



Financial Report Package (unaudited)

02/01/2023 to 02/28/2023

Prepared for

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



Balance Sheet

Country Creek Homeowners Association of Manatee, Inc
End Date: 02/28/2023

Date: 3/8/2023
Time: 7:04 pm
Page: 1

	Operating	Reserve	Total
Assets			
Operating Accounts			
Operating - SSB	\$ 78,460.70	\$ -	\$ 78,460.70
Total: Operating Accounts	\$ 78,460.70	\$ -	\$ 78,460.70
Reserve Accounts			
Reserve MM - SSB	-	29,636.60	29,636.60
Total: Reserve Accounts	\$ -	\$ 29,636.60	\$ 29,636.60
Accounts Receivable			
Accounts Receivable	13,707.87	-	13,707.87
Total: Accounts Receivable	\$ 13,707.87	\$ -	\$ 13,707.87
Other Current Assets			
Prepaid Insurance	6,688.30	-	6,688.30
Prepaid Website	315.52	-	315.52
Total: Other Current Assets	\$ 7,003.82	\$ -	\$ 7,003.82
Total: Assets	\$ 99,172.39	\$ 29,636.60	\$ 128,808.99
Liabilities & Equity			
Accounts Payable			
Accounts Payable	4,330.50	-	4,330.50
Total: Accounts Payable	\$ 4,330.50	\$ -	\$ 4,330.50
Other Current Liabilities			
Deferred Assessments	36,556.00	-	36,556.00
Prepaid Assessments	2,770.83	-	2,770.83
Total: Other Current Liabilities	\$ 39,326.83	\$ -	\$ 39,326.83
Reserve Fund - Interest			
Earned YTD - MM Interest	-	74.16	74.16
Total: Reserve Fund - Interest	\$ -	\$ 74.16	\$ 74.16
Reserve Fund - Allocation			
Beg Balance - Pooled Reserves	-	24,114.44	24,114.44
Allocation - Pooled Reserves	-	8,448.00	8,448.00
Total: Reserve Fund - Allocation	\$ -	\$ 32,562.44	\$ 32,562.44
Reserve Fund - Expenses			
Playground Equipment	-	(3,000.00)	(3,000.00)
Total: Reserve Fund - Expenses	\$ -	\$(3,000.00)	\$(3,000.00)
Retained Earnings			
Previous Years' Surplus/(Loss)	23,195.63	-	23,195.63
Total: Retained Earnings	\$ 23,195.63	\$ -	\$ 23,195.63
Net Income Gain/Loss	-	-	-
Net Income Gain/Loss	32,319.43	-	32,319.43
Total: Liabilities & Equity	\$ 99,172.39	\$ 29,636.60	\$ 128,808.99



