inv: 51826 Paragon Financial Services                     |               |                          |             |
| 06/02/2026 | 355769 59.50 -        | Accounts Payable Inv # MAY; D & D Association Services, LLC Chk # 0<br>Inv: MAY D & D Association Services, LLC               |               |                          |             |
| 06/02/2026 | 355771 432.00 -       | Accounts Payable Inv # ; D & D Association Services, LLC Chk # 0<br>Inv: D & D Association Services, LLC                      |               |                          |             |
| 06/02/2026 | 355927 3,398.65 -     | Accounts Payable Inv # 100443479; Auto-Owners Insurance Company Chk # 2250<br>Inv: 100443479 Auto-Owners Insurance Company    |               |                          |             |
| 06/08/2026 | 356528 - 2,153.73     | Accounts Payable Inv # 162806<br>Inv: 162806 Personal Touch Landscaping                                                       |               |                          |             |
| 06/09/2026 | 357161 2,153.73 -     | Accounts Payable Inv # 162806; Personal Touch Landscaping Chk # 2251<br>Inv: 162806 Personal Touch Landscaping                |               |                          |             |
| 06/23/2026 | 358127 - 1,935.00     | Accounts Payable Inv # 110<br>Inv: 110 AM DESIGNS LLC                                                                         |               |                          |             |
| 06/23/2026 | 358129 - 2,768.60     | Accounts Payable Inv # XXX-107087041<br>Inv: XXX-107087041 First Insurance Funding Corp                                       |               |                          |             |
| 06/23/2026 | 358131 - 915.86       | Accounts Payable Inv # 2013224<br>Inv: 2013224 Foster Irrigation Inc.                                                         |               |                          |             |
| 06/23/2026 | 358277 2,768.60 -     | Accounts Payable Inv # XXX-107087041; First Insurance Funding Corp Chk # 0<br>Inv: XXX-107087041 First Insurance Funding Corp |               |                          |             |
| 06/23/2026 | 358335 915.86 -       | Accounts Payable Inv # 2013224; Foster Irrigation Inc. Chk # 2252<br>Inv: 2013224 Foster Irrigation Inc.                      |               |                          |             |
| 06/23/2026 | 358337 1,935.00 -     | Accounts Payable Inv # 110; AM DESIGNS LLC Chk # 2253<br>Inv: 110 AM DESIGNS LLC                                              |               |                          |             |
| 06/29/2026 | 358794 - 344.85       | Accounts Payable Inv # 622318239<br>Inv: 622318239 Turner Pest Control, LLC                                                   |               |                          |             |
| 06/29/2026 | 358796 - 110.09       | Accounts Payable Inv # 79003-39404<br>Inv: 79003-39404 FPL                                                                    |               |                          |             |
| 06/29/2026 | 358973 110.09 -       | Accounts Payable Inv # 79003-39404; FPL Chk # 0<br>Inv: 79003-39404 FPL                                                       |               |                          |             |
| 06/30/2026 | 359087 344.85 -       | Accounts Payable Inv # 622318239; Turner Pest Control, LLC Chk # 2254<br>Inv: 622318239 Turner Pest Control, LLC              |               |                          |             |
| 06/30/2026 | 361660 - 54.52        | Accounts Payable Inv # 6/1/2026<br>Inv: 6/1/2026 D & D Association Services, LLC                                              |               |                          |             |
| 06/30/2026 | 361662 - 30.00        | Accounts Payable Inv # 43294<br>Inv: 43294 Florida Tenant Reporting Services, Inc.                                            |               |                          |             |
| 20-2010-00 | Due to Reserves       | (60,000.00)                                                                                                                   | -             | -                        | (60,000.00) |
| Date       | GL Ref #              | Debit                                                                                                                         | Credit        | Description              |             |
| 20-2020-00 | Prepaid Owner Fees    | (50.00)                                                                                                                       | -             | 6,836.31                 | (6,886.31)  |
| Date       | GL Ref #              | Debit                                                                                                                         | Credit        | Description              |             |
| 06/26/2026 | 358522                | \$ -                                                                                                                          | \$ 2,278.77   | Deposit from batch 22602 |             |
| 06/29/2026 | 358731                | -                                                                                                                             | 2,278.77      | Deposit from batch 22596 |             |
| 06/30/2026 | 359552                | -                                                                                                                             | 2,278.77      | Deposit from batch 22621 |             |
| 20-2040-00 | Deferred Income       | (18,230.16)                                                                                                                   | 18,230.16     | -                        | -           |
| Date       | GL Ref #              | Debit                                                                                                                         | Credit        | Description              |             |
| 06/01/2026 | 354975                | \$ 18,230.16                                                                                                                  | \$ -          | Assessments              |             |
| 30-2500-00 | General Reserves      | 312.52                                                                                                                        | -             | -                        | 312.52      |
| Date       | GL Ref #              | Debit                                                                                                                         | Credit        | Description              |             |

