D&D Association Services, LLC

Balance Sheet - Operating

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

End Date: 03/31/2026

Date: 4/15/2026
Time: 7:44 am
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Assets		
Operating Assets		
10-1001-00 Cash Operating - Valley	$53,586.06	
10-1010-00 Due From Unit Owners	4,796.80	
10-1012-00 Accounts Receivable-Other	1,627.00	
10-1020-00 Prepaid Insurance	6,682.43	
10-1035-00 Petty Cash	100.00	
Total Operating Assets:		$66,792.29
Cash Reserves		
12-1005-00 Cash Reserve - Valley	78,506.25	
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:		$199,209.42
Total Assets:		**$266,001.71**
Liabilities & Equity		
Current Liabilities		
20-2000-00 Accounts Payable	132.39	
20-2010-00 Due to Reserves	60,000.00	
20-2020-00 Prepaid Owner Fees	9,165.08	
Total Current Liabilities:		$69,297.47
Reserves		
30-2500-00 General Reserves	(312.52)	
30-2510-00 Roof Replacement	15,786.51	
30-2520-00 Exterior Painting & Roof Cleaning	25,733.39	
30-2530-00 Paving & Sealing	50,224.10	
30-2535-00 Irrigation System	80,178.25	
30-2540-00 Landscape Enhancements	7,410.44	
30-2560-00 Street Light Maintenance (Solar Batteries)	(787.27)	
30-2570-00 Legal Costs	4,636.25	
30-2580-00 Insurance Deductible	13,069.74	
30-2990-00 Interest	3,270.53	
Total Reserves:		$199,209.42
Equity		
35-3080-00 Prior Years Fund Balance	(9,870.80)	
Total Equity:		($9,870.80)
Net Income Gain / Loss	7,365.62	
		$7,365.62
Total Liabilities & Equity:		**$266,001.71**

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D&D Association Services, LLC

Income Statement - Operating

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

03/31/2026

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	$ 54,690.48	$ 54,690.45	$ 0.03	$218,761.84
4040-00 Interest Income	0.45	-	0.45	1.46	-	1.46	-
4050-00 Late Fees/Interest	68.36	-	68.36	136.72	-	136.72	-
4060-00 Application Fees	150.00	-	150.00	150.00	-	150.00	-
Total Revenue	$ 18,448.97	$ 18,230.15	$ 218.82	$ 54,978.66	$ 54,690.45	$288.21	$218,761.84
Total OPERATING INCOME	**$ 18,448.97**	**$ 18,230.15**	**$ 218.82**	**$ 54,978.66**	**$ 54,690.45**	**$ 288.21**	**$218,761.84**
OPERATING EXPENSE							
Administrative Expenses							
5000-00 Management Contract	432.00	432.00	-	1,296.00	1,296.00	-	5,184.00
5020-00 Office Expenses	60.39	100.00	39.61	226.47	300.00	73.53	1,200.00
5025-00 Application Expenses	72.00	-	(72.00)	72.00	-	(72.00)	-
5050-00 Legal Fees Expense	-	16.67	16.67	-	50.01	50.01	200.00
5060-00 Division Fees, Tax Prep, Corporat	-	31.25	31.25	157.25	93.75	(63.50)	375.00
5080-00 Master Fees	6,672.00	6,672.00	-	20,016.00	20,016.00	-	80,064.00
Total Administrative Expenses	$ 7,236.39	$ 7,251.92	$ 15.53	$ 21,767.72	$ 21,755.76	($11.96)	$ 87,023.00
Insurance Expenses							
5500-00 Property Insurance	3,303.90	3,195.75	(108.15)	9,911.70	9,587.25	(324.45)	38,349.00
5530-00 Insurance Appraisal	-	25.42	25.42	-	76.26	76.26	305.00
Total Insurance Expenses	$ 3,303.90	$ 3,221.17	($ 82.73)	$ 9,911.70	$ 9,663.51	($248.19)	$ 38,654.00
Building/Grounds Maintenance							
5200-00 Building Repairs	-	166.67	166.67	95.00	500.01	405.01	2,000.00
5210-00 Roof Repairs	-	41.67	41.67	-	125.01	125.01	500.00
5290-00 Operating Fund Contingency	-	1,425.12	1,425.12	-	4,275.36	4,275.36	17,101.44
5300-00 Lawn Contract/Fertilization	2,153.73	2,153.75	0.02	6,461.19	6,461.25	0.06	25,845.00
5305-00 Plant Replacement	-	125.00	125.00	-	375.00	375.00	1,500.00
5310-00 Tree Trimming/Removal & Replac	-	375.00	375.00	-	1,125.00	1,125.00	4,500.00
5320-00 Sprinkler Repair & Maintenance	229.50	1,041.67	812.17	1,287.60	3,125.01	1,837.41	12,500.00
5350-00 Pest Control-Interior	944.85	175.00	(769.85)	1,289.70	525.00	(764.70)	2,100.00
Total Building/Grounds Maintenance	$ 3,328.08	$ 5,503.88	$ 2,175.80	$ 9,133.49	$ 16,511.64	$7,378.15	$ 66,046.44
Utilities							
5100-00 Sprinkler Electric	93.89	83.33	(10.56)	290.53	249.99	(40.54)	1,000.00
Total Utilities	$ 93.89	$ 83.33	($ 10.56)	$ 290.53	$ 249.99	($40.54)	$ 1,000.00
Reserve Funding							
5710-00 Reserve Funding	-	2,169.87	2,169.87	6,509.60	6,509.61	0.01	26,038.40
Total Reserve Funding	$ -	$ 2,169.87	$ 2,169.87	$ 6,509.60	$ 6,509.61	$0.01	$ 26,038.40
Total OPERATING EXPENSE	**$ 13,962.26**	**$ 18,230.17**	**$ 4,267.91**	**$ 47,613.04**	**$ 54,690.51**	**$ 7,077.47**	**$218,761.84**
Net Income:	**$ 4,486.71**	**($ 0.02)**	**$ 4,486.73**	**$ 7,365.62**	**($ 0.06)**	**$ 7,365.68**	**$ 0.00**