Income Statement - Operating

Country Creek Homeowners Association of Manatee, Inc
02/01/2023 to 02/28/2023

Date: 3/8/2023

Time: 7:04 pm

Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
4010-00 Assessments	\$8,083.00	\$8,083.33	(\$0.33)	\$64,664.00	\$64,666.64	(\$2.64)	\$97,000.00
4020-00 Sales & Lease Applications	-	-	-	500.00	-	500.00	-
4030-00 Bank Interest Income - Operating	0.60	-	0.60	5.32	-	5.32	-
4040-00 Late Fees/Interest	779.47	-	779.47	3,674.79	-	3,674.79	-
4060-00 Fines/Violations	-	-	-	300.00	-	300.00	-
4070-00 Special Assessments	-	-	-	21,933.60	-	21,933.60	-
4080-00 Collection fee	235.00	-	235.00	860.00	-	860.00	-
Total Income	\$9,098.07	\$8,083.33	\$1,014.74	\$91,937.71	\$64,666.64	\$27,271.07	\$97,000.00
Total OPERATING INCOME	\$9,098.07	\$8,083.33	\$1,014.74	\$91,937.71	\$64,666.64	\$27,271.07	\$97,000.00
OPERATING EXPENSE							
Administration							
5010-00 Insurance	776.48	736.50	(39.98)	5,178.94	5,892.00	713.06	8,838.00
5012-00 Dues/Licenses/Permits	-	4.17	4.17	-	33.36	33.36	50.00
5015-00 Legal Fees	577.50	14.58	(562.92)	1,297.50	116.64	(1,180.86)	175.00
5016-00 Accounting/Audit	-	875.00	875.00	-	7,000.00	7,000.00	10,500.00
5019-00 Website/Portal	7.51	5.42	(2.09)	60.08	43.36	(16.72)	65.00
5020-00 Office	-	166.67	166.67	752.32	1,333.36	581.04	2,000.00
Supplies/Postage/Printing/Misc							
5021-00 Records Storage	4.50	6.00	1.50	39.00	48.00	9.00	72.00
5023-00 Management Fees	1,254.00	1,283.33	29.33	10,032.00	10,266.64	234.64	15,400.00
5036-00 Legal Fees - Collections	-	83.33	83.33	220.00	666.64	446.64	1,000.00
Total Administration	\$2,619.99	\$3,175.00	\$555.01	\$17,579.84	\$25,400.00	\$7,820.16	\$38,100.00
Grounds							
7010-00 Landscape Contract	2,645.00	2,666.67	21.67	22,691.70	21,333.36	(1,358.34)	32,000.00
7013-00 Landscaping & Groundskeeping	-	250.00	250.00	2,199.54	2,000.00	(199.54)	3,000.00
7016-00 Tree Trimming & Removal	-	208.33	208.33	1,700.00	1,666.64	(33.36)	2,500.00
7018-00 Backflow Repairs	-	-	-	365.51	-	(365.51)	-
7019-00 Repair/Replace/Misc	-	125.00	125.00	256.80	1,000.00	743.20	1,500.00
7020-00 Lake Maintenance	1,108.00	1,125.00	17.00	8,864.00	9,000.00	136.00	13,500.00
7022-00 Irrigation Repairs	-	41.67	41.67	1,859.83	333.36	(1,526.47)	500.00
Total Grounds	\$3,753.00	\$4,416.67	\$663.67	\$37,937.38	\$35,333.36	(\$2,604.02)	\$53,000.00
Building Maintenance							
8018-00 Non-Building Maintenance/Repairs	-	33.33	33.33	-	266.64	266.64	400.00
Total Building Maintenance	\$-	\$33.33	\$33.33	\$-	\$266.64	\$266.64	\$400.00
Utilities							
8510-00 Utilities - Electric	535.90	458.33	(77.57)	4,101.06	3,666.64	(434.42)	5,500.00
Total Utilities	\$535.90	\$458.33	(\$77.57)	\$4,101.06	\$3,666.64	(\$434.42)	\$5,500.00
Total OPERATING EXPENSE	\$6,908.89	\$8,083.33	\$1,174.44	\$59,618.28	\$64,666.64	\$5,048.36	\$97,000.00
Net Income:	\$2,189.18	\$0.00	\$2,189.18	\$32,319.43	\$0.00	\$32,319.43	\$0.00



Income Statement - Reserve

Country Creek Homeowners Association of Manatee, Inc
02/01/2023 to 02/28/2023

Date: 3/8/2023

Time: 7:04 pm

Page: 2

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
RESERVE INCOME							
Income							
4013-00 Assessments - Reserves	\$1,056.00	\$1,055.67	\$0.33	\$8,448.00	\$8,445.36	\$2.64	\$12,668.00
Total Income	\$1,056.00	\$1,055.67	\$0.33	\$8,448.00	\$8,445.36	\$2.64	\$12,668.00
Total RESERVE INCOME	\$1,056.00	\$1,055.67	\$0.33	\$8,448.00	\$8,445.36	\$2.64	\$12,668.00
RESERVE EXPENSE							
Reserve Expense							
5100-00 Reserve Expense	1,056.00	1,055.67	(0.33)	8,448.00	8,445.36	(2.64)	12,668.00
Total Reserve Expense	\$1,056.00	\$1,055.67	(\$0.33)	\$8,448.00	\$8,445.36	(\$2.64)	\$12,668.00
Total RESERVE EXPENSE	\$1,056.00	\$1,055.67	(\$0.33)	\$8,448.00	\$8,445.36	(\$2.64)	\$12,668.00
Net Reserve:	\$0.00	\$0.00	\$-	\$0.00	\$0.00	\$-	\$0.00



Reserve Schedule

Country Creek Homeowners Association of Manatee, Inc
02/01/2023 To 02/28/2023

Date: 3/8/2023

Time: 7:04 pm

Page: 1

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
Reserve MM - SSB	(\$28,566.22)	\$0.00	\$0.00	\$0.00	\$0.00	(\$29,636.60)
Earned YTD - MM Interest	\$59.78	\$0.00	\$0.00	\$0.00	\$14.38	\$74.16
Beg Balance - Pooled Reserves	\$24,114.44	\$0.00	\$0.00	\$0.00	\$0.00	\$24,114.44
Allocation - Pooled Reserves	\$7,392.00	\$1,056.00	\$0.00	\$0.00	\$0.00	\$8,448.00
Playground Equipment	(\$3,000.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3,000.00)
Assessments - Reserves	\$7,392.00	\$1,056.00	\$0.00	\$0.00	\$0.00	\$8,448.00
Reserve Expense	(\$7,392.00)	\$0.00	\$1,056.00	\$0.00	\$0.00	(\$8,448.00)
	\$0.00	\$2,112.00	\$1,056.00	\$0.00	\$14.38	\$0.00



