



Financial Report Package (unaudited)

04/01/2022 to 04/30/2022

Prepared for

**Country Creek Homeowners Association of
Manatee, Inc**

**Balance Sheet**

Country Creek Homeowners Association of Manatee, Inc
End Date: 04/30/2022

Date: 5/4/2022
Time: 6:21 pm
Page: 1

| | Operating | Reserve | Total |
|---|---------------------|---------------------|---------------------|
| Assets | | | |
| Operating Accounts | | | |
| Operating - SSB | \$ 32,801.27 | \$ - | \$ 32,801.27 |
| Total: Operating Accounts | \$ 32,801.27 | \$ - | \$ 32,801.27 |
| Reserve Accounts | | | |
| Reserve MM - SSB | - | 22,442.05 | 22,442.05 |
| Total: Reserve Accounts | \$ - | \$ 22,442.05 | \$ 22,442.05 |
| Accounts Receivable | | | |
| Accounts Receivable | 5,896.07 | - | 5,896.07 |
| Total: Accounts Receivable | \$ 5,896.07 | \$ - | \$ 5,896.07 |
| Other Current Assets | | | |
| Prepaid Insurance | 3,690.50 | - | 3,690.50 |
| Prepaid Website | 390.62 | - | 390.62 |
| Total: Other Current Assets | \$ 4,081.12 | \$ - | \$ 4,081.12 |
| Total: Assets | \$ 42,778.46 | \$ 22,442.05 | \$ 65,220.51 |
| Liabilities & Equity | | | |
| Other Current Liabilities | | | |
| Deferred Assessments | 16,644.00 | - | 16,644.00 |
| Prepaid Assessments | 1,658.03 | - | 1,658.03 |
| Total: Other Current Liabilities | \$ 18,302.03 | \$ - | \$ 18,302.03 |
| Reserve Fund - Interest | | | |
| Earned YTD - MM Interest | - | 13.43 | 13.43 |
| Total: Reserve Fund - Interest | \$ - | \$ 13.43 | \$ 13.43 |
| Reserve Fund - Allocation | | | |
| Beg Balance - Pooled Reserves | - | 10,123.62 | 10,123.62 |
| Allocation - Pooled Reserves | - | 13,805.00 | 13,805.00 |
| Total: Reserve Fund - Allocation | \$ - | \$ 23,928.62 | \$ 23,928.62 |
| Reserve Fund - Expenses | | | |
| Roofs | - | (1,500.00) | (1,500.00) |
| Total: Reserve Fund - Expenses | \$ - | \$(1,500.00) | \$(1,500.00) |
| Retained Earnings | | | |
| Previous Years' Surplus/(Loss) | 18,975.71 | - | 18,975.71 |
| Total: Retained Earnings | \$ 18,975.71 | \$ - | \$ 18,975.71 |
| Net Income Gain/Loss | - | - | - |
| Net Income Gain/Loss | 5,500.72 | - | 5,500.72 |
| Total: Liabilities & Equity | \$ 42,778.46 | \$ 22,442.05 | \$ 65,220.51 |



