Balance Sheet - Operating		
Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)	Date:	6/13/2026
End Date: 05/31/2026	Time:	5:56 pm
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D&D Association Services, LLC

Assets		
Operating Assets		
10-1001-00 Cash Operating - Valley	$55,518.93	
10-1010-00 Due From Unit Owners	7,281.20	
10-1012-00 Accounts Receivable-Other	1,627.00	
10-1020-00 Prepaid Insurance	6,045.79	
10-1030-00 Prepaid Expenses	6,672.00	
10-1035-00 Petty Cash	100.00	
Total Operating Assets:		$77,244.92
Cash Reserves		
12-1005-00 Cash Reserve - Valley	85,251.91	
12-1008-00 CD-Valley(0201)-6/17/26-.345%	60,703.17	
12-1009-00 Due from Operating	60,000.00	
Total Cash Reserves:		$205,955.08
Total Assets:		**$283,200.00**
Liabilities & Equity		
Current Liabilities		
20-2000-00 Accounts Payable	259.50	
20-2010-00 Due to Reserves	60,000.00	
20-2020-00 Prepaid Owner Fees	50.00	
20-2040-00 Deferred Income	18,230.16	
Total Current Liabilities:		$78,539.66
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	3,506.59	
Total Reserves:		$205,955.08
Equity		
35-3080-00 Prior Years Fund Balance	(9,870.80)	
Total Equity:		($9,870.80)
Net Income Gain / Loss	8,576.06	
		$8,576.06
Total Liabilities & Equity:		**$283,200.00**

Income Statement - Operating

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

05/31/2026

Date: 6/13/2026
Time: 5:56 pm
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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	$ 91,150.80	$ 91,150.75	$ 0.05	$218,761.84
4040-00 Interest Income	0.53	-	0.53	2.56	-	2.56	-
4050-00 Late Fees/Interest	102.54	-	102.54	375.98	-	375.98	-
4060-00 Application Fees	-	-	-	150.00	-	150.00	-
Total Revenue	$ 18,333.23	$ 18,230.15	$ 103.08	$ 91,679.34	$ 91,150.75	$528.59	$218,761.84
Total OPERATING INCOME	**$ 18,333.23**	**$ 18,230.15**	**$ 103.08**	**$ 91,679.34**	**$ 91,150.75**	**$ 528.59**	**$218,761.84**
OPERATING EXPENSE							
Administrative Expenses							
5000-00 Management Contract	432.00	432.00	-	2,160.00	2,160.00	-	5,184.00
5020-00 Office Expenses	59.50	100.00	40.50	356.63	500.00	143.37	1,200.00
5025-00 Application Expenses	-	-	-	72.00	-	(72.00)	-
5050-00 Legal Fees Expense	-	16.67	16.67	-	83.35	83.35	200.00
5060-00 Division Fees, Tax Prep, Corporat	200.00	31.25	(168.75)	357.25	156.25	(201.00)	375.00
5080-00 Master Fees	6,672.00	6,672.00	-	33,360.00	33,360.00	-	80,064.00
Total Administrative Expenses	$ 7,363.50	$ 7,251.92	($ 111.58)	$ 36,305.88	$ 36,259.60	($46.28)	$ 87,023.00
Insurance Expenses							
5500-00 Property Insurance	3,303.90	3,195.75	(108.15)	16,519.50	15,978.75	(540.75)	38,349.00
5530-00 Insurance Appraisal	-	25.42	25.42	-	127.10	127.10	305.00
Total Insurance Expenses	$ 3,303.90	$ 3,221.17	($ 82.73)	$ 16,519.50	$ 16,105.85	($413.65)	$ 38,654.00
Building/Grounds Maintenance							
5200-00 Building Repairs	1,905.20	166.67	(1,738.53)	2,000.20	833.35	(1,166.85)	2,000.00
5210-00 Roof Repairs	-	41.67	41.67	-	208.35	208.35	500.00
5290-00 Operating Fund Contingency	-	1,425.12	1,425.12	-	7,125.60	7,125.60	17,101.44
5300-00 Lawn Contract/Fertilization	2,153.73	2,153.75	0.02	10,768.65	10,768.75	0.10	25,845.00
5305-00 Plant Replacement	-	125.00	125.00	-	625.00	625.00	1,500.00
5310-00 Tree Trimming/Removal & Replac	1,036.00	375.00	(661.00)	1,036.00	1,875.00	839.00	4,500.00
5320-00 Sprinkler Repair & Maintenance	393.68	1,041.67	647.99	1,681.28	5,208.35	3,527.07	12,500.00
5350-00 Pest Control-Interior	-	175.00	175.00	1,289.70	875.00	(414.70)	2,100.00
Total Building/Grounds Maintenance	$ 5,488.61	$ 5,503.88	$ 15.27	$ 16,775.83	$ 27,519.40	$10,743.57	$ 66,046.44
Utilities							
5100-00 Sprinkler Electric	101.36	83.33	(18.03)	482.87	416.65	(66.22)	1,000.00
Total Utilities	$ 101.36	$ 83.33	($ 18.03)	$ 482.87	$ 416.65	($66.22)	$ 1,000.00
Reserve Funding							
5710-00 Reserve Funding	-	2,169.87	2,169.87	13,019.20	10,849.35	(2,169.85)	26,038.40
Total Reserve Funding	$ -	$ 2,169.87	$ 2,169.87	$ 13,019.20	$ 10,849.35	($2,169.85)	$ 26,038.40
Total OPERATING EXPENSE	**$ 16,257.37**	**$ 18,230.17**	**$ 1,972.80**	**$ 83,103.28**	**$ 91,150.85**	**$ 8,047.57**	**$218,761.84**
Net Income:	**$ 2,075.86**	**($ 0.02)**	**$ 2,075.88**	**$ 8,576.06**	**($ 0.10)**	**$ 8,576.16**	**$ 0.00**