Homeowner Aging Report

Country Creek Homeowners Association of Manatee, Inc
End Date: 02/28/2023

Date: 3/8/2023
Time: 7:04 pm
Page: 1

Description	Current	Over 30	Over 60	Over 90	Balance
CCH311 - HPA Borrower 2018-1 LLC Notice of Late Assessment 14014 1st Ave E Lot 311	Last Payment: \$100.00 on 01/25/2023 Collection Status: Notice of Late Assessment				
Total:	\$1.00	\$0.00	\$10.00	\$43.00	\$54.00
CCH318 - Walter & Amanda Abourezk Attorney 14027 1st Ave E Lot 318	Collection Status: Collections - Attorney Lori M Dorman, P.A.				
Total:	\$30.01	\$114.77	\$18.57	\$4,248.67	\$4,412.02
CCH158 - Megan Abshari Final Notice of Late Assessment 127 Mill Run E Lot 158	Last Payment: \$286.52 on 01/17/2023 Collection Status: Final Notice of Late Assessment				
Total:	\$12.44	\$96.20	\$0.00	\$3.01	\$111.65
CCH166 - Simon & Amy Barton Board To Approve Attorney Collections 14831 7th Ave E Lot 166	Last Payment: \$443.00 on 08/24/2021 Collection Status: Board To Approve Attorney Collections				
Total:	\$17.45	\$102.21	\$11.01	\$556.04	\$686.71
CCH330 - Dustin & Christy Beres Attorney 324 141st Ct NE Lot 330	Last Payment: \$96.20 on 11/07/2022 Collection Status: Collections - Attorney Mankin Law Group				
Total:	\$24.02	\$308.78	\$12.58	\$1,000.81	\$1,346.19
CCH355 - Michael & Lisa Blakemore Notice of Late Assessment 219 147th St NE Lot 355	Last Payment: \$240.50 on 10/07/2022 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH126 - Clayton & Amy Bruneman Notice of Late Assessment 102 Mill Run E Lot 126	Last Payment: \$567.05 on 12/29/2022 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH314 - Jesse & Sierra Butler Notice of Late Assessment 14009 1st Ave E Lot 314	Last Payment: \$240.50 on 10/05/2022 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH265 - Jeffrey & Jerilynn Chapin Final Notice of Late Assessment 15107 3rd Dr E Lot 265	Last Payment: \$286.52 on 01/17/2023 Collection Status: Final Notice of Late Assessment				
Total:	\$12.44	\$96.20	\$0.00	\$3.01	\$111.65
CCH140 - Cory Jo Chavez Owner 14802 7th Ave E Lot 140	Last Payment: \$70.01 on 12/29/2022				
Total:	(\$27.00)	\$0.00	\$0.00	\$0.00	(\$27.00)
CCH133 - Joel & Emily Coker Notice of Late Assessment 14830 7th Ave E Lot 133	Last Payment: \$96.20 on 02/22/2023 Collection Status: Notice of Late Assessment				
Total:	\$0.00	\$16.44	\$0.00	\$0.00	\$16.44
CCH371 - James & Brandy Coons Notice of Late Assessment 215 141st Ct NE Lot 371	Last Payment: \$240.50 on 10/17/2022 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH102 - John & Lynn Friend Owner 806 147th St E Lot 102	Last Payment: \$96.00 on 11/07/2022				
Total:	\$0.00	\$0.20	\$0.00	\$0.00	\$0.20
CCH136 - Dillon & Holly Garback Board To Approve Attorney Collections 14818 7th Ave E Lot 136	Last Payment: \$273.51 on 08/29/2022 Collection Status: Board To Approve Attorney Collections				
Total:	\$14.45	\$104.21	\$8.01	\$273.51	\$400.18
CCH378 - Robert Brett & Susan Goodyear Notice of Late Assessment 114 147th St NE Lot 378	Last Payment: \$273.51 on 11/08/2022 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH256 - Jon & Jennifer Green Notice of Late Assessment 415 147th St E Lot 256	Last Payment: \$289.53 on 01/05/2023 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64