Income Statement - Operating

Country Creek Homeowners Association of Manatee, Inc

04/30/2022

Date: 5/4/2022
Time: 6:21 pm
Page: 1

| Description | Current Period | | | Year-to-date | | | Annual |
|--|----------------|------------|------------|--------------|--------------|--------------|--------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | Budget |
| OPERATING INCOME | | | | | | | |
| Income | | | | | | | |
| 4010-00 Assessments | \$7,486.00 | \$7,467.50 | \$18.50 | \$74,860.00 | \$74,675.00 | \$185.00 | \$89,610.00 |
| 4020-00 Sales & Lease Applications | - | - | - | 800.00 | - | 800.00 | - |
| 4030-00 Bank Interest Income - Operating | 0.30 | - | 0.30 | 5.06 | - | 5.06 | - |
| 4040-00 Late Fees/Interest | 21.33 | - | 21.33 | 711.71 | - | 711.71 | - |
| 4050-00 NSF/Bank Fees | - | - | - | 50.00 | - | 50.00 | - |
| 4060-00 Fines/Violations | - | - | - | (5,000.00) | - | (5,000.00) | - |
| 4080-00 Collection fee | 5.00 | - | 5.00 | 482.00 | - | 482.00 | - |
| Total Income | \$7,512.63 | \$7,467.50 | \$45.13 | \$71,908.77 | \$74,675.00 | (\$2,766.23) | \$89,610.00 |
| Total OPERATING INCOME | \$7,512.63 | \$7,467.50 | \$45.13 | \$71,908.77 | \$74,675.00 | (\$2,766.23) | \$89,610.00 |
| OPERATING EXPENSE | | | | | | | |
| Administration | | | | | | | |
| 5010-00 Insurance | 572.08 | 300.00 | (272.08) | 3,650.62 | 3,000.00 | (650.62) | 3,600.00 |
| 5012-00 Dues/Licenses/Permits | 61.25 | 5.17 | (56.08) | 61.25 | 51.70 | (9.55) | 62.00 |
| 5015-00 Legal Fees | - | 1,000.00 | 1,000.00 | 1,457.50 | 10,000.00 | 8,542.50 | 12,000.00 |
| 5016-00 Accounting/Audit | - | 14.58 | 14.58 | 185.00 | 145.80 | (39.20) | 175.00 |
| 5018-00 Meeting Room | - | 25.00 | 25.00 | - | 250.00 | 250.00 | 300.00 |
| 5019-00 Website/Portal | 7.51 | 4.17 | (3.34) | 60.08 | 41.70 | (18.38) | 50.00 |
| 5020-00 Office | 84.51 | 166.67 | 82.16 | 1,623.14 | 1,666.70 | 43.56 | 2,000.00 |
| Supplies/Postage/Printing/Misc | | | | | | | |
| 5021-00 Records Storage | 6.00 | 4.17 | (1.83) | 60.00 | 41.70 | (18.30) | 50.00 |
| 5023-00 Management Fees | 1,254.00 | 1,283.33 | 29.33 | 12,540.00 | 12,833.30 | 293.30 | 15,400.00 |
| 5026-00 Contingency | - | - | - | 103.03 | - | (103.03) | - |
| 5036-00 Legal Fees - Collections | - | - | - | 945.00 | - | (945.00) | - |
| Total Administration | \$1,985.35 | \$2,803.09 | \$817.74 | \$20,685.62 | \$28,030.90 | \$7,345.28 | \$33,637.00 |
| Grounds | | | | | | | |
| 7010-00 Landscape Contract | 2,824.55 | 2,666.67 | (157.88) | 26,015.50 | 26,666.70 | 651.20 | 32,000.00 |
| 7013-00 Landscaping & Groundskeeping | - | 333.33 | 333.33 | 1,488.85 | 3,333.30 | 1,844.45 | 4,000.00 |
| 7016-00 Tree Trimming & Removal | - | 125.00 | 125.00 | 2,400.00 | 1,250.00 | (1,150.00) | 1,500.00 |
| 7019-00 Repair/Replace/Misc | 102.75 | 125.00 | 22.25 | 102.75 | 1,250.00 | 1,147.25 | 1,500.00 |
| 7020-00 Lake Maintenance | 1,066.00 | 1,083.33 | 17.33 | 10,660.00 | 10,833.30 | 173.30 | 13,000.00 |
| 7022-00 Irrigation Repairs | - | 27.25 | 27.25 | 472.99 | 272.50 | (200.49) | 327.00 |
| Total Grounds | \$3,993.30 | \$4,360.58 | \$367.28 | \$41,140.09 | \$43,605.80 | \$2,465.71 | \$52,327.00 |
| Building Maintenance | | | | | | | |
| 8018-00 Non-Building Maintenance/Repairs | - | 33.33 | 33.33 | - | 333.30 | 333.30 | 400.00 |
| Total Building Maintenance | \$- | \$33.33 | \$33.33 | \$- | \$333.30 | \$333.30 | \$400.00 |
| Utilities | | | | | | | |
| 8510-00 Utilities - Electric | 465.87 | 458.33 | (7.54) | 4,582.34 | 4,583.30 | 0.96 | 5,500.00 |
| Total Utilities | \$465.87 | \$458.33 | (\$7.54) | \$4,582.34 | \$4,583.30 | \$0.96 | \$5,500.00 |
| Total OPERATING EXPENSE | \$6,444.52 | \$7,655.33 | \$1,210.81 | \$66,408.05 | \$76,553.30 | \$10,145.25 | \$91,864.00 |
| Net Income: | \$1,068.11 | (\$187.83) | \$1,255.94 | \$5,500.72 | (\$1,878.30) | \$7,379.02 | (\$2,254.00) |



Income Statement - Reserve
Country Creek Homeowners Association of Manatee, Inc
04/30/2022

Date: 5/4/2022
Time: 6:21 pm
Page: 2

| Description | Current Period | | | Year-to-date | | | Annual Budget |
|--------------------------------|----------------|----------|------------|--------------|------------|--------------|---------------|
| | Actual | Budget | Variance | Actual | Budget | Variance | |
| RESERVE INCOME | | | | | | | |
| Income | | | | | | | |
| 4013-00 Assessments - Reserves | \$836.00 | \$854.50 | (\$18.50) | \$8,360.00 | \$8,545.00 | (\$185.00) | \$10,254.00 |
| Total Income | \$836.00 | \$854.50 | (\$18.50) | \$8,360.00 | \$8,545.00 | (\$185.00) | \$10,254.00 |
| Total RESERVE INCOME | \$836.00 | \$854.50 | (\$18.50) | \$8,360.00 | \$8,545.00 | (\$185.00) | \$10,254.00 |
| RESERVE EXPENSE | | | | | | | |
| Reserve Expense | | | | | | | |
| 5100-00 Reserve Expense | 836.00 | 666.67 | (169.33) | 8,360.00 | 6,666.70 | (1,693.30) | 8,000.00 |
| Total Reserve Expense | \$836.00 | \$666.67 | (\$169.33) | \$8,360.00 | \$6,666.70 | (\$1,693.30) | \$8,000.00 |
| Total RESERVE EXPENSE | \$836.00 | \$666.67 | (\$169.33) | \$8,360.00 | \$6,666.70 | (\$1,693.30) | \$8,000.00 |
| Net Reserve: | \$0.00 | \$187.83 | (\$187.83) | \$0.00 | \$1,878.30 | (\$1,878.30) | \$2,254.00 |

**Reserve Schedule**

Country Creek Homeowners Association of Manatee, Inc
04/01/2022 To 04/30/2022

Date: 5/4/2022
Time: 6:21 pm
Page: 1

| Description | Prior Balance | Contribution | Expenditure | Transfer | Interest | Ending Balance |
|-------------------------------|---------------|-------------------|-----------------|---------------|---------------|----------------|
| Reserve MM - SSB | (\$21,605.88) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$22,442.05) |
| Earned YTD - MM Interest | \$13.26 | \$0.00 | \$0.00 | \$0.00 | \$0.17 | \$13.43 |
| Beg Balance - Pooled Reserves | \$10,123.62 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$10,123.62 |
| Allocation - Pooled Reserves | \$12,969.00 | \$836.00 | \$0.00 | \$0.00 | \$0.00 | \$13,805.00 |
| Roofs | (\$1,500.00) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | (\$1,500.00) |
| Assessments - Reserves | \$7,524.00 | \$836.00 | \$0.00 | \$0.00 | \$0.00 | \$8,360.00 |
| Reserve Expense | (\$7,524.00) | \$0.00 | \$836.00 | \$0.00 | \$0.00 | (\$8,360.00) |
| | \$0.00 | \$1,672.00 | \$836.00 | \$0.00 | \$0.17 | \$0.00 |