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
General Reserves	($312.52)	$0.00	$0.00	$0.00	$0.00	($312.52)
Roof Replacement	$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	$3,383.46	$0.00	$0.00	$0.00	$123.13	$3,506.59
	$205,831.95	**$0.00**	**$0.00**	**$0.00**	**$123.13**	**$205,955.08**

D&D Association Services, LLC

Homeowner Aging Report

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

End Date: 05/31/2026

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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**	**$2,381.31**	**$68.36**	**$4,728.44**	**$7,280.65**
6980002021 - William Reece Owner	**Last Payment:** $2,278.22 on 04/08/2026					
	Total:	**$0.00**	**$0.55**	**$0.00**	**$0.00**	**$0.55**

Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Cross Creek of Fort Myers Villas I Condominium Associatior	**$102.54**	**$2,381.86**	**$68.36**	**$4,728.44**	**$7,281.20**

Description	Total
Assessment Fee (Delinquent Interest) 2025	$239.26
Assessment Fee (Delinquent Interest) 2026	$205.08
Assessment Fee 2025	$2,278.77
Assessment Fee 2026	$4,558.09
Total:	**$7,281.20**
AR Total (Exclude Prepaid Assessments):	**$7,281.20**

D&D Association Services, LLC

PrePaid Homeowner List

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

End Date: 5/31/2026

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

Date	Check #	Payee		Amount
10-1001-00 Cash Operating - Valley				
05/01/2026	0	D & D Association Services, LLC		$432.00
		50-5000-00 Monthly Management Fee	$432.00	
05/04/2026	0	First Insurance Funding Corp		$3,198.56
		Invoice #: XXX-104173000		
		10-1020-00 Payment on Insurance	$3,198.56	
05/05/2026	0	D & D Association Services, LLC		$70.66
		Invoice #: APRIL		
		50-5020-00 APRIL Office Expenses	$70.66	
05/05/2026	2245	Personal Touch Landscaping		$1,036.00
		Invoice #: 162102		
		55-5310-00 Tree Lift	$1,036.00	
05/12/2026	2246	Personal Touch Landscaping		$2,153.73
		Invoice #: 161833		
		55-5300-00 May Lawn Maintenance	$2,153.73	
05/19/2026	2247	Ryan's Pressure Washing, Inc		$450.00
		Invoice #: 26-173		
		55-5200-00 Pressure Wash Road Gutters	$450.00	
05/19/2026	2248	Fix It Right Home Improvements, LLC		$1,455.20
		Invoice #: 20178		
		55-5200-00 13404 Misc Repairs	$1,455.20	
05/27/2026	0	FPL		$101.36
		Invoice #: 79003-39404		
		60-5100-00 13426 Well Electric 4/14-5/14	$101.36	
05/27/2026	2249	Foster Irrigation Inc.		$393.68
		Invoice #: 2013223		
		55-5320-00 May Irrigation Maint/Repairs	$393.68	
05/29/2026	0	Chapman Insurance Group, LLC		$2,772.60
		Invoice #: 2026		
		10-1020-00 2026 DP Property/D&O and Crime Insurance 6/4/26-27	$2,772.60	