**Homeowner Aging Report**

Country Creek Homeowners Association of Manatee, Inc
End Date: 02/28/2023

Date: 3/8/2023
Time: 7:04 pm
Page: 2

Description	Current	Over 30	Over 60	Over 90	Balance
CCH135 - Crystalle Holmes & Nick Holmes Notice of Late Assessment					Last Payment: \$567.05 on 12/28/2022
14822 7th Ave E Lot 135					Collection Status: Notice of Late Assessment
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH367 - Invitation Homes Owner					Last Payment: \$481.00 on 01/09/2023
123 141st Ct NE Lot 367					
Total:	(\$384.80)	\$0.00	\$0.00	\$0.00	(\$384.80)
CCH304 - Laurie Houston Notice of Late Assessment					Last Payment: \$481.00 on 06/21/2022
14302 1st Ave E Lot 304					Collection Status: Notice of Late Assessment
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH104 - IH5 Property Florida, LP Owner					Last Payment: \$481.00 on 01/09/2023
716 147th St E Lot 104					
Total:	(\$257.99)	\$0.00	\$0.00	\$0.00	(\$257.99)
CCH262 - IH6 Property Florida, LP Owner					Last Payment: \$481.00 on 01/09/2023
15124 3rd Dr E Lot 262					
		Mankin Law Group			
Total:	(\$384.80)	\$0.00	\$0.00	\$0.00	(\$384.80)
CCH122 - Scott & Nina Jacobs Owner					Last Payment: \$28.01 on 02/07/2023
118 Mill Run E Lot 122					
Total:	(\$112.04)	\$0.00	\$0.00	\$0.00	(\$112.04)
CCH204 - Michael and Deborah Kaiser Notice of Late Assessment					Last Payment: \$240.50 on 11/01/2022
418 147th St E Lot 204					Collection Status: Notice of Late Assessment
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH374 - Norman A. Kemble Jr. & Lynn A, Burgess Owner					Last Payment: \$40.00 on 01/12/2023
230 147th St NE Lot 374					
Total:	(\$16.81)	\$0.00	\$0.00	\$0.00	(\$16.81)
CCH112 - David & Laura Logan Owner					Last Payment: \$109.20 on 01/05/2023
606 147th St E Lot 112					
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH134 - Kevin & Paola McAloon Notice of Late Assessment					Last Payment: \$481.00 on 06/28/2022
14826 7th Ave E Lot 134					Collection Status: Notice of Late Assessment
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH213 - Thomas & Vera McGill Notice of Late Assessment					Last Payment: \$281.52 on 12/09/2022
14707 1st Ave E Lot 213					Collection Status: Notice of Late Assessment
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH341 - Karl & Stacy Metz Notice of Late Assessment					Last Payment: \$96.20 on 02/28/2023
405 141st Ct NE Lot 341					Collection Status: Notice of Late Assessment
Total:	\$0.00	\$16.44	\$0.00	\$0.00	\$16.44
CCH349 - John Vlahos Michelle Delorme Owner					Last Payment: \$96.26 on 11/02/2022
243 147th St NE Lot 349					
Total:	(\$0.06)	\$0.00	\$0.00	\$0.00	(\$0.06)
CCH369 - Ray & Cheryl Miller Owner					Last Payment: \$96.20 on 01/17/2023
207 141st Ct NE Lot 369					
Total:	(\$96.20)	\$0.00	\$0.00	\$0.00	(\$96.20)
CCH232 - Carlos & Jeana Miranda Notice of Late Assessment					Last Payment: \$240.50 on 10/10/2022
14783 1st Ave E Lot 232					Collection Status: Notice of Late Assessment
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH228 - Dang Tong & Khanh Nguyen Notice of Late Assessment					Last Payment: \$481.00 on 06/21/2022
14767 1st Ave E Lot 228					Collection Status: Notice of Late Assessment
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64