Homeowner Aging Report

Country Creek Homeowners Association of Manatee, Inc
End Date: 04/30/2022

Date: 5/4/2022
Time: 6:21 pm
Page: 1

| Description | Current | Over 30 | Over 60 | Over 90 | Balance |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|
| CCH318 - Walter & Amanda Abourezk Attorney | | | | | |
| 14027 1st Ave E Lot 318 | | | | | |
| Collection Attorney: Lori M Dorman, P.A. | | | | | |
| Total: | \$12.56 | \$12.56 | \$12.56 | \$3,577.03 | \$3,614.71 |
| CCH304 - Laurie Houston Owner | | | | | |
| 14302 1st Ave E Lot 304 | | | | | |
| Total: | \$12.56 | \$12.56 | \$12.56 | \$1,404.52 | \$1,442.20 |
| CCH330 - Dustin & Christy Beres Attorney | | | | | |
| 324 141st Ct NE Lot 330 | | | | | |
| Last Payment: \$492.91 on 05/17/2021 | | | | | |
| Collection Attorney: Mankin Law Group | | | | | |
| Total: | \$6.57 | \$6.57 | \$6.57 | \$485.27 | \$504.98 |
| CCH237 - THR Florida, LP Attorney | | | | | |
| 14750 1st Ave E Lot 237 | | | | | |
| Last Payment: \$399.00 on 01/11/2022 | | | | | |
| Collection Attorney: Mankin Law Group | | | | | |
| Total: | \$1.66 | \$1.66 | \$1.66 | \$95.28 | \$100.26 |
| CCH137 - SRP, SUB LLC Attorney | | | | | |
| 14814 7th Ave E Lot 137 | | | | | |
| Last Payment: \$399.00 on 01/11/2022 | | | | | |
| Collection Attorney: Mankin Law Group | | | | | |
| Total: | \$1.66 | \$1.66 | \$1.66 | \$93.28 | \$98.26 |
| CCH210 - THR Florida, LP Attorney | | | | | |
| 210 147th St E Lot 210 | | | | | |
| Last Payment: \$399.00 on 12/30/2021 | | | | | |
| Collection Attorney: Mankin Law Group | | | | | |
| Total: | \$1.33 | \$1.33 | \$1.33 | \$90.04 | \$94.03 |
| CCH111 - Gary & Tina Young Final Notice of Late Assessment | | | | | |
| 610 147th St E Lot 111 | | | | | |
| Last Payment: \$460.00 on 02/08/2022 | | | | | |
| Total: | \$5.39 | \$5.39 | \$5.00 | \$25.85 | \$41.63 |
| CCH248 - Marilyn Foster-Mendez Owner | | | | | |
| 14706 1st Ave E Lot 248 | | | | | |
| Last Payment: \$448.00 on 09/03/2021 | | | | | |
| Total: | (\$5.00) | \$0.00 | \$0.00 | \$0.00 | (\$5.00) |
| CCH112 - David & Laura Logan Owner | | | | | |
| 606 147th St E Lot 112 | | | | | |
| Last Payment: \$438.00 on 08/23/2021 | | | | | |
| Total: | (\$9.69) | \$0.00 | \$0.00 | \$0.00 | (\$9.69) |
| CCH104 - IH5 Property Florida, LP Owner | | | | | |
| 716 147th St E Lot 104 | | | | | |
| Last Payment: \$482.28 on 02/03/2022 | | | | | |
| Collection Attorney: Mankin Law Group | | | | | |
| Total: | (\$397.34) | \$0.00 | \$0.00 | \$0.00 | (\$397.34) |
| CCH262 - IH6 Property Florida, LP Owner | | | | | |
| 15124 3rd Dr E Lot 262 | | | | | |
| Last Payment: \$493.94 on 02/22/2022 | | | | | |
| Collection Attorney: Mankin Law Group | | | | | |
| Total: | (\$399.00) | \$0.00 | \$0.00 | \$0.00 | (\$399.00) |
| CCH367 - Invitation Homes Owner | | | | | |
| 123 141st Ct NE Lot 367 | | | | | |
| Last Payment: \$399.00 on 12/29/2021 | | | | | |
| Total: | (\$399.00) | \$0.00 | \$0.00 | \$0.00 | (\$399.00) |
| CCH160 - Mark & Cristina McCrone Owner | | | | | |
| 119 Mill Run E Lot 160 | | | | | |
| Last Payment: \$485.85 on 02/17/2022 | | | | | |
| Collection Attorney: Mankin Law Group | | | | | |
| Total: | (\$448.00) | \$0.00 | \$0.00 | \$0.00 | (\$448.00) |
| Association | Current Total | Over 30 Total | Over 60 Total | Over 90 Total | Balance Total |
| Country Creek Homeowners Association of Manatee, Inc | (\$1,616.30) | \$41.73 | \$41.34 | \$5,771.27 | \$4,238.04 |



Homeowner Aging Report

Country Creek Homeowners Association of Manatee, Inc
End Date: 04/30/2022

Date: 5/4/2022
Time: 6:21 pm
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| Description | Current | Over 30 | Over 60 | Over 90 | Balance |
|--|---------|------------------|---------|---------|-------------------|
| Description | | | | | Total |
| Assessment (Delinquent Fee) 2020 | | | | | \$50.00 |
| Assessment (Delinquent Interest) 2020 | | | | | \$273.39 |
| Assessment (Delinquent Interest) 2021 | | | | | \$119.37 |
| Assessment 2019 | | | | | \$1,448.29 |
| Assessment 2020 | | | | | \$798.00 |
| Assessment 2021 | | | | | \$1,371.27 |
| Assessment - Reserves (Delinquent Interest) 2021 | | | | | \$19.26 |
| Assessment - Reserves 2021 | | | | | \$245.85 |
| Legal Fees - Collection 2018 | | | | | \$485.64 |
| Legal Fees - Collection 2020 | | | | | \$1,010.00 |
| Payment Reminder 2021 | | | | | \$60.00 |
| Payment Reminder 2022 | | | | | \$15.00 |
| PrePaid | | | | | (\$1,658.03) |
| | | AR Total: | | | \$5,896.07 |