# General Ledger Trial Balance with Details

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

Accts: All Dates: 6/1/2026 - 6/30/2026

Date: 7/15/2026

Time: 9:48 am

Page: 3

| Account No  | Description                                | Prior Balance | Current Debit | Current Credit                                                           | End Balance  |
|-------------|--------------------------------------------|---------------|---------------|--------------------------------------------------------------------------|--------------|
| 30-2510-00  | Roof Replacement                           | (17,798.10)   | -             | -                                                                        | (17,798.10)  |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 30-2520-00  | Exterior Painting & Roof Cleaning          | (28,393.99)   | -             | -                                                                        | (28,393.99)  |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 30-2530-00  | Paving & Sealing                           | (50,378.16)   | -             | -                                                                        | (50,378.16)  |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 30-2535-00  | Irrigation System                          | (80,867.07)   | -             | -                                                                        | (80,867.07)  |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 30-2540-00  | Landscape Enhancements                     | (7,661.34)    | -             | -                                                                        | (7,661.34)   |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 30-2560-00  | Street Light Maintenance (Solar Batteries) | 348.82        | -             | -                                                                        | 348.82       |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 30-2570-00  | Legal Costs                                | (4,707.50)    | -             | -                                                                        | (4,707.50)   |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 30-2580-00  | Insurance Deductible                       | (13,303.67)   | -             | -                                                                        | (13,303.67)  |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 30-2990-00  | Interest                                   | (3,506.59)    | -             | 215.24                                                                   | (3,721.83)   |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 06/17/2026  | 357744                                     | \$ -          | \$ 95.90      | CD Interest                                                              |              |
| 06/30/2026  | 359491                                     | -             | 119.34        | Interest                                                                 |              |
| 35-3080-00  | Prior Years Fund Balance                   | 9,870.80      | -             | -                                                                        | 9,870.80     |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 40-4010-00  | Assessment Fees                            | (91,150.80)   | -             | 18,230.16                                                                | (109,380.96) |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 06/01/2026  | 354975                                     | \$ -          | \$ 18,230.16  | Assessments                                                              |              |
| 40-4040-00  | Interest Income                            | (2.56)        | -             | 0.43                                                                     | (2.99)       |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 06/30/2026  | 359467                                     | \$ -          | \$ 0.43       | Interest                                                                 |              |
| 40-4050-00  | Late Fees/Interest                         | (375.98)      | -             | 102.54                                                                   | (478.52)     |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 06/11/2026  | 357816                                     | \$ -          | \$ 102.54     | Assessment Fee - Batch 22537                                             |              |
| 40-4060-00  | Application Fees                           | (150.00)      | -             | -                                                                        | (150.00)     |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 50-5000-00  | Management Contract                        | 2,160.00      | 432.00        | -                                                                        | 2,592.00     |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 06/01/2026  | 354447                                     | \$ 432.00     | \$ -          | Monthly Management Fee<br>Inv: D & D Association Services, LLC           |              |
| 50-5020-00  | Office Expenses                            | 356.63        | 54.52         | -                                                                        | 411.15       |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 06/30/2026  | 361660                                     | \$ 54.52      | \$ -          | June Office Expenses<br>Inv: 6/1/2026 D & D Association Services, LLC    |              |
| 50-5025-00  | Application Expenses                       | 72.00         | 30.00         | -                                                                        | 102.00       |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 06/30/2026  | 361662                                     | \$ 30.00      | \$ -          | June BG: PATTERSON<br>Inv: 43294 Florida Tenant Reporting Services, Inc. |              |
| 50-5060-00  | Division Fees, Tax Prep, Corporate Fee     | 357.25        | -             | -                                                                        | 357.25       |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 50-5080-00  | Master Fees                                | 33,360.00     | 6,672.00      | -                                                                        | 40,032.00    |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 06/01/2026  | 354977                                     | \$ 6,672.00   | \$ -          | Cross Creek Community Fee                                                |              |
| 51-5500-00  | Property Insurance                         | 16,519.50     | 2,952.71      | -                                                                        | 19,472.21    |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |
| 06/30/2026  | 362262                                     | \$ 2,952.71   | \$ -          | Monthly Insurance write off                                              |              |
| 55-5200-00  | Building Repairs                           | 2,000.20      | -             | -                                                                        | 2,000.20     |
| <b>Date</b> | <b>GL Ref #</b>                            | <b>Debit</b>  | <b>Credit</b> | <b>Description</b>                                                       |              |