Homeowner Aging Report

Country Creek Homeowners Association of Manatee, Inc
End Date: 02/28/2023

Date: 3/8/2023
Time: 7:04 pm
Page: 3

Description	Current	Over 30	Over 60	Over 90	Balance
CCH168 - Carl & Shiela Parker Notice of Late Assessment 14815 7th Ave E Lot 168	Last Payment: \$481.00 on 07/07/2022 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH335 - Randell & Charity Pinegar Notice of Late Assessment 422 141st Ct NE Lot 335	Last Payment: \$96.20 on 01/25/2023 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$100.00	\$0.00	\$0.00	\$116.44
CCH147 - Sam & Elizabeth Prunty Board To Approve Attorney Collections 705 147th St E Lot 147	Last Payment: \$273.00 on 08/19/2022 Collection Status: Board To Approve Attorney Collections				
Total:	\$14.45	\$99.21	\$8.01	\$276.02	\$397.69
CCH312 - Ulrich & Elizabeth Ringwald Board To Approve Attorney Collections 14010 1st Ave E Lot 312	Last Payment: \$443.00 on 08/23/2021 Collection Status: Board To Approve Attorney Collections				
Total:	\$17.45	\$102.21	\$11.01	\$556.04	\$686.71
CCH161 - Michael & Lindsey Ryan Notice of Late Assessment 115 Mill Run E Lot 161	Last Payment: \$562.05 on 12/06/2022 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH141 - Jose & Ariel Sarmiento Notice of Late Assessment 14722 7th Ave E Lot 141	Last Payment: \$273.51 on 11/07/2022 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH243 - Stephen W. Sawyer & Melissa E. Sawyer Notice of Late Assessment 14726 1st Ave E Lot 243	Last Payment: \$567.05 on 12/27/2022 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH252 - Delwin Charles Shaver, Jr. & Sybil Rene Lindstead Notice of Late Assessme 313 147th St E Lot 252	Last Payment: \$39.01 on 01/30/2023 Collection Status: Notice of Late Assessment				
Total:	\$16.00	\$57.19	\$0.00	\$0.00	\$73.19
CCH231 - Wayne Shirley Board To Approve Attorney Collections 14779 1st Ave E Lot 231	Last Payment: \$240.50 on 08/26/2022 Collection Status: Board To Approve Attorney Collections				
Total:	\$14.86	\$99.62	\$8.42	\$308.93	\$431.83
CCH323 - Nino & Christy Simunovic Notice of Late Assessment 208 141st Ct NE Lot 323	Last Payment: \$481.00 on 07/18/2022 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH225 - Patricia M. & Michael L. Smith Board To Approve Attorney Collections 14755 1st Ave E Lot 225	Last Payment: \$100.00 on 03/31/2022 Collection Status: Board To Approve Attorney Collections				
Total:	\$17.45	\$102.21	\$11.01	\$556.04	\$686.71
CCH346 - Sheldon & Peggy Smith Notice of Late Assessment 307 141st Ct NE Lot 346	Last Payment: \$96.20 on 02/22/2023 Collection Status: Notice of Late Assessment				
Total:	\$0.00	\$16.44	\$0.00	\$0.00	\$16.44
CCH137 - SRP, SUB LLC Owner 14814 7th Ave E Lot 137	Last Payment: \$481.00 on 01/09/2023 Mankin Law Group				
Total:	(\$481.03)	\$0.00	\$0.00	\$0.00	(\$481.03)
CCH152 - Gail Summers Owner 151 Mill Run E Lot 152	Last Payment: \$336.70 on 11/10/2022				
Total:	(\$240.50)	\$0.00	\$0.00	\$0.00	(\$240.50)
CCH370 - Christopher & Danielle Syfert Notice of Late Assessment 211 141st Ct NE Lot 370	Last Payment: \$289.53 on 01/07/2023 Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH210 - THR Florida, LP Owner 210 147th St E Lot 210	Last Payment: \$481.00 on 01/09/2023 Mankin Law Group				
Total:	(\$384.80)	\$0.00	\$0.00	\$0.00	(\$384.80)