Payables Aging Report

As Of 4/30/2022

Date: 5/4/2022
Time: 6:21 pm
Page: 1

| Vendor | Current | Over 30 | Over 60 | Over 90 | Balance |
|--------|---------|---------|---------|---------|---------|
|--------|---------|---------|---------|---------|---------|

Totals:

**Cash Disbursement**Country Creek Homeowners Association of Manatee, Inc
4/1/2022 - 4/30/2022Date: 5/4/2022
Time: 6:21 pm
Page: 1

| Date | Check # | Payee | Amount |
|-----------------------------------|---------|---|---------------------|
| 10-1010-00 Operating - SSB | | | |
| 04/01/2022 | 0 | Gulf Coast Community Management, LLC | \$1,260.00 |
| | | 50-5021-00 Monthly Management Fee | \$6.00 |
| | | 50-5023-00 Monthly Management Fee | \$1,254.00 |
| 04/06/2022 | 100116 | Gulf Coast Community Management, LLC | \$33.80 |
| | | Invoice #: 244058 | |
| | | 50-5020-00 Gulf Coast Community Management, LLC | \$33.80 |
| 04/06/2022 | 100117 | The Lake Doctors, Inc. | \$1,066.00 |
| | | Invoice #: 645055 | |
| | | 70-7020-00 714207-The Lake Doctors, Inc. | \$1,066.00 |
| 04/06/2022 | 100118 | Todd Klyn | \$227.49 |
| | | Invoice #: 033122- | |
| | | 70-7022-00 Todd Klyn | \$227.49 |
| 04/20/2022 | | 12-1210-00 Transfer to SouthState Bank - RES - 1281; Monthly Reserve Income | \$836.00 |
| 04/26/2022 | 300057 | FPL | \$367.67 |
| | | Invoice #: 041322-0155 | |
| | | 85-8510-00 33402-20155-FPL | \$367.67 |
| 04/26/2022 | 300058 | FPL | \$15.45 |
| | | Invoice #: 041322-5204 | |
| | | 85-8510-00 51199-15204-FPL | \$15.45 |
| 04/26/2022 | 300059 | FPL | \$40.60 |
| | | Invoice #: 041322-9081 | |
| | | 85-8510-00 81067-49081-FPL | \$40.60 |
| 04/26/2022 | 300060 | FPL | \$18.44 |
| | | Invoice #: 041322-6065 | |
| | | 85-8510-00 55723-06065-FPL | \$18.44 |
| 04/26/2022 | 300061 | FPL | \$23.71 |
| | | Invoice #: 041322-1003 | |
| | | 85-8510-00 26196-11003-FPL | \$23.71 |
| 04/28/2022 | 100119 | Green Thumb Landscape Management, Inc | \$2,824.55 |
| | | Invoice #: 00035316 | |
| | | 70-7010-00 Green Thumb Landscape Management, Inc | \$2,824.55 |
| 04/28/2022 | 100120 | Todd Klyn | \$102.75 |
| | | Invoice #: 041422- | |
| | | 70-7019-00 Todd Klyn | \$102.75 |
| 04/28/2022 | 100121 | Florida Department of State | \$61.25 |
| | | Invoice #: N96000005916-2022 | |
| | | 50-5012-00 Florida Department of State | \$61.25 |
| 04/28/2022 | 100122 | Gulf Coast Community Management, LLC | \$84.51 |
| | | Invoice #: 244084 | |
| | | 50-5020-00 Gulf Coast Community Management, LLC | \$84.51 |
| | | Account Totals | # Checks: 13 |
| | | \$6,962.22 | |
| | | Association Totals | # Checks: 13 |
| | | \$6,962.22 | |

**Bank Account Reconciliation**

Country Creek Homeowners Association of Manatee, Inc
SouthState Bank - OP - 1278 (End: 04/30/2022)

Date: 5/4/2022
Time: 6:21 pm
Page: 1

| Date | Reconciled | Description | Check Number | Transaction Amount |
|------------------------|------------|---------------------------------------|------------------------|---------------------|
| Uncleared Items | | | | |
| 04/28/2022 | | Green Thumb Landscape Management, Inc | 100119 | (\$2,824.55) |
| 04/28/2022 | | Todd Klyn | 100120 | (\$102.75) |
| 04/28/2022 | | Gulf Coast Community Management, LLC | 100122 | (\$84.51) |
| 04/28/2022 | | Florida Department of State | 100121 | (\$61.25) |
| | | | Total Uncleared | (\$3,073.06) |

SouthState Bank - OP - 1278 Summary

| | |
|-------------------------|--------------|
| Ending Account Balance: | \$ 32,801.27 |
| Uncleared Items: | (\$3,073.06) |
| <hr/> | |
| Adjusted Balance: | \$ 35,874.33 |
| Bank Ending Balance: | \$ 35,874.33 |
| <hr/> | |
| Difference: | \$- |

**Bank Account Reconciliation**

Country Creek Homeowners Association of Manatee, Inc
SouthState Bank - RES - 1281 (End: 04/30/2022)

Date: 5/4/2022
Time: 6:21 pm
Page: 2

| Date | Reconciled | Description | Check Number | Transaction Amount |
|------|------------|-------------|--------------|--------------------|
|------|------------|-------------|--------------|--------------------|

SouthState Bank - RES - 1281 Summary

| | |
|-------------------------|--------------|
| Ending Account Balance: | \$ 22,442.05 |
| Uncleared Items: | \$- |
| Adjusted Balance: | \$ 22,442.05 |
| Bank Ending Balance: | \$ 22,442.05 |
| Difference: | \$- |



P.O. Box 9602 • Winter Haven, FL 33883
SouthStateBank.com • 800.277.2175

Statement Ending 04/29/2022

COUNTRY CREEK HOMEOWNERS

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Account Number: XXXXXXXXXXXXXXX1278