		Account Totals **# Checks:**	**10**	**$12,063.79**
		Association Totals **# Checks:**	**10**	**$12,063.79**

D&D Association Services, LLC

Payables Aging Report

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

As Of 5/31/2026

Date: 6/13/2026
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Vendor	Current	Over 30	Over 60	Over 90	Balance
D & D Association Services, LLC	$59.50	$0.00	$0.00	$0.00	$59.50
Paragon Financial Services	$200.00	$0.00	$0.00	$0.00	$200.00
Totals:	**$259.50**	**$0.00**	**$0.00**	**$0.00**	**$259.50**

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1001-00	Cash Operating - Valley	$65,269.24	$2,313.48	$12,063.79	$55,518.93

Date	GL Ref #	Debit	Credit	Description
05/01/2026	349924	$ -	$ 432.00	Cash Operating - Valley Inv # ; D & D Association Services, LLC Chk # 0 Inv: D & D Association Services, LLC
05/04/2026	351729	-	3,198.56	Cash Operating - Valley Inv # XXX-104173000; First Insurance Funding Corp Chk # 0 Inv: XXX-104173000 First Insurance Funding Corp
05/05/2026	351829	-	70.66	Cash Operating - Valley Inv # APRIL; D & D Association Services, LLC Chk # 0 Inv: APRIL D & D Association Services, LLC
05/05/2026	351971	-	1,036.00	Cash Operating - Valley Inv # 162102; Personal Touch Landscaping Chk # 2245 Inv: 162102 Personal Touch Landscaping
05/12/2026	352769	-	2,153.73	Cash Operating - Valley Inv # 161833; Personal Touch Landscaping Chk # 2246 Inv: 161833 Personal Touch Landscaping
05/14/2026	352925	2,312.95	-	Deposit from batch 22388
05/19/2026	353391	-	450.00	Cash Operating - Valley Inv # 26-173; Ryan's Pressure Washing, Inc Chk # 2247 Inv: 26-173 Ryan's Pressure Washing, Inc
05/19/2026	353393	-	1,455.20	Cash Operating - Valley Inv # 20178; Fix It Right Home Improvements, LLC Chk # 2248 Inv: 20178 Fix It Right Home Improvements, LLC
05/27/2026	354221	-	101.36	Cash Operating - Valley Inv # 79003-39404; FPL Chk # 0 Inv: 79003-39404 FPL
05/27/2026	354345	-	393.68	Cash Operating - Valley Inv # 2013223; Foster Irrigation Inc. Chk # 2249 Inv: 2013223 Foster Irrigation Inc.
05/29/2026	354576	-	2,772.60	Cash Operating - Valley Inv # 2026; Chapman Insurance Group, LLC Chk # 0 Inv: 2026 Chapman Insurance Group, LLC
05/29/2026	354760	0.53	-	Interest

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	Due From Unit Owners	9,491.61	102.54	2,312.95	7,281.20

Date	GL Ref #	Debit	Credit	Description
05/11/2026	353453	$ 102.54	$ -	Assessment Fee - Batch 22374
05/14/2026	352925	-	2,312.95	Deposit from batch 22388

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	3,378.53	5,971.16	3,303.90	6,045.79