**Homeowner Aging Report**

Country Creek Homeowners Association of Manatee, Inc
End Date: 02/28/2023

Date: 3/8/2023
Time: 7:04 pm
Page: 4

Description	Current	Over 30	Over 60	Over 90	Balance
CCH237 - THR Florida, LP Owner 14750 1st Ave E Lot 237	Last Payment: \$481.00 on 01/09/2023				
	Mankin Law Group				
Total:	(\$384.80)	\$0.00	\$0.00	\$0.00	(\$384.80)
CCH121 - Milca Velasquez Notice of Late Assessment 126 Mill Run E Lot 121	Last Payment: \$96.20 on 02/28/2023				
	Collection Status: Notice of Late Assessment				
Total:	\$0.00	\$16.44	\$0.00	\$0.00	\$16.44
CCH214 - James & Sheila Waid Board To Approve Attorney Collections 14711 1st Ave E Lot 214	Last Payment: \$240.50 on 08/23/2022				
	Collection Status: Board To Approve Attorney Collections				
Total:	\$14.86	\$99.62	\$8.42	\$308.93	\$431.83
CCH222 - Leonard & Tiffany Washington Board To Approve Attorney Collections 14743 1st Ave E Lot 222	Last Payment: \$443.00 on 09/28/2021				
	Collection Status: Board To Approve Attorney Collections				
Total:	\$17.45	\$102.21	\$11.01	\$556.04	\$686.71
CCH130 - Martin & Nancy Weiss Notice of Late Assessment 14842 7th Ave E Lot 130	Last Payment: \$240.50 on 10/04/2022				
	Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH111 - Gary & Tina Young Owner 610 147th St E Lot 111	Last Payment: \$240.50 on 10/04/2022				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
CCH251 - Themis & Argyre Zapantis Notice of Late Assessment 309 147th St E Lot 251	Last Payment: \$481.00 on 07/11/2022				
	Collection Status: Notice of Late Assessment				
Total:	\$16.44	\$96.20	\$0.00	\$0.00	\$112.64
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Country Creek Homeowners Association of Manatee, Inc	(\$2,151.94)	\$3,863.20	\$118.05	\$8,690.05	\$10,519.36

Description	Total
Application Fees 2022	\$10.00
Assessment (Delinquent Fee)2020	\$25.00
Assessment (Delinquent Fee)2022	\$400.00
Assessment (Delinquent Interest)2020	\$201.51
Assessment (Delinquent Interest)2021	\$118.20
Assessment (Delinquent Interest)2022	\$258.86
Assessment 2019	\$1,054.47
Assessment 2020	\$399.00
Assessment 2021	\$788.00
Assessment 2022	\$3,963.55
Assessment - Reserves (Delinquent Interest)2021	\$14.97
Assessment - Reserves 2021	\$88.00
Assessment - Special (Delinquent Fee)2022	\$370.00
Assessment - Special (Delinquent Interest)2022	\$52.84
Assessment - Special 2022	\$3,586.35
Legal Fees - Collection 2018	\$485.64
Legal Fees - Collection 2020	\$1,010.00
Payment Reminder 2021	\$30.00
Payment Reminder 2022	\$105.00
Payment Reminder 2023	\$125.00
PrePaid	(\$2,770.83)
Violation Fines 2023	\$203.80

AR Total: \$13,290.19



Payables Aging Report

Country Creek Homeowners Association of Manatee, Inc
As Of 2/28/2023

Date: 3/8/2023
Time: 7:04 pm
Page: 1

Vendor	Current	Over 30	Over 60	Over 90	Balance
Green Thumb Landscape Management, Inc	\$2,645.00	\$0.00	\$0.00	\$0.00	\$2,645.00
Icard Merrill Attorneys & Counselors	\$577.50	\$0.00	\$0.00	\$0.00	\$577.50
The Lake Doctors, Inc.	\$1,108.00	\$0.00	\$0.00	\$0.00	\$1,108.00
Totals:	\$4,330.50	\$0.00	\$0.00	\$0.00	\$4,330.50



Bank Account Reconciliation
Country Creek Homeowners Association of Manatee, Inc
SouthState Bank - OP - 1278 (End: 02/28/2023)

Date: 3/8/2023
Time: 7:04 pm
Page: 1

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

SouthState Bank - OP - 1278 Summary					
Ending Account Balance:					\$ 78,556.90
Uncleared Items:					\$-
Adjusted Balance:					\$ 78,556.90
Bank Ending Balance:					\$ 78,556.90
Difference:					\$-



Bank Account Reconciliation
Country Creek Homeowners Association of Manatee, Inc
SouthState Bank - RES - 1281 (End: 02/28/2023)

Date: 3/8/2023
Time: 7:04 pm
Page: 2

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

SouthState Bank - RES - 1281 Summary					
Ending Account Balance:					\$ 29,636.60
Uncleared Items:					\$-
Adjusted Balance:					\$ 29,636.60
Bank Ending Balance:					\$ 29,636.60
Difference:					\$-



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

Statement Ending 02/28/2023

COUNTRY CREEK HOMEOWNERS

Page 1 of 4

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

	Association Prime (877) 417-2265, option 2
	Email Address APSupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION INT CHK	XXXXXXXXXXXXXXXX1278	\$78,556.90

ASSOCIATION INT CHK-XXXXXXXXXXXXXXXX1278

Account Summary

Date	Description	Amount
02/01/2023	Beginning Balance	\$80,397.88
	17 Credit(s) This Period	\$3,781.47
	8 Debit(s) This Period	\$5,622.45
02/28/2023	Ending Balance	\$78,556.90