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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	$0.00	$0.00	$0.00	$0.00	$15,786.51
Exterior Painting & Roof Cleaning	$25,733.39	$0.00	$0.00	$0.00	$0.00	$25,733.39
Paving & Sealing	$50,224.10	$0.00	$0.00	$0.00	$0.00	$50,224.10
Irrigation System	$80,178.25	$0.00	$0.00	$0.00	$0.00	$80,178.25
Landscape Enhancements	$7,410.44	$0.00	$0.00	$0.00	$0.00	$7,410.44
Street Light Maintenance (Solar Batteries)	$1,564.65	$0.00	($2,351.92)	$0.00	$0.00	($787.27)
Legal Costs	$4,636.25	$0.00	$0.00	$0.00	$0.00	$4,636.25
Insurance Deductible	$13,069.74	$0.00	$0.00	$0.00	$0.00	$13,069.74
Interest	$3,154.71	$0.00	$0.00	$0.00	$115.82	$3,270.53
	$201,445.52	**$0.00**	**($2,351.92)**	**$0.00**	**$115.82**	**$199,209.42**

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D&D Association Services, LLC

Homeowner Aging Report
Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)
End Date: 03/31/2026

Date: 4/15/2026
Time: 7:44 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:	**$68.36**	**$68.36**	**$2,278.77**	**$2,381.31**	**$4,796.80**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Cross Creek of Fort Myers Villas I Condominium Associatior	**$68.36**	**$68.36**	**$2,278.77**	**$2,381.31**	**$4,796.80**

Description	Total
Assessment Fee (Delinquent Interest) 2025	$170.90
Assessment Fee (Delinquent Interest) 2026	$68.36
Assessment Fee 2025	$2,278.77
Assessment Fee 2026	$2,278.77
Total:	**$4,796.80**
AR Total (Exclude Prepaid Assessments):	**$4,796.80**

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D&D Association Services, LLC

Date:	4/15/2026
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PrePaid Homeowner List

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

End Date: 3/31/2026

Account No:	Homeowner Name	Address		Balance
6980002005	Frank & Maureen Ascenzo	13359 Tall Grass Court Unit 2005 Fort Myers, FL 33912		($2,303.77)
6980002015	Mary Louise Kraft	13406 Tall Grass Court Unit 2015 Fort Myers, FL 33912		($2,278.77)
6980002016	Jerry & Linda Moore & c/o Patty Adams	13404 Tall Grass Court Unit 2016 Fort Myers, FL 33912		($2,278.77)
6980002018	Eugene & Ellen Louwaert	13382 Tall Grass Court Unit 2018 Fort Myers, FL 33912		($25.00)
6980002023	Kathy & Dale Godby	13318 Tall Grass Court Unit 2023 Fort Myers, FL 33912		($2,278.77)
	Cross Creek of Fort Myers Villas I Condominium Association Inc (6980) Total		**5**	**($9,165.08)**