Date	GL Ref #	Debit	Credit	Description
05/04/2026	351503	$ 3,198.56	$ -	Payment on Insurance Inv: XXX-104173000 First Insurance Funding Corp
05/29/2026	354572	2,772.60	-	2026 DP Property/D&O and Crime Insurance 6/4/26-27 Inv: 2026 Chapman Insurance Group, LLC
05/30/2026	354802	-	3,303.90	Monthly Insurance Write Off

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

Date	GL Ref #	Debit	Credit	Description
05/01/2026	350811	$ -	$ 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	85,128.78	123.13	-	85,251.91

Date	GL Ref #	Debit	Credit	Description
05/29/2026	354784	$ 123.13	$ -	Interest

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

Date	GL Ref #	Debit	Credit	Description

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

Date	GL Ref #	Debit	Credit	Description

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
20-2000-00	Accounts Payable	(70.66)	12,063.79	12,252.63	(259.50)

Date	GL Ref #	Debit	Credit	Description
05/01/2026	349741	$ -	$ 432.00	Accounts Payable Inv: D & D Association Services, LLC

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
05/01/2026	349924	$ 432.00	$ -	Accounts Payable Inv # ; D & D Association Services, LLC Chk # 0 Inv: D & D Association Services, LLC			
05/04/2026	351503	-	3,198.56	Accounts Payable Inv # XXX-104173000 Inv: XXX-104173000 First Insurance Funding Corp			
05/04/2026	351729	3,198.56	-	Accounts Payable Inv # XXX-104173000; First Insurance Funding Corp Chk # 0 Inv: XXX-104173000 First Insurance Funding Corp			
05/05/2026	351505	-	1,036.00	Accounts Payable Inv # 162102 Inv: 162102 Personal Touch Landscaping			
05/05/2026	351829	70.66	-	Accounts Payable Inv # APRIL; D & D Association Services, LLC Chk # 0 Inv: APRIL D & D Association Services, LLC			
05/05/2026	351971	1,036.00	-	Accounts Payable Inv # 162102; Personal Touch Landscaping Chk # 2245 Inv: 162102 Personal Touch Landscaping			
05/12/2026	352361	-	2,153.73	Accounts Payable Inv # 161833 Inv: 161833 Personal Touch Landscaping			
05/12/2026	352769	2,153.73	-	Accounts Payable Inv # 161833; Personal Touch Landscaping Chk # 2246 Inv: 161833 Personal Touch Landscaping			
05/18/2026	353055	-	450.00	Accounts Payable Inv # 26-173 Inv: 26-173 Ryan's Pressure Washing, Inc			
05/18/2026	353057	-	1,455.20	Accounts Payable Inv # 20178 Inv: 20178 Fix It Right Home Improvements, LLC			
05/19/2026	353391	450.00	-	Accounts Payable Inv # 26-173; Ryan's Pressure Washing, Inc Chk # 2247 Inv: 26-173 Ryan's Pressure Washing, Inc			
05/19/2026	353393	1,455.20	-	Accounts Payable Inv # 20178; Fix It Right Home Improvements, LLC Chk # 2248 Inv: 20178 Fix It Right Home Improvements, LLC			
05/26/2026	353863	-	101.36	Accounts Payable Inv # 79003-39404 Inv: 79003-39404 FPL			
05/26/2026	353865	-	393.68	Accounts Payable Inv # 2013223 Inv: 2013223 Foster Irrigation Inc.			
05/27/2026	354221	101.36	-	Accounts Payable Inv # 79003-39404; FPL Chk # 0 Inv: 79003-39404 FPL			
05/27/2026	354345	393.68	-	Accounts Payable Inv # 2013223; Foster Irrigation Inc. Chk # 2249 Inv: 2013223 Foster Irrigation Inc.			
05/29/2026	354572	-	2,772.60	Accounts Payable Inv # 2026 Inv: 2026 Chapman Insurance Group, LLC			
05/29/2026	354576	2,772.60	-	Accounts Payable Inv # 2026; Chapman Insurance Group, LLC Chk # 0 Inv: 2026 Chapman Insurance Group, LLC			
05/31/2026	355345	-	200.00	Accounts Payable Inv # 51826 Inv: 51826 Paragon Financial Services			
05/31/2026	355347	-	59.50	Accounts Payable Inv # MAY Inv: MAY 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)	-	-	(50.00)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
20-2040-00	Deferred Income			(36,460.32)	18,230.16	-	(18,230.16)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
05/01/2026	350809	$ 18,230.16	$ -	Assessments			
30-2500-00	General Reserves			312.52	-	-	312.52
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
30-2510-00	Roof Replacement			(17,798.10)	-	-	(17,798.10)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			
30-2520-00	Exterior Painting & Roof Cleaning			(28,393.99)	-	-	(28,393.99)
Date	**GL Ref #**	**Debit**	**Credit**	**Description**			