Interest Summary

Description	Amount
Interest Earned From 02/01/2023 Through 02/28/2023	
Annual Percentage Yield Earned	0.01%
Interest Days	28
Interest Earned	\$0.60
Interest Paid This Period	\$0.60
Interest Paid Year-to-Date	\$1.32
Minimum Balance	\$76,491.54
Average Available Balance	\$77,649.91

Deposits

Date	Description	Amount
02/13/2023	CORP ICL/RDC DEPOSIT	\$96.20
02/16/2023	CORP ICL/RDC DEPOSIT	\$96.20
02/27/2023	CORP ICL/RDC DEPOSIT	\$225.28
02/28/2023	CORP ICL/RDC DEPOSIT	\$96.20
		4 item(s) totaling \$513.88

Other Credits

Date	Description	Amount
02/02/2023	Country Creek Ho OnlinePay 15952	\$96.20
02/08/2023	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445037588910 REV	\$28.01
02/22/2023	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445037588910 REV	\$450.56
02/22/2023	Country Creek Ho OnlinePay 16242	\$686.71
02/23/2023	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445037588910 REV	\$192.40
02/23/2023	Country Creek Ho OnlinePay 16281	\$337.92
02/27/2023	Country Creek Ho OnlinePay 16300	\$112.64
02/27/2023	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445037588910 REV	\$112.64
02/27/2023	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445037588910 REV	\$112.64
02/27/2023	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445037588910 REV	\$225.28
02/28/2023	NET SETLMT 5/3 BANKCARD SYS 5/3 BANKCARD NET SETLMT 4445037588910 REV	\$225.28
02/28/2023	Country Creek Ho OnlinePay 16332	\$686.71

Member FDIC
NMLS# 403455



ASSOCIATION INT CHK-XXXXXXXXXXXX1278 (continued)
Other Credits (continued)

Date	Description	Amount
02/28/2023	INTEREST	\$0.60
		13 item(s) totaling \$3,267.59

Electronic Debits

Date	Description	Amount
02/10/2023	Country Creek Ho Vendor Pay 1942	\$1,258.50
02/22/2023	Country Creek Ho CincXfer D3137	\$1,056.00
02/27/2023	FPL DIRECT DEBIT ELEC PYMT XXXXXX5204 PPDA	\$28.91
02/27/2023	FPL DIRECT DEBIT ELEC PYMT XXXXXX1003 PPDA	\$33.23
02/27/2023	FPL DIRECT DEBIT ELEC PYMT XXXXXX6065 PPDA	\$33.66
02/27/2023	FPL DIRECT DEBIT ELEC PYMT XXXXXX9081 PPDA	\$43.30
02/27/2023	FPL DIRECT DEBIT ELEC PYMT XXXXXX0155 PPDA	\$396.80
		7 item(s) totaling \$2,850.40

Checks Cleared

Check Nbr	Date	Amount
100165	02/06/2023	\$2,772.05

* Indicates skipped check number

1 item(s) totaling \$2,772.05

Daily Balances

Date	Amount	Date	Amount	Date	Amount
02/02/2023	\$80,494.08	02/13/2023	\$76,587.74	02/27/2023	\$77,548.11
02/06/2023	\$77,722.03	02/16/2023	\$76,683.94	02/28/2023	\$78,556.90
02/08/2023	\$77,750.04	02/22/2023	\$76,765.21		
02/10/2023	\$76,491.54	02/23/2023	\$77,295.53		

Country Creek Homeowners Association of Ranches C/O Sub-Creek Community Management 2207 Centre Court Suite 104 Naperville, IL 60563		DEBIT CARD MasterCard 100165
DATE: 01/18/2023		
PAY TO: Green Thumb Landscape Management, Inc.		\$ 2,772.05
THE ORDER OF: Two Thousand Seven Hundred Twenty-Seven Dollars and Five Cents		
MEMO: 100165		

#00010016502/06\$2,772.05



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

Statement Ending 02/28/2023

COUNTRY CREEK HOMEOWNERS

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX1281

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

Managing Your Accounts

	Association Prime (877) 417-2265, option 2
	Email Address APSupport@associationprime.com
	Mailing Address P.O Box 9602 Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXX1281	\$29,636.60

ASSOCIATION MMA-XXXXXXXXXXXX1281

Account Summary

Date	Description	Amount
02/01/2023	Beginning Balance	\$28,566.22
	2 Credit(s) This Period	\$1,070.38
	0 Debit(s) This Period	\$0.00
02/28/2023	Ending Balance	\$29,636.60