COUNTRY CREEK HOMEOWNERS ASSOCIATION OF
MANATEE INC
OPERATING
C/O GULF COAST COMMUNITY MANAGEMENT LLC
9040 TOWN CENTER PKWY
LAKEWOOD RANCH FL 34202-4101

Managing Your Accounts

| | | |
|--|-----------------|---|
| | Customer Care | (800) 277-2175 |
| | Mailing Address | P.O. Box 9602 Winter Haven, FL 33883 |
| | Website | SouthStateBank.com |

Summary of Accounts

| Account Type | Account Number | Ending Balance |
|---------------------|----------------------|----------------|
| ASSOCIATION INT CHK | XXXXXXXXXXXXXXXX1278 | \$35,874.33 |

ASSOCIATION INT CHK-XXXXXXXXXXXXXXXX1278

Account Summary

| Date | Description | Amount |
|------------|-------------------------|-------------|
| 04/01/2022 | Beginning Balance | \$39,562.60 |
| | 2 Credit(s) This Period | \$492.72 |
| | 12 Debit(s) This Period | \$4,180.99 |
| 04/29/2022 | Ending Balance | \$35,874.33 |

Interest Summary

| Description | Amount |
|--------------------------------|-------------|
| Annual Percentage Yield Earned | 0.01% |
| Interest Days | 29 |
| Interest Earned | \$0.30 |
| Interest Paid This Period | \$0.30 |
| Interest Paid Year-to-Date | \$1.52 |
| Minimum Balance | \$35,874.03 |
| Average Available Balance | \$37,368.95 |

Deposits

| Date | Description | Amount |
|------------|----------------------|-----------------------------|
| 04/05/2022 | CORP ICL/RDC DEPOSIT | \$492.42 |
| | | 1 item(s) totaling \$492.42 |

Other Credits

| Date | Description | Amount |
|------------|-------------|---------------------------|
| 04/29/2022 | INTEREST | \$0.30 |
| | | 1 item(s) totaling \$0.30 |

Electronic Debits

| Date | Description | Amount |
|------------|---|-------------------------------|
| 04/04/2022 | Country Creek Ho Vendor Pay 1586 | \$1,260.00 |
| 04/07/2022 | AVIDPAY SERVICE REF* CK* 100117* 220406* The Lake Doctors Inc\83977655\31456826\8397 | \$1,066.00 |
| 04/21/2022 | Country Creek Ho CincXfer D1811 | \$836.00 |
| 04/26/2022 | FPL DIRECT DEBIT ELEC PYMT XXXXXX5204 PPDA | \$15.45 |
| 04/26/2022 | FPL DIRECT DEBIT ELEC PYMT XXXXXX6065 PPDA | \$18.44 |
| 04/26/2022 | FPL DIRECT DEBIT ELEC PYMT XXXXXX1003 PPDA | \$23.71 |
| 04/26/2022 | FPL DIRECT DEBIT ELEC PYMT XXXXXX9081 PPDA | \$40.60 |
| 04/26/2022 | FPL DIRECT DEBIT ELEC PYMT XXXXXX0155 PPDA | \$367.67 |
| | | 8 item(s) totaling \$3,627.87 |

Member FDIC
NMLS# 403455



ASSOCIATION INT CHK-XXXXXXXXXXXX1278 (continued)**Checks Cleared**

| Check Nbr | Date | Amount | Check Nbr | Date | Amount |
|-----------|------------|----------|-----------|------------|----------|
| 100110 | 04/13/2022 | \$188.80 | 100116 | 04/22/2022 | \$33.80 |
| 100115* | 04/14/2022 | \$103.03 | 100118* | 04/14/2022 | \$227.49 |

* Indicates skipped check number

4 item(s) totaling \$553.12

Daily Balances

| Date | Amount | Date | Amount | Date | Amount |
|------------|-------------|------------|-------------|------------|-------------|
| 04/04/2022 | \$38,302.60 | 04/13/2022 | \$37,540.22 | 04/22/2022 | \$36,339.90 |
| 04/05/2022 | \$38,795.02 | 04/14/2022 | \$37,209.70 | 04/26/2022 | \$35,874.03 |
| 04/07/2022 | \$37,729.02 | 04/21/2022 | \$36,373.70 | 04/29/2022 | \$35,874.33 |

Country Creek Homeowners Association of Maricopa
c/o Gulf Coast Community Management
8000 Town Center Way
Lawrenceville, GA 30043

Check # 100110
DATE: 03/12/2022

PAY TO: Gulf Coast Community Management, LLC
THE ORDER OF: One Hundred Eighty Dollars and Eight Cents

MEMO: See Check Stub for Transaction Info

[Signature]

#000100110 04/13 \$188.80

Country Creek Homeowners Association of Maricopa
c/o Gulf Coast Community Management
8000 Town Center Way
Lawrenceville, GA 30043

Check # 100115
DATE: 03/16/2022

PAY TO: Todd Ryan
THE ORDER OF: One Hundred Three Dollars and Three Cents

MEMO: See Check Stub for Transaction Info

[Signature]

#000100115 04/14 \$103.03

Country Creek Homeowners Association of Maricopa
c/o Gulf Coast Community Management
8000 Town Center Way
Lawrenceville, GA 30043

Check # 100116
DATE: 04/06/2022

PAY TO: Gulf Coast Community Management, LLC
THE ORDER OF: Thirty Three Dollars and Eight Cents

MEMO: See Check Stub for Transaction Info

[Signature]

#000100116 04/22 \$33.80

Country Creek Homeowners Association of Maricopa
c/o Gulf Coast Community Management
8000 Town Center Way
Lawrenceville, GA 30043

Check # 100118
DATE: 04/06/2022

PAY TO: Todd Ryan
THE ORDER OF: Two Hundred Twenty Seven Dollars and Forty Nine Cents