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
30-2530-00	Paving & Sealing			(50,378.16)	-	-	(50,378.16)
Date	GL Ref #	Debit	Credit	Description			
30-2535-00	Irrigation System			(80,867.07)	-	-	(80,867.07)
Date	GL Ref #	Debit	Credit	Description			
30-2540-00	Landscape Enhancements			(7,661.34)	-	-	(7,661.34)
Date	GL Ref #	Debit	Credit	Description			
30-2560-00	Street Light Maintenance (Solar Batteries)			348.82	-	-	348.82
Date	GL Ref #	Debit	Credit	Description			
30-2570-00	Legal Costs			(4,707.50)	-	-	(4,707.50)
Date	GL Ref #	Debit	Credit	Description			
30-2580-00	Insurance Deductible			(13,303.67)	-	-	(13,303.67)
Date	GL Ref #	Debit	Credit	Description			
30-2990-00	Interest			(3,383.46)	-	123.13	(3,506.59)
Date	GL Ref #	Debit	Credit	Description			
05/29/2026	354784	$ -	$ 123.13	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			(72,920.64)	-	18,230.16	(91,150.80)
Date	GL Ref #	Debit	Credit	Description			
05/01/2026	350809	$ -	$ 18,230.16	Assessments			
40-4040-00	Interest Income			(2.03)	-	0.53	(2.56)
Date	GL Ref #	Debit	Credit	Description			
05/29/2026	354760	$ -	$ 0.53	Interest			
40-4050-00	Late Fees/Interest			(273.44)	-	102.54	(375.98)
Date	GL Ref #	Debit	Credit	Description			
05/11/2026	353453	$ -	$ 102.54	Assessment Fee - Batch 22374			
40-4060-00	Application Fees			(150.00)	-	-	(150.00)
Date	GL Ref #	Debit	Credit	Description			
50-5000-00	Management Contract			1,728.00	432.00	-	2,160.00
Date	GL Ref #	Debit	Credit	Description			
05/01/2026	349741	$ 432.00	$ -	Monthly Management Fee Inv: D & D Association Services, LLC			
50-5020-00	Office Expenses			297.13	59.50	-	356.63
Date	GL Ref #	Debit	Credit	Description			
05/31/2026	355347	$ 59.50	$ -	MAY Office Expenses Inv: MAY D & D Association Services, LLC			
50-5025-00	Application Expenses			72.00	-	-	72.00
Date	GL Ref #	Debit	Credit	Description			
50-5060-00	Division Fees, Tax Prep, Corporate Fee			157.25	200.00	-	357.25
Date	GL Ref #	Debit	Credit	Description			
05/31/2026	355345	$ 200.00	$ -	2025 Tax Preparation Inv: 51826 Paragon Financial Services			
50-5080-00	Master Fees			26,688.00	6,672.00	-	33,360.00
Date	GL Ref #	Debit	Credit	Description			
05/01/2026	350811	$ 6,672.00	$ -	Cross Creek Community Fee			
51-5500-00	Property Insurance			13,215.60	3,303.90	-	16,519.50
Date	GL Ref #	Debit	Credit	Description			
05/30/2026	354802	$ 3,303.90	$ -	Monthly Insurance Write Off			
55-5200-00	Building Repairs			95.00	1,905.20	-	2,000.20
Date	GL Ref #	Debit	Credit	Description			
05/18/2026	353055	$ 450.00	$ -	Pressure Wash Road Gutters Inv: 26-173 Ryan's Pressure Washing, Inc			
05/18/2026	353057	1,455.20	-	13404 Misc Repairs Inv: 20178 Fix It Right Home Improvements, LLC			