Interest Summary

Description	Amount
Interest Earned From 02/01/2023 Through 02/28/2023	
Annual Percentage Yield Earned	0.65%
Interest Days	28
Interest Earned	\$14.38
Interest Paid This Period	\$14.38
Interest Paid Year-to-Date	\$30.22
Minimum Balance	\$28,566.22
Average Available Balance	\$28,830.22

Other Credits

Date	Description	Amount
02/22/2023	Country Creek Ho CincXfer C3137	\$1,056.00
02/28/2023	INTEREST	\$14.38
		2 item(s) totaling \$1,070.38

Daily Balances

Date	Amount	Date	Amount
02/22/2023	\$29,622.22	02/28/2023	\$29,636.60

Member FDIC
NMLS# 403455



SCST (Rev 08/2019)

**Cash Disbursement**Country Creek Homeowners Association of Manatee, Inc
2/1/2023 - 2/28/2023Date: 3/8/2023
Time: 7:04 pm
Page: 1

Date	Check #	Payee	Amount	
10-1010-00 Operating - SSB				
02/08/2023	0	Gulf Coast Community Management, LLC	\$1,258.50	
		50-5021-00 Monthly Management Fee	\$4.50	
		50-5023-00 Monthly Management Fee	\$1,254.00	
02/20/2023		12-1210-00 Transfer to SouthState Bank - RES - 1281; Monthly Reserve Expense - thru 6/23	\$1,056.00	
02/24/2023	300108	FPL	\$43.30	
		Invoice #: 021323-9081		
		85-8510-00 81067-49081-FPL	\$43.30	
02/24/2023	300109	FPL	\$33.66	
		Invoice #: 021323-6065		
		85-8510-00 55723-06065-FPL	\$33.66	
02/24/2023	300110	FPL	\$33.23	
		Invoice #: 021323-1003		
		85-8510-00 26196-11003-FPL	\$33.23	
02/24/2023	300111	FPL	\$396.80	
		Invoice #: 021323-0155		
		85-8510-00 33402-20155-FPL	\$396.80	
02/24/2023	300112	FPL	\$28.91	
		Invoice #: 021323-5204		
		85-8510-00 51199-15204-FPL	\$28.91	
		Account Totals	# Checks: 6	\$2,850.40
		Association Totals	# Checks: 6	\$2,850.40

**General Ledger Trial Balance with Details**Country Creek Homeowners Association of Manatee, Inc
Accts: 10-1010-00 To: 91-9190-00 Dates: 2/1/2023 - 2/28/2023Date: 3/8/2023
Time: 7:04 pm
Page: 1

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	Operating - SSB	\$77,625.83	\$3,685.27	\$2,850.40	\$78,460.70
Date	GL Ref #	Debit	Credit	Description	
02/01/2023	154772	\$ 96.20	\$ -	Deposit from batch 15952	
02/08/2023	155988	-	1,258.50	Operating - SSB; Gulf Coast Community Management, LLC Chk # 0	
02/08/2023	156056	28.01	-	Deposit from batch 16135	
02/13/2023	156658	96.20	-	Deposit from batch 16200	
02/16/2023	156903	96.20	-	Deposit from batch 16236	
02/20/2023	157301	-	1,056.00	Monthly Reserve Expense - thru 6/23	
02/21/2023	157635	686.71	-	Deposit from batch 16242	
02/22/2023	157898	337.92	-	Deposit from batch 16281	
02/22/2023	157942	450.56	-	Deposit from batch 16291	
02/23/2023	158082	192.40	-	Deposit from batch 16309	
02/24/2023	158046	-	43.30	Operating - SSB; FPL Chk # 300108	
02/24/2023	158048	-	33.66	Operating - SSB; FPL Chk # 300109	
02/24/2023	158050	-	33.23	Operating - SSB; FPL Chk # 300110	
02/24/2023	158127	112.64	-	Deposit from batch 16300	
02/24/2023	158277	-	396.80	Operating - SSB; FPL Chk # 300111	
02/24/2023	158279	-	28.91	Operating - SSB; FPL Chk # 300112	
02/27/2023	159212	686.71	-	Deposit from batch 16332	
02/27/2023	159356	225.28	-	Deposit from batch 16366	
02/27/2023	159381	112.64	-	Deposit from batch 16369	
02/27/2023	159391	112.64	-	Deposit from batch 16371	
02/28/2023	159329	225.28	-	Deposit from batch 16365	
02/28/2023	159642	225.28	-	Deposit from