# General Ledger Trial Balance with Details

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

Accts: All Dates: 6/1/2026 - 6/30/2026

Date: 7/15/2026

Time: 9:48 am

Page: 4

| Account No | Description                         |             |        | Prior Balance                                                        | Current Debit | Current Credit | End Balance |
|------------|-------------------------------------|-------------|--------|----------------------------------------------------------------------|---------------|----------------|-------------|
| 55-5300-00 | Lawn Contract/Fertilization         |             |        | 10,768.65                                                            | 2,153.73      | -              | 12,922.38   |
| Date       | GL Ref #                            | Debit       | Credit | Description                                                          |               |                |             |
| 06/08/2026 | 356528                              | \$ 2,153.73 | \$ -   | June Lawn Maintenance<br>Inv: 162806 Personal Touch Landscaping      |               |                |             |
| 55-5310-00 | Tree Trimming/Removal & Replacement |             |        | 1,036.00                                                             | 1,935.00      | -              | 2,971.00    |
| Date       | GL Ref #                            | Debit       | Credit | Description                                                          |               |                |             |
| 06/23/2026 | 358127                              | \$ 1,935.00 | \$ -   | Plants/mulch<br>Inv: 110 AM DESIGNS LLC                              |               |                |             |
| 55-5320-00 | Sprinkler Repair & Maintenance      |             |        | 1,681.28                                                             | 915.86        | -              | 2,597.14    |
| Date       | GL Ref #                            | Debit       | Credit | Description                                                          |               |                |             |
| 06/23/2026 | 358131                              | \$ 915.86   | \$ -   | June Irrigation Maint/Repairs<br>Inv: 2013224 Foster Irrigation Inc. |               |                |             |
| 55-5350-00 | Pest Control-Interior               |             |        | 1,289.70                                                             | 344.85        | -              | 1,634.55    |
| Date       | GL Ref #                            | Debit       | Credit | Description                                                          |               |                |             |
| 06/29/2026 | 358794                              | \$ 344.85   | \$ -   | 6/22 Pest Control<br>Inv: 622318239 Turner Pest Control, LLC         |               |                |             |
| 60-5100-00 | Sprinkler Electric                  |             |        | 482.87                                                               | 110.09        | -              | 592.96      |
| Date       | GL Ref #                            | Debit       | Credit | Description                                                          |               |                |             |
| 06/29/2026 | 358796                              | \$ 110.09   | \$ -   | 13426 Well Electric 5/14-6/15<br>Inv: 79003-39404 FPL                |               |                |             |
| 99-5710-00 | Reserve Funding                     |             |        | 13,019.20                                                            | -             | -              | 13,019.20   |
| Date       | GL Ref #                            | Debit       | Credit | Description                                                          |               |                |             |
| Totals:    |                                     |             |        | \$0.00                                                               | \$59,470.97   | \$59,470.97    | \$0.00      |

**Bank Account Reconciliation**

Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)  
Operating-Valley (End: 06/30/2026)

Date: 7/15/2026  
Time: 9:48 am  
Page: 1

| Date                   | Reconciled | Description                  | Batch # - Type | Check #                | Trans. Amt          |
|------------------------|------------|------------------------------|----------------|------------------------|---------------------|
| <b>Uncleared Items</b> |            |                              |                |                        |                     |
| 06/23/2026             |            | First Insurance Funding Corp |                | 0                      | (\$2,768.60)        |
| 06/23/2026             |            | AM DESIGNS LLC               |                | 2253                   | (\$1,935.00)        |
| 06/23/2026             |            | Foster Irrigation Inc.       |                | 2252                   | (\$915.86)          |
| 06/30/2026             |            | Turner Pest Control, LLC     |                | 2254                   | (\$344.85)          |
|                        |            |                              |                | <b>Total Uncleared</b> | <b>(\$5,964.31)</b> |