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D&D Association Services, LLC

Cash Disbursement
Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)
3/1/2026 - 3/31/2026

Date:	4/15/2026
Time:	7:44 am
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Date	Check #	Payee		Amount
10-1001-00 Cash Operating - Valley				
03/02/2026	0	D & D Association Services, LLC		$432.00
		50-5000-00 Monthly Management Fee	$432.00	
03/03/2026	2237	Foster Irrigation Inc.		$407.42
		Invoice #: 2013220		
		55-5320-00 February Irrigation Maint/Repairs	$407.42	
03/03/2026	0	First Insurance Funding Corp		$3,198.56
		Invoice #: XXX-104173000		
		10-1020-00 Payment on Insurance	$3,198.56	
03/03/2026	2238	Personal Touch Landscaping		$2,153.73
		Invoice #: 160003		
		55-5300-00 March Lawn Maintenance	$2,153.73	
03/10/2026	0	D & D Association Services, LLC		$56.93
		Invoice #: FEBRUARY		
		50-5020-00 FEBRUARY Office Expenses	$56.93	
03/25/2026	2239	Turner Pest Control, LLC		$944.85
		Invoice #: 621922248		
		55-5350-00 3/13 Pest Control	$344.85	
		Invoice #: 622036014		
		55-5350-00 Spot Treatment for Termites 13318	$600.00	
03/27/2026	2240	Gama Sonic USA, Inc.		$2,351.92
		Invoice #: 22326-10		
		30-2560-00 Solar Lights (8)	$2,351.92	
03/31/2026	0	FPL		$93.89
		Invoice #: 79003-39404		
		60-5100-00 13426 Well Electric 2/13-3/16	$93.89	
03/31/2026	0	First Insurance Funding Corp		$3,198.56
		Invoice #: XXX-104173000		
		10-1020-00 Payment on Insurance	$3,198.56	
03/31/2026	2241	Foster Irrigation Inc.		$229.50
		Invoice #: 2013221		
		55-5320-00 March Irrigation Maint/Repairs	$229.50	
		Account Totals **# Checks:**	**10**	**$13,067.36**
12-1005-00 Cash Reserve - Valley				
03/20/2026				$2,351.92
		10-1001-00 Transfer to Operating-Valley; Funds Transfer	$2,351.92	
		Account Totals **# Checks:**	**0**	**$2,351.92**
		Association Totals **# Checks:**	**10**	**$15,419.28**

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D&D Association Services, LLC

Payables Aging Report

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

As Of 3/31/2026

Date: 4/15/2026
Time: 7:44 am
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Vendor	Current	Over 30	Over 60	Over 90	Balance
D & D Association Services, LLC	$60.39	$0.00	$0.00	$0.00	$60.39
Florida Tenant Reporting Services, Inc.	$72.00	$0.00	$0.00	$0.00	$72.00
Totals:	**$132.39**	**$0.00**	**$0.00**	**$0.00**	**$132.39**

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Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1001-00	Cash Operating - Valley	$55,035.97	$11,617.45	$13,067.36	$53,586.06