MEMO: See Check Stub for Transaction Info

[Signature]

#000100118 04/14 \$227.49



P.O. Box 9602 • Winter Haven, FL 33883
SouthStateBank.com • 800.277.2175

Statement Ending 04/29/2022

COUNTRY CREEK HOMEOWNERS

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX1281

Managing Your Accounts

| | | |
|--|-----------------|---|
| | Customer Care | (800) 277-2175 |
| | Mailing Address | P.O. Box 9602 Winter Haven, FL 33883 |
| | Website | SouthStateBank.com |

COUNTRY CREEK HOMEOWNERS ASSOCIATION OF
MANATEE INC
RESERVE
C/O GULF COAST COMMUNITY MANAGEMENT LLC
9040 TOWN CENTER PKWY
LAKEWOOD RANCH FL 34202-4101

Summary of Accounts

| Account Type | Account Number | Ending Balance |
|-----------------|----------------------|----------------|
| ASSOCIATION MMA | XXXXXXXXXXXXXXXX1281 | \$22,442.05 |

ASSOCIATION MMA-XXXXXXXXXXXXXXXX1281

Account Summary

| Date | Description | Amount |
|------------|-------------------------|-------------|
| 04/01/2022 | Beginning Balance | \$21,605.88 |
| | 2 Credit(s) This Period | \$836.17 |
| | 0 Debit(s) This Period | \$0.00 |
| 04/29/2022 | Ending Balance | \$22,442.05 |

Interest Summary

| Description | Amount |
|--------------------------------|-------------|
| Annual Percentage Yield Earned | 0.01% |
| Interest Days | 29 |
| Interest Earned | \$0.17 |
| Interest Paid This Period | \$0.17 |
| Interest Paid Year-to-Date | \$0.66 |
| Minimum Balance | \$21,605.88 |
| Average Available Balance | \$21,865.32 |

Other Credits

| Date | Description | Amount |
|------------|---------------------------------|-----------------------------|
| 04/21/2022 | Country Creek Ho CincXfer C1811 | \$836.00 |
| 04/29/2022 | INTEREST | \$0.17 |
| | | 2 item(s) totaling \$836.17 |

Daily Balances

| Date | Amount | Date | Amount |
|------------|-------------|------------|-------------|
| 04/21/2022 | \$22,441.88 | 04/29/2022 | \$22,442.05 |

Member FDIC
NMLS# 403455





General Ledger Trial Balance with Details

Country Creek Homeowners Association of Manatee, Inc
Accts: 10-1010-00 To: 91-9190-00 Dates: 4/1/2022 - 4/30/2022

Date: 5/4/2022
Time: 6:21 pm
Page: 1

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|-------------|---------------------|---------------|---------------|--|-----------------|
| 10-1010-00 | Operating - SSB | \$39,270.77 | \$492.72 | \$6,962.22 | \$32,801.27 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/01/2022 | 102355 | \$ - | \$ 1,260.00 | Operating - SSB; Gulf Coast Community Management, LLC Chk # 0 | |
| 04/05/2022 | 104346 | 492.42 | - | Deposit from batch 12435 | |
| 04/06/2022 | 104953 | - | 33.80 | Operating - SSB; Gulf Coast Community Management, LLC Chk # 100116 | |
| 04/06/2022 | 104955 | - | 1,066.00 | Operating - SSB; The Lake Doctors, Inc. Chk # 100117 | |
| 04/06/2022 | 104957 | - | 227.49 | Operating - SSB; Todd Klyn Chk # 100118 | |
| 04/20/2022 | 106854 | - | 836.00 | Monthly Reserve Income | |
| 04/26/2022 | 107329 | - | 367.67 | Operating - SSB; FPL Chk # 300057 | |
| 04/26/2022 | 107331 | - | 15.45 | Operating - SSB; FPL Chk # 300058 | |
| 04/26/2022 | 107333 | - | 40.60 | Operating - SSB; FPL Chk # 300059 | |
| 04/26/2022 | 107335 | - | 18.44 | Operating - SSB; FPL Chk # 300060 | |
| 04/26/2022 | 107337 | - | 23.71 | Operating - SSB; FPL Chk # 300061 | |
| 04/28/2022 | 107759 | - | 2,824.55 | Operating - SSB; Green Thumb Landscape Management, Inc Chk # 100119 | |
| 04/28/2022 | 107761 | - | 102.75 | Operating - SSB; Todd Klyn Chk # 100120 | |
| 04/28/2022 | 107763 | - | 61.25 | Operating - SSB; Florida Department of State Chk # 100121 | |
| 04/28/2022 | 107765 | - | 84.51 | Operating - SSB; Gulf Coast Community Management, LLC Chk # 100122 | |
| 04/29/2022 | 107918 | 0.30 | - | Interest | |
| 12-1210-00 | Reserve MM - SSB | | 21,605.88 | 836.17 | - 22,442.05 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/20/2022 | 106854 | \$ 836.00 | \$ - | Monthly Reserve Income | |
| 04/29/2022 | 107920 | 0.17 | - | Interest | |
| 13-1300-00 | Accounts Receivable | | 6,362.16 | 48.30 | 514.39 5,896.07 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/01/2022 | 104210 | \$ 38.95 | \$ - | Assessment - Batch 12361 | |
| 04/01/2022 | 104212 | 4.35 | - | Assessment - Reserves - Batch 12361 | |
| 04/01/2022 | 104305 | - | 6.57 | WriteOff - Final Payment received by Attorney | |
| 04/05/2022 | 104346 | - | 394.00 | Deposit from batch 12435 | |
| 04/05/2022 | 104346 | - | 35.46 | Deposit from batch 12435 | |
| 04/05/2022 | 104346 | - | 15.00 | Deposit from batch 12435 | |
| 04/05/2022 | 104346 | - | 44.00 | Deposit from batch 12435 | |
| 04/05/2022 | 104346 | - | 3.96 | Deposit from batch 12435 | |
| 04/19/2022 | 107285 | 5.00 | - | Payment Reminder - Batch 12613 | |
| 04/29/2022 | 107827 | - | 15.40 | WriteOff - Final Payment received by Attorney | |
| 14-1410-00 | Prepaid Insurance | | 4,262.58 | - | 572.08 3,690.50 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/30/2022 | 108453 | \$ - | \$ 54.69 | Allocate monthly Ins - Umbrella thru 11/22 | |
| 04/30/2022 | 108455 | - | 465.30 | Allocate Prop, GL, Crime & D&O thru 11/22 | |
| 04/30/2022 | 108457 | - | 51.33 | Allocate monthly W/C Ins thru 5/22 | |
| 04/30/2022 | 108464 | - | 0.76 | Adjust Prepaid Insurance | |
| 14-1480-00 | Prepaid Website | | 398.13 | - | 7.51 390.62 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/30/2022 | 107967 | \$ - | \$ 7.51 | Prepaid Website through 9/2026 | |
| 20-2000-00 | Accounts Payable | | (261.29) | 6,126.22 | 5,864.93 - |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/01/2022 | 102267 | \$ - | \$ 1,260.00 | Accounts Payable | |
| 04/01/2022 | 102355 | 1,260.00 | - | Accounts Payable; Gulf Coast Community Management, LLC Chk # 0 | |
| 04/01/2022 | 104949 | - | 1,066.00 | Accounts Payable Inv # 645055 | |
| 04/01/2022 | 107753 | - | 2,824.55 | Accounts Payable Inv # 00035316 | |
| 04/05/2022 | 107755 | - | 84.51 | Accounts Payable Inv # 244084 | |
| 04/06/2022 | 104953 | 33.80 | - | Accounts Payable Inv # 244058; Gulf Coast Community Management, LLC Chk # 100116 | |
| 04/06/2022 | 104955 | 1,066.00 | - | Accounts Payable Inv # 645055; The Lake Doctors, Inc. Chk # 100117 | |
| 04/06/2022 | 104957 | 227.49 | - | Accounts Payable Inv # 033122-; Todd Klyn Chk # 100118 | |
| 04/07/2022 | 107751 | - | 61.25 | Accounts Payable Inv # N96000005916-2022 | |
| 04/13/2022 | 107319 | - | 367.67 | Accounts Payable Inv # 041322-0155 | |
| 04/13/2022 | 107321 | - | 15.45 | Accounts Payable Inv # 041322-5204 | |
| 04/13/2022 | 107323 | - | 18.44 | Accounts Payable Inv # 041322-6065 | |
| 04/13/2022 | 107325 | - | 40.60 | Accounts Payable Inv # 041322-9081 | |