	General Ledger Trial Balance with Details	
D&D Association Services, LLC	Cross Creek of Fort Myers Villas I Condominium Association Inc (6980)	Date: 6/13/2026
	Accts: All Dates: 5/1/2026 - 5/31/2026	Time: 5:56 pm
		Page: 4

Account No	Description				Prior Balance	Current Debit	Current Credit	End Balance
55-5300-00	Lawn Contract/Fertilization				$8,614.92	$2,153.73	$-	$10,768.65
Date	GL Ref #	Debit	Credit	Description				
05/12/2026	352361	$ 2,153.73	$ -	May Lawn Maintenance Inv: 161833 Personal Touch Landscaping				
55-5310-00	Tree Trimming/Removal & Replacement				-	1,036.00	-	1,036.00
Date	GL Ref #	Debit	Credit	Description				
05/05/2026	351505	$ 1,036.00	$ -	Tree Lift Inv: 162102 Personal Touch Landscaping				
55-5320-00	Sprinkler Repair & Maintenance				1,287.60	393.68	-	1,681.28
Date	GL Ref #	Debit	Credit	Description				
05/26/2026	353865	$ 393.68	$ -	May Irrigation Maint/Repairs Inv: 2013223 Foster Irrigation Inc.				
55-5350-00	Pest Control-Interior				1,289.70	-	-	1,289.70
Date	GL Ref #	Debit	Credit	Description				
60-5100-00	Sprinkler Electric				381.51	101.36	-	482.87
Date	GL Ref #	Debit	Credit	Description				
05/26/2026	353863	$ 101.36	$ -	13426 Well Electric 4/14-5/14 Inv: 79003-39404 FPL				
99-5710-00	Reserve Funding				13,019.20	-	-	13,019.20
Date	GL Ref #	Debit	Credit	Description				
			Totals:		**$0.00**	**$55,061.63**	**$55,061.63**	**$0.00**

Bank Account Reconciliation

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

Operating-Valley (End: 05/31/2026)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/27/2026		Foster Irrigation Inc.		2249	($393.68)
05/29/2026		Chapman Insurance Group, LLC		0	($2,772.60)
			Total Uncleared		**($3,166.28)**

Operating-Valley Summary

Ending Account Balance:	$	55,518.93
Uncleared Items:	($	3,166.28)
Adjusted Balance:	$	58,685.21
Bank Ending Balance:	$	58,685.21
Difference:	$	-

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

Reserve-Valley Summary

Ending Account Balance:	$ 85,251.91
Uncleared Items:	($95.00)
Adjusted Balance:	$ 85,346.91
Bank Ending Balance:	$ 85,346.91
Difference:	$-

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

1 M0656BLK053026063044 51 000000000 1451 004

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

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

1451 0005930 0001-0004 1451

Account Statement

HOA BUSINESS CHECKING PLUS - XXXXXX7267

SUMMARY FOR THE PERIOD: 05/01/26 - 05/31/26

CROSS CREEK OF FORT MYERS VILLAS I

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$65,269.24	+	$2,313.48	-	$8,897.51	=	$58,685.21

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$65,269.24
05/04	ACH DEBIT Cross Creek of F Vendor Pay 260504 711	-$432.00		$64,837.24
05/05	ACH DEBIT FIRST INSURANCE INSURANCE 260505 900-104173000	-$3,198.56		$61,638.68
05/07	ACH DEBIT Cross Creek of F Vendor Pay 260507 750	-$70.66		$61,568.02
05/14	LOCK BOX DEPOSIT		$2,312.95	$63,880.97
05/15	CHECK 2245	-$1,036.00		$62,844.97
05/22	CHECK 2248	-$1,455.20		$61,389.77
05/26	CHECK 2246	-$2,153.73		$59,236.04
05/27	ACH DEBIT FPL DIRECT DEBIT ELEC PYMT 260527	-$101.36		$59,134.68
05/28	CHECK 2247	-$450.00		$58,684.68
05/31	INTEREST CREDIT		$0.53	$58,685.21
Ending Balance				**$58,685.21**