Date	GL Ref #	Debit	Credit	Description
03/02/2026	339207	$ -	$ 432.00	Cash Operating - Valley Inv # ; D & D Association Services, LLC Chk # 0 Inv: D & D Association Services, LLC
03/03/2026	339665	-	407.42	Cash Operating - Valley Inv # 2013220; Foster Irrigation Inc. Chk # 2237 Inv: 2013220 Foster Irrigation Inc.
03/03/2026	339723	-	3,198.56	Cash Operating - Valley Inv # XXX-104173000; First Insurance Funding Corp Chk # 0 Inv: XXX-104173000 First Insurance Funding Corp
03/03/2026	339775	-	2,153.73	Cash Operating - Valley Inv # 160003; Personal Touch Landscaping Chk # 2238 Inv: 160003 Personal Touch Landscaping
03/10/2026	340940	-	56.93	Cash Operating - Valley Inv # FEBRUARY; D & D Association Services, LLC Chk # 0 Inv: FEBRUARY D & D Association Services, LLC
03/16/2026	341443	2,278.77	-	Deposit from batch 21962
03/20/2026	342425	2,351.92	-	Funds Transfer
03/25/2026	342931	-	600.00	Cash Operating - Valley Inv # 622036014; Turner Pest Control, LLC Chk # 2239 Inv: 622036014 Turner Pest Control, LLC
03/25/2026	342931	-	344.85	Cash Operating - Valley Inv # 621922248; Turner Pest Control, LLC Chk # 2239 Inv: 621922248 Turner Pest Control, LLC
03/26/2026	343019	2,278.77	-	Deposit from batch 22028
03/27/2026	343078	-	2,351.92	Cash Operating - Valley Inv # 22326-10; Gama Sonic USA, Inc. Chk # 2240 Inv: 22326-10 Gama Sonic USA, Inc.
03/27/2026	343114	150.00	-	Misc Scanned Deposit
03/27/2026	343185	2,278.77	-	Deposit from batch 22052
03/30/2026	343305	2,278.77	-	Deposit from batch 22044
03/31/2026	344077	0.45	-	Interest
03/31/2026	344263	-	93.89	Cash Operating - Valley Inv # 79003-39404; FPL Chk # 0 Inv: 79003-39404 FPL
03/31/2026	344265	-	3,198.56	Cash Operating - Valley Inv # XXX-104173000; First Insurance Funding Corp Chk # 0 Inv: XXX-104173000 First Insurance Funding Corp
03/31/2026	344373	-	229.50	Cash Operating - Valley Inv # 2013221; Foster Irrigation Inc. Chk # 2241 Inv: 2013221 Foster Irrigation Inc.

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	Due From Unit Owners	4,728.44	68.36	-	4,796.80

Date	GL Ref #	Debit	Credit	Description
03/11/2026	342504	$ 68.36	$ -	Assessment Fee - Batch 21934

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	3,589.21	6,397.12	3,303.90	6,682.43

Date	GL Ref #	Debit	Credit	Description
03/02/2026	339276	$ 3,198.56	$ -	Payment on Insurance Inv: XXX-104173000 First Insurance Funding Corp
03/30/2026	343324	-	3,303.90	Monthly Insurance Write Off
03/31/2026	343720	3,198.56	-	Payment on Insurance Inv: XXX-104173000 First Insurance Funding Corp

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

Date	GL Ref #	Debit	Credit	Description
03/01/2026	338545	$ -	$ 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	80,742.35	2,467.74	4,703.84	78,506.25

Date	GL Ref #	Debit	Credit	Description
03/20/2026	342425	$ -	$ 2,351.92	Funds Transfer
03/25/2026	342935	-	2,351.92	Cash Reserve - Valley Inv # 22326-10; Gama Sonic USA, Inc. Chk # 1011