General Ledger Trial Balance with Details

Country Creek Homeowners Association of Manatee, Inc
Accts: 10-1010-00 To: 91-9190-00 Dates: 4/1/2022 - 4/30/2022

Date: 5/4/2022
Time: 6:21 pm
Page: 2

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|------------|----------------------------------|--|---------------|---|-------------|
| 04/13/2022 | 107327 \$ - \$ 23.71 | Accounts Payable Inv # 041322-1003 | | | |
| 04/14/2022 | 107757 - 102.75 | Accounts Payable Inv # 041422- | | | |
| 04/26/2022 | 107329 367.67 - | Accounts Payable Inv # 041322-0155; FPL Chk # 300057 | | | |
| 04/26/2022 | 107331 15.45 - | Accounts Payable Inv # 041322-5204; FPL Chk # 300058 | | | |
| 04/26/2022 | 107333 40.60 - | Accounts Payable Inv # 041322-9081; FPL Chk # 300059 | | | |
| 04/26/2022 | 107335 18.44 - | Accounts Payable Inv # 041322-6065; FPL Chk # 300060 | | | |
| 04/26/2022 | 107337 23.71 - | Accounts Payable Inv # 041322-1003; FPL Chk # 300061 | | | |
| 04/28/2022 | 107759 2,824.55 - | Accounts Payable Inv # 00035316; Green Thumb Landscape Management, Inc Chk # 1001 | | | |
| 04/28/2022 | 107761 102.75 - | Accounts Payable Inv # 041422-; Todd Klyn Chk # 100120 | | | |
| 04/28/2022 | 107763 61.25 - | Accounts Payable Inv # N96000005916-2022; Florida Department of State Chk # 100121 | | | |
| 04/28/2022 | 107765 84.51 - | Accounts Payable Inv # 244084; Gulf Coast Community Management, LLC Chk # 100122 | | | |
| 21-2110-00 | Deferred Assessments | (24,966.00) | 8,322.00 | - | (16,644.00) |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/30/2022 | 108459 | \$ 8,322.00 | \$ - | Monthly Deferred Income | |
| 21-2120-00 | Prepaid Assessments | (1,658.03) | - | - | (1,658.03) |
| Date | GL Ref # | Debit | Credit | Description | |
| 31-3140-00 | Earned YTD - MM Interest | (13.26) | - | 0.17 | (13.43) |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/29/2022 | 107920 | \$ - | \$ 0.17 | Interest | |
| 32-3210-00 | Beg Balance - Pooled Reserves | (10,123.62) | - | - | (10,123.62) |
| Date | GL Ref # | Debit | Credit | Description | |
| 32-3220-00 | Allocation - Pooled Reserves | (12,969.00) | - | 836.00 | (13,805.00) |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/20/2022 | 106856 | \$ - | \$ 836.00 | Allocation - Pooled Reserves | |
| 33-3302-00 | Roofs | 1,500.00 | - | - | 1,500.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 39-3900-00 | Previous Years' Surplus/(Loss) | (18,975.71) | - | - | (18,975.71) |
| Date | GL Ref # | Debit | Credit | Description | |
| 40-4010-00 | Assessments | (67,374.00) | - | 7,486.00 | (74,860.00) |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/30/2022 | 108459 | \$ - | \$ 7,486.00 | Monthly Deferred Income | |
| 40-4013-00 | Assessments - Reserves | (7,524.00) | - | 836.00 | (8,360.00) |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/30/2022 | 108459 | \$ - | \$ 836.00 | Monthly Deferred Income | |
| 40-4020-00 | Sales & Lease Applications | (800.00) | - | - | (800.00) |
| Date | GL Ref # | Debit | Credit | Description | |
| 40-4030-00 | Bank Interest Income - Operating | (4.76) | - | 0.30 | (5.06) |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/29/2022 | 107918 | \$ - | \$ 0.30 | Interest | |
| 40-4040-00 | Late Fees/Interest | (690.38) | 21.97 | 43.30 | (711.71) |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/01/2022 | 104210 | \$ - | \$ 38.95 | Assessment - Batch 12361 | |
| 04/01/2022 | 104212 | - | 4.35 | Assessment - Reserves - Batch 12361 | |
| 04/01/2022 | 104305 | 6.57 | - | WriteOff - Final Payment received by Attorney | |
| 04/29/2022 | 107827 | 15.40 | - | WriteOff - Final Payment received by Attorney | |
| 40-4050-00 | NSF/Bank Fees | (50.00) | - | - | (50.00) |
| Date | GL Ref # | Debit | Credit | Description | |
| 40-4060-00 | Fines/Violations | 5,000.00 | - | - | 5,000.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 40-4080-00 | Collection fee | (477.00) | - | 5.00 | (482.00) |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/19/2022 | 107285 | \$ - | \$ 5.00 | Payment Reminder - Batch 12613 | |
| 50-5010-00 | Insurance | 3,078.54 | 572.08 | - | 3,650.62 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/30/2022 | 108453 | \$ 54.69 | \$ - | Allocate monthly Ins - Umbrella thru 11/22 | |
| 04/30/2022 | 108455 | 465.30 | - | Allocate Prop, GL, Crime & D&O thru 11/22 | |