**Operating-Valley Summary**

|                         |     |           |
|-------------------------|-----|-----------|
| Ending Account Balance: | \$  | 50,037.39 |
| Uncleared Items:        | (\$ | 5,964.31) |
|                         |     |           |
| Adjusted Balance:       | \$  | 56,001.70 |
| Bank Ending Balance:    | \$  | 56,001.70 |
|                         |     |           |
| Difference:             | \$  | -         |



**Bank Account Reconciliation**  
Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)  
Reserve-Valley (End: 06/30/2026)

Date: 7/15/2026  
Time: 9:48 am  
Page: 2

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

|                        |  |                                |  |      |                  |
|------------------------|--|--------------------------------|--|------|------------------|
| <b>Uncleared Items</b> |  |                                |  |      |                  |
| 12/02/2025             |  | Leitner Electric Company, Inc. |  | 1010 | (\$95.00)        |
| <b>Total Uncleared</b> |  |                                |  |      | <b>(\$95.00)</b> |

| <b>Reserve-Valley Summary</b> |              |
|-------------------------------|--------------|
| Ending Account Balance:       | \$ 85,371.25 |
| Uncleared Items:              | (\$95.00)    |
| Adjusted Balance:             | \$ 85,466.25 |
| Bank Ending Balance:          | \$ 85,466.25 |
| Difference:                   | \$-          |



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

Last Statement:  
Statement Ending:  
Page:

May 31, 2026  
June 30, 2026  
1 of 4

1 M0656BLK070126112113 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](mailto:contactus@valley.com)



Visit Us Online: [www.valley.com](http://www.valley.com)



Mail To: 1720 Route 23, Wayne, NJ 07470

## Account Statement

### HOA BUSINESS CHECKING PLUS - XXXXXX7267

SUMMARY FOR THE PERIOD: 06/01/26 - 06/30/26

CROSS CREEK OF FORT MYERS VILLAS I

|                   |   |                          |   |                            |   |                |
|-------------------|---|--------------------------|---|----------------------------|---|----------------|
| Beginning Balance | + | Deposits & Other Credits | - | Withdrawals & Other Debits | = | Ending Balance |
| \$58,685.21       |   | \$6,836.74               |   | \$9,520.25                 |   | \$56,001.70    |

### TRANSACTIONS

| Date           | Description                                                                                                | Withdrawals & Other Debits | Deposits & Other Credits | Balance     |
|----------------|------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------|-------------|
|                | Beginning Balance                                                                                          |                            |                          | \$58,685.21 |
| 06/01          | ACH DEBIT<br>CHAPMAN INSURANC J2904 OOFF<br>TRN*1*CZ10000SRWV5 C\RMR*IK*CHAPMAN I<br>NSURANCE GROUP, LL C\ | -\$2,772.60                |                          | \$55,912.61 |
| 06/04          | ACH DEBIT<br>Cross Creek of F Vendor Pay 260604 833                                                        | -\$59.50                   |                          | \$55,853.11 |
| 06/04          | ACH DEBIT<br>Cross Creek of F Vendor Pay 260604 832                                                        | -\$200.00                  |                          | \$55,653.11 |
| 06/04          | ACH DEBIT<br>Cross Creek of F Vendor Pay 260604 834                                                        | -\$432.00                  |                          | \$55,221.11 |
| 06/04          | CHECK 2249                                                                                                 | -\$393.68                  |                          | \$54,827.43 |
| 06/15          | CHECK 2250                                                                                                 | -\$3,398.65                |                          | \$51,428.78 |
| 06/18          | CHECK 2251                                                                                                 | -\$2,153.73                |                          | \$49,275.05 |
| 06/26          | LOCK BOX DEPOSIT                                                                                           |                            | \$2,278.77               | \$51,553.82 |
| 06/29          | ACH DEBIT<br>FPL DIRECT DEBIT ELEC PYMT 260629                                                             | -\$110.09                  |                          | \$51,443.73 |
| 06/30          | ACH CREDIT<br>Cross Creek of F OnlinePay 260630 22596                                                      |                            | \$2,278.77               | \$53,722.50 |
| 06/30          | LOCK BOX DEPOSIT                                                                                           |                            | \$2,278.77               | \$56,001.27 |
| 06/30          | INTEREST CREDIT                                                                                            |                            | \$0.43                   | \$56,001.70 |
| Ending Balance |                                                                                                            |                            |                          | \$56,001.70 |