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Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
				Inv: 22326-10 Gama Sonic USA, Inc.			
03/27/2026	342935	2,351.92	-	Cash Reserve - Valley Inv # 22326-10 (Reversal); Gama Sonic USA, Inc. Chk # 1011 Inv: 22326-10 Gama Sonic USA, Inc.			
03/31/2026	344101	115.82	-	Interest			
12-1008-00	CD-Valley(0201)-6/17/26-.345%			60,703.17	-	-	60,703.17
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
12-1009-00	Due from Operating			60,000.00	-	-	60,000.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
20-2000-00	Accounts Payable			(464.35)	15,419.28	15,087.32	(132.39)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/02/2026	338979	$ -	$ 432.00	Accounts Payable Inv: D & D Association Services, LLC			
03/02/2026	339207	432.00	-	Accounts Payable Inv # ; D & D Association Services, LLC Chk # 0 Inv: D & D Association Services, LLC			
03/02/2026	339274	-	2,153.73	Accounts Payable Inv # 160003 Inv: 160003 Personal Touch Landscaping			
03/02/2026	339276	-	3,198.56	Accounts Payable Inv # XXX-104173000 Inv: XXX-104173000 First Insurance Funding Corp			
03/03/2026	339665	407.42	-	Accounts Payable Inv # 2013220; Foster Irrigation Inc. Chk # 2237 Inv: 2013220 Foster Irrigation Inc.			
03/03/2026	339723	3,198.56	-	Accounts Payable Inv # XXX-104173000; First Insurance Funding Corp Chk # 0 Inv: XXX-104173000 First Insurance Funding Corp			
03/03/2026	339775	2,153.73	-	Accounts Payable Inv # 160003; Personal Touch Landscaping Chk # 2238 Inv: 160003 Personal Touch Landscaping			
03/10/2026	340940	56.93	-	Accounts Payable Inv # FEBRUARY; D & D Association Services, LLC Chk # 0 Inv: FEBRUARY D & D Association Services, LLC			
03/24/2026	342727	-	2,351.92	Accounts Payable Inv # 22326-10 Inv: 22326-10 Gama Sonic USA, Inc.			
03/24/2026	342729	-	600.00	Accounts Payable Inv # 622036014 Inv: 622036014 Turner Pest Control, LLC			
03/24/2026	342731	-	344.85	Accounts Payable Inv # 621922248 Inv: 621922248 Turner Pest Control, LLC			
03/25/2026	342931	600.00	-	Accounts Payable Inv # 622036014; Turner Pest Control, LLC Chk # 2239 Inv: 622036014 Turner Pest Control, LLC			
03/25/2026	342931	344.85	-	Accounts Payable Inv # 621922248; Turner Pest Control, LLC Chk # 2239 Inv: 621922248 Turner Pest Control, LLC			
03/25/2026	342935	2,351.92	-	Accounts Payable Inv # 22326-10; Gama Sonic USA, Inc. Chk # 1011 Inv: 22326-10 Gama Sonic USA, Inc.			
03/27/2026	342935	-	2,351.92	Accounts Payable Inv # 22326-10 (Reversal); Gama Sonic USA, Inc. Chk # 1011 Inv: 22326-10 Gama Sonic USA, Inc.			
03/27/2026	343078	2,351.92	-	Accounts Payable Inv # 22326-10; Gama Sonic USA, Inc. Chk # 2240 Inv: 22326-10 Gama Sonic USA, Inc.			
03/30/2026	343716	-	229.50	Accounts Payable Inv # 2013221 Inv: 2013221 Foster Irrigation Inc.			
03/30/2026	343718	-	93.89	Accounts Payable Inv # 79003-39404 Inv: 79003-39404 FPL			
03/31/2026	343720	-	3,198.56	Accounts Payable Inv # XXX-104173000 Inv: XXX-104173000 First Insurance Funding Corp			
03/31/2026	344263	93.89	-	Accounts Payable Inv # 79003-39404; FPL Chk # 0 Inv: 79003-39404 FPL			
03/31/2026	344265	3,198.56	-	Accounts Payable Inv # XXX-104173000; First Insurance Funding Corp Chk # 0 Inv: XXX-104173000 First Insurance Funding Corp			
03/31/2026	344373	229.50	-	Accounts Payable Inv # 2013221; Foster Irrigation Inc. Chk # 2241			

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Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
				Inv: 2013221 Foster Irrigation Inc.			
03/31/2026	347014	-	72.00	Accounts Payable Inv # 42995			
				Inv: 42995 Florida Tenant Reporting Services, Inc.			
03/31/2026	348049	-	60.39	Accounts Payable Inv # MARCH			
				Inv: MARCH D & D Association Services, LLC			
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)	-	9,115.08	(9,165.08)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/16/2026	341443	$ -	$ 2,278.77	Deposit from batch 21962			
03/26/2026	343019	-	2,278.77	Deposit from batch 22028			
03/27/2026	343185	-	2,278.77	Deposit from batch 22052			
03/30/2026	343305	-	2,278.77	Deposit from batch 22044			
20-2040-00	Deferred Income			(18,230.16)	18,230.16	-	-
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/01/2026	338543	$ 18,230.16	$ -	Assessments			
30-2500-00	General Reserves			312.52	-	-	312.52
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
30-2510-00	Roof Replacement			(15,786.51)	-	-	(15,786.51)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
30-2520-00	Exterior Painting & Roof Cleaning			(25,733.39)	-	-	(25,733.39)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
30-2530-00	Paving & Sealing			(50,224.10)	-	-	(50,224.10)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
30-2535-00	Irrigation System			(80,178.25)	-	-	(80,178.25)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
30-2540-00	Landscape Enhancements			(7,410.44)	-	-	(7,410.44)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
30-2560-00	Street Light Maintenance (Solar Batteries)			(1,564.65)	2,351.92	-	787.27
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/24/2026	342727	$ 2,351.92	$ -	Solar Lights (8)			
				Inv: 22326-10 Gama Sonic USA, Inc.			
30-2570-00	Legal Costs			(4,636.25)	-	-	(4,636.25)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
30-2580-00	Insurance Deductible			(13,069.74)	-	-	(13,069.74)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
30-2990-00	Interest			(3,154.71)	-	115.82	(3,270.53)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/31/2026	344101	$ -	$ 115.82	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			(36,460.32)	-	18,230.16	(54,690.48)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/01/2026	338543	$ -	$ 18,230.16	Assessments			
40-4040-00	Interest Income			(1.01)	-	0.45	(1.46)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/31/2026	344077	$ -	$ 0.45	Interest			
40-4050-00	Late Fees/Interest			(68.36)	-	68.36	(136.72)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/11/2026	342504	$ -	$ 68.36	Assessment Fee - Batch 21934			
40-4060-00	Application Fees			-	-	150.00	(150.00)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
03/27/2026	343114	$ -	$ 150.00	Application Fees			
50-5000-00	Management Contract			864.00	432.00	-	1,296.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			