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
05/15	2245	$1,036.00	05/28	2247	$450.00
05/26	2246	$2,153.73	05/22	2248	$1,455.20

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

1 0005930 0001-0004 M0656BLK053026063044 51 L 1451

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

1451 0005931 0002-0004 1451

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$61,775.00	Annual % Yield Earned	0.01%
Year-to-Date Interest Paid	$2.56	Interest Paid	$0.53

OVERDRAFT FEES

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

1 0005931 0002-0004 M0656BLK053026063044 51 L 1451

P.O. Box 558
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: 2245
PAY One Thousand, Thirty-Six And 00/100 Dollars
DATE 05/05/2026 AMOUNT ****$1,036.00
TO THE ORDER OF Personal Touch Landscaping
13650 Fiddlesticks Blvd. Suite 202-301
Fort Myers, FL 33912
Memo: Tree Lift
Authorized Signatures
⑈000002245⑈ ⑆021201383⑆43037267⑈ ⑈0000103600⑈

05/15/2026 # 2245 $1,036.00

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: 2247
PAY Four Hundred Fifty And 00/100 Dollars
DATE 05/19/2026 AMOUNT ****$450.00
TO THE ORDER OF Ryan's Pressure Washing, Inc
PO Box 152603
Cape Coral, FL 33915
Memo: Pressure Wash Road Gutters
Authorized Signatures
⑈000002247⑈ ⑆021201383⑆43037267⑈ ⑈0000045000⑈

05/28/2026 # 2247 $450.00

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: 2246
PAY Two Thousand, One Hundred Fifty-Three And 73/100 Dollars
DATE 05/12/2026 AMOUNT ****$2,153.73
TO THE ORDER OF Personal Touch Landscaping
13650 Fiddlesticks Blvd. Suite 202-301
Fort Myers, FL 33912
Memo: May Lawn Maintenance
Authorized Signatures
⑈000002246⑈ ⑆021201383⑆43037267⑈ ⑈0000215373⑈

05/26/2026 # 2246 $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
VOID VOID VOID
Check Number: 2248
PAY One Thousand, Four Hundred Fifty-Five And 20/100 Dollars
DATE 05/19/2026 AMOUNT ****$1,455.20
TO THE ORDER OF Fix It Right Home Improvements, LLC
4022 Caloosa Loop
LaBelle, FL 33935
Memo: 13404 Misc Repairs
Authorized Signatures
⑈000002248⑈ ⑆021201383⑆43037267⑈ ⑈0000145520⑈

05/22/2026 # 2248 $1,455.20

1451 0005933 0004-0004 1451

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.

1 0005933 0004-0004 M0656BLK053026063044 51 L 1451

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

1 M0656BLK053026063044 40 000000000 2440 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

2440 0008926 0001-0002 2440

Account Statement

PROPERTY MANAGEMENT MMA - XXXXXX8645

SUMMARY FOR THE PERIOD: 05/01/26 - 05/31/26

CROSS CREEK OF FORT MYERS VILLAS I

Beginning Balance		Deposits & Other Credits		Withdrawals & Other Debits		Ending Balance
$85,223.78	+	$123.13	-	$0.00	=	$85,346.91

TRANSACTIONS

Date	Description	Withdrawals & Other Debits	Deposits & Other Credits	Balance
	Beginning Balance			$85,223.78
05/31	INTEREST CREDIT		$123.13	$85,346.91
Ending Balance				**$85,346.91**

INTEREST RATE CALCULATIONS

Avg. Stmt. Collected Balance	$85,223.00	Annual % Yield Earned	1.71%
Year-to-Date Interest Paid	$576.78	Interest Paid	$123.13

OVERDRAFT FEES

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

2440 0008927 0002-0002 2440

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.

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

1 0008927 0002-0002 M0656BLK053026063044 40 L 2440