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

Account Number:  
Statement Date:  
Page :

XXXXXX7267  
06/30/2026  
2 of 4

#### CHECKS IN ORDER

| Date  | Number | Amount     | Date  | Number | Amount     |
|-------|--------|------------|-------|--------|------------|
| 06/04 | 2249   | \$393.68   | 06/18 | 2251   | \$2,153.73 |
| 06/15 | 2250   | \$3,398.65 |       |        |            |

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

#### INTEREST RATE CALCULATIONS

|                              |             |                       |        |
|------------------------------|-------------|-----------------------|--------|
| Avg. Stmt. Collected Balance | \$52,410.00 | Annual % Yield Earned | 0.01%  |
| Year-to-Date Interest Paid   | \$2.99      | Interest Paid         | \$0.43 |

#### 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

Account Number:  
Statement Date:  
Page :

XXXXXX7267  
06/30/2026  
3 of 4

### 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: 2249

PAY Three Hundred Ninety-Three And 68/100 Dollars

DATE 05/27/2026

AMOUNT \*\*\*\*\$393.68

TO THE ORDER OF Foster Irrigation Inc.  
4917 SW 25th Court  
Cape Coral, FL 33914

Memo: May Irrigation Maint/Repairs

Authorized Signatures

000002249 021201383143037267 0000039368

06/04/2026 # 2249 \$393.68

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: 2251

PAY Two Thousand, One Hundred Fifty-Three And 73/100 Dollars

DATE 06/09/2026

AMOUNT \*\*\*\*\$2,153.73

TO THE ORDER OF Personal Touch Landscaping  
13650 Fiddlesticks Blvd. Suite 202-301  
Fort Myers, FL 33912

Memo: June Lawn Maintenance

Authorized Signatures

000002251 021201383143037267 0000215373

06/18/2026 # 2251 \$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: 2250

PAY Three Thousand, Three Hundred Ninety-Eight And 65/100 Dollars

DATE 06/02/2026

AMOUNT \*\*\*\*\$3,398.65

TO THE ORDER OF Auto-Owners Insurance Company  
Po Box 740312  
Cincinnati, OH 45274-0312

Memo: General Liability Insurance 64/26-27

Authorized Signatures

000002250 021201383143037267 0000339865

06/15/2026 # 2250 \$3,398.65





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

Account Number:  
Statement Date:  
Page :

XXXXXX7267  
06/30/2026  
4 of 4

### 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](mailto: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](mailto: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.**





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

Last Statement:  
Statement Ending:  
Page:

May 31, 2026  
June 30, 2026  
1 of 2

1 M0656BLK070126112113 58 000000000 2458 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](mailto:contactus@valley.com)



Visit Us Online: [www.valley.com](http://www.valley.com)



Mail To: 1720 Route 23, Wayne, NJ 07470

## Account Statement

### PROPERTY MANAGEMENT MMA - XXXXXX8645

SUMMARY FOR THE PERIOD: 06/01/26 - 06/30/26

CROSS CREEK OF FORT MYERS VILLAS I

|                   |   |                          |   |                            |   |                |
|-------------------|---|--------------------------|---|----------------------------|---|----------------|
| Beginning Balance | + | Deposits & Other Credits | - | Withdrawals & Other Debits | = | Ending Balance |
| \$85,346.91       |   | \$119.34                 |   | \$0.00                     |   | \$85,466.25    |

### TRANSACTIONS

| Date           | Description       | Withdrawals & Other Debits | Deposits & Other Credits | Balance     |
|----------------|-------------------|----------------------------|--------------------------|-------------|
|                | Beginning Balance |                            |                          | \$85,346.91 |
| 06/30          | INTEREST CREDIT   |                            | \$119.34                 | \$85,466.25 |
| Ending Balance |                   |                            |                          | \$85,466.25 |

### INTEREST RATE CALCULATIONS

|                              |             |                       |          |
|------------------------------|-------------|-----------------------|----------|
| Avg. Stmt. Collected Balance | \$85,346.00 | Annual % Yield Earned | 1.71%    |
| Year-to-Date Interest Paid   | \$696.12    | Interest Paid         | \$119.34 |

### 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

Account Number:

XXXXXX8645

Statement Date:

06/30/2026

Page :

2 of 2

### 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](mailto: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](mailto: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.**