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Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
03/02/2026	338979	$ 432.00	$ -	Monthly Management Fee Inv: D & D Association Services, LLC				
50-5020-00	Office Expenses				166.08	60.39	-	226.47
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/31/2026	348049	$ 60.39	$ -	MARCH Office Expenses Inv: MARCH D & D Association Services, LLC				
50-5025-00	Application Expenses				-	72.00	-	72.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/31/2026	347014	$ 72.00	$ -	March BG: Godby x2 Inv: 42995 Florida Tenant Reporting Services, Inc.				
50-5060-00	Division Fees, Tax Prep, Corporate Fee				157.25	-	-	157.25
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
50-5080-00	Master Fees				13,344.00	6,672.00	-	20,016.00
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/01/2026	338545	$ 6,672.00	$ -	Cross Creek Community Fee				
51-5500-00	Property Insurance				6,607.80	3,303.90	-	9,911.70
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/30/2026	343324	$ 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				4,307.46	2,153.73	-	6,461.19
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/02/2026	339274	$ 2,153.73	$ -	March Lawn Maintenance Inv: 160003 Personal Touch Landscaping				
55-5320-00	Sprinkler Repair & Maintenance				1,058.10	229.50	-	1,287.60
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/30/2026	343716	$ 229.50	$ -	March Irrigation Maint/Repairs Inv: 2013221 Foster Irrigation Inc.				
55-5350-00	Pest Control-Interior				344.85	944.85	-	1,289.70
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/24/2026	342729	$ 600.00	$ -	Spot Treatment for Termites 13318 Inv: 622036014 Turner Pest Control, LLC				
03/24/2026	342731	344.85	-	3/13 Pest Control Inv: 621922248 Turner Pest Control, LLC				
60-5100-00	Sprinkler Electric				196.64	93.89	-	290.53
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
03/30/2026	343718	$ 93.89	$ -	13426 Well Electric 2/13-3/16 Inv: 79003-39404 FPL				
99-5710-00	Reserve Funding				6,509.60	-	-	6,509.60
Date	**GL Ref #**	**Debit**	**Credit**	**Description**				
			Totals:		**$0.00**	**$70,514.29**	**$70,514.29**	**$0.00**

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D&D Association Services, LLC

Bank Account Reconciliation
Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)
Operating-Valley (End: 03/31/2026)

Date:	4/15/2026
Time:	7:44 am
Page:	1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
03/25/2026		Turner Pest Control, LLC		2239	($944.85)
03/27/2026		Gama Sonic USA, Inc.		2240	($2,351.92)
03/31/2026		First Insurance Funding Corp		0	($3,198.56)
03/31/2026		Foster Irrigation Inc.		2241	($229.50)
			Total Uncleared		**($6,724.83)**

Operating-Valley Summary

Ending Account Balance:	$	53,586.06
Uncleared Items:	($	6,724.83)
Adjusted Balance:	$	60,310.89
Bank Ending Balance:	$	60,310.89
Difference:	$	-

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D&D Association Services, LLC

Bank Account Reconciliation

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

Reserve-Valley (End: 03/31/2026)

Date:	4/15/2026
Time:	7:44 am
Page:	2

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:	$ 78,506.25
Uncleared Items:	($95.00)
Adjusted Balance:	$ 78,601.25
Bank Ending Balance:	$ 78,601.25
Difference:	$-