General Ledger Trial Balance with Details

Country Creek Homeowners Association of Manatee, Inc
Accts: 10-1010-00 To: 91-9190-00 Dates: 4/1/2022 - 4/30/2022

Date: 5/4/2022
Time: 6:21 pm
Page: 3

| Account No | Description | Prior Balance | Current Debit | Current Credit | End Balance |
|------------|---------------------------------------|---------------|---------------|---------------------------------------|-------------|
| 04/30/2022 | 108457 \$ 51.33 | \$ - | | | |
| 04/30/2022 | 108464 0.76 | - | | | |
| 50-5012-00 | Dues/Licenses/Permits | - | 61.25 | - | 61.25 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/07/2022 | 107751 | \$ 61.25 | \$ - | Florida Department of State | |
| 50-5015-00 | Legal Fees | 1,457.50 | - | - | 1,457.50 |
| Date | GL Ref # | Debit | Credit | Description | |
| 50-5016-00 | Accounting/Audit | 185.00 | - | - | 185.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 50-5019-00 | Website/Portal | 52.57 | 7.51 | - | 60.08 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/30/2022 | 107967 | \$ 7.51 | \$ - | Prepaid Website through 9/2026 | |
| 50-5020-00 | Office Supplies/Postage/Printing/Misc | 1,538.63 | 84.51 | - | 1,623.14 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/05/2022 | 107755 | \$ 84.51 | \$ - | Gulf Coast Community Management, LLC | |
| 50-5021-00 | Records Storage | 54.00 | 6.00 | - | 60.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/01/2022 | 102267 | \$ 6.00 | \$ - | Records Storage | |
| 50-5023-00 | Management Fees | 11,286.00 | 1,254.00 | - | 12,540.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/01/2022 | 102267 | \$ 1,254.00 | \$ - | Management Fees | |
| 50-5026-00 | Contingency | 103.03 | - | - | 103.03 |
| Date | GL Ref # | Debit | Credit | Description | |
| 50-5036-00 | Legal Fees - Collections | 945.00 | - | - | 945.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 51-5100-00 | Reserve Expense | 7,524.00 | 836.00 | - | 8,360.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/20/2022 | 106856 | \$ 836.00 | \$ - | Reserve Expense | |
| 70-7010-00 | Landscape Contract | 23,190.95 | 2,824.55 | - | 26,015.50 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/01/2022 | 107753 | \$ 2,824.55 | \$ - | Green Thumb Landscape Management, Inc | |
| 70-7013-00 | Landscaping & Groundskeeping | 1,488.85 | - | - | 1,488.85 |
| Date | GL Ref # | Debit | Credit | Description | |
| 70-7016-00 | Tree Trimming & Removal | 2,400.00 | - | - | 2,400.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 70-7019-00 | Repair/Replace/Misc | - | 102.75 | - | 102.75 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/14/2022 | 107757 | \$ 102.75 | \$ - | Todd Klyn | |
| 70-7020-00 | Lake Maintenance | 9,594.00 | 1,066.00 | - | 10,660.00 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/01/2022 | 104949 | \$ 1,066.00 | \$ - | 714207-The Lake Doctors, Inc. | |
| 70-7022-00 | Irrigation Repairs | 472.99 | - | - | 472.99 |
| Date | GL Ref # | Debit | Credit | Description | |
| 85-8510-00 | Utilities - Electric | 4,116.47 | 465.87 | - | 4,582.34 |
| Date | GL Ref # | Debit | Credit | Description | |
| 04/13/2022 | 107319 | \$ 367.67 | \$ - | 33402-20155-FPL | |
| 04/13/2022 | 107321 | 15.45 | - | 51199-15204-FPL | |
| 04/13/2022 | 107323 | 18.44 | - | 55723-06065-FPL | |
| 04/13/2022 | 107325 | 40.60 | - | 81067-49081-FPL | |
| 04/13/2022 | 107327 | 23.71 | - | 26196-11003-FPL | |
| Totals: | | \$0.00 | \$23,127.90 | \$23,127.90 | \$0.00 |