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Valley
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Wayne, NJ 07474-0558

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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

1487 0006296 0001-0004 1487

Account Statement

HOA BUSINESS CHECKING PLUS - XXXXXX7267

SUMMARY FOR THE PERIOD: 03/01/26 - 03/31/26

CROSS CREEK OF FORT MYERS VILLAS I

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$55,130.97	+	$11,617.45	-	$6,437.53	=	$60,310.89

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$55,130.97
03/02	CHECK 2235	-$95.00		$55,035.97
03/05	ACH DEBIT Cross Creek of F Vendor Pay 260305 539	-$432.00		$54,603.97
03/05	ACH DEBIT FIRST INSURANCE INSURANCE 260305 900-104173000	-$3,198.56		$51,405.41
03/12	ACH DEBIT Cross Creek of F Vendor Pay 260312 580	-$56.93		$51,348.48
03/16	LOCK BOX DEPOSIT		$2,278.77	$53,627.25
03/16	CHECK 2237	-$407.42		$53,219.83
03/16	CHECK 2238	-$2,153.73		$51,066.10
03/23	ACH CREDIT Cross Creek of F CincXfer 260323 C4491		$2,351.92	$53,418.02
03/26	LOCK BOX DEPOSIT		$2,278.77	$55,696.79
03/27	LOCK BOX DEPOSIT		$2,278.77	$57,975.56
03/30	LOCK BOX DEPOSIT		$150.00	$58,125.56
03/30	ACH DEBIT FPL DIRECT DEBIT ELEC PYMT 260330	-$93.89		$58,031.67
03/31	ACH CREDIT Cross Creek of F OnlinePay 260331 22044		$2,278.77	$60,310.44
03/31	INTEREST CREDIT		$0.45	$60,310.89
Ending Balance				**$60,310.89**

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1487 0006297 0002-0004 1487

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
03/02	2235	$95.00	03/16	2238	$2,153.73
03/16	2237*	$407.42			

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

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$52,890.00	Annual % Yield Earned	0.01%
Year-to-Date Interest Paid	$1.46	Interest Paid	$0.45

OVERDRAFT FEES

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

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Valley

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Wayne, NJ 07474-0558

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: 2235

PAY Ninety-Five And 00/100 Dollars

DATE 02/10/2026 AMOUNT ****$95.00

TO THE ORDER OF Leitner Electric Company, Inc.
PO Box 51082
Fort Myers, FL 33905

Memo: Disconn/Remove landscape light

Authorized Signatures

⑈000002235⑈ ⑆021201383⑆4303726 7⑈ ⑇0000009500⑇

03/02/2026 # 2235 $95.00

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: 2238

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

DATE 03/03/2026 AMOUNT ****$2,153.73

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

Memo: March Lawn Maintenance

Authorized Signatures

⑈000002238⑈ ⑆021201383⑆4303726 7⑈ ⑇0000215373⑇

03/16/2026 # 2238 $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: 2237

PAY Four Hundred Seven And 42/100 Dollars

DATE 03/03/2026 AMOUNT ****$407.42

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

Memo: February Irrigation Maint/Repairs

Authorized Signatures

⑈000002237⑈ ⑆021201383⑆4303726 7⑈ ⑇0000040742⑇

03/16/2026 # 2237 $407.42

1487 0006298 0003-0004 1487

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

1487 0006299 0004-0004 1487

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.

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2490 0009357 0001-0002 2490

1 M0656BLK040126071534 90 000000000 2490 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: 03/01/26 - 03/31/26

CROSS CREEK OF FORT MYERS VILLAS I

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$80,837.35	+	$115.82	-	$2,351.92	=	$78,601.25

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$80,837.35
03/23	ACH DEBIT Cross Creek of F CincXfer 260323 D4491	-$2,351.92		$78,485.43
03/31	INTEREST CREDIT		$115.82	$78,601.25
Ending Balance				**$78,601.25**

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$80,154.00	Annual % Yield Earned	1.71%
Year-to-Date Interest Paid	$340.72	Interest Paid	$115.82

OVERDRAFT FEES

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

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Wayne, NJ 07474-0558

2490 0009358 0002-0002 2490

To Reconcile Your Account

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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.
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Balance Reconciliation

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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

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

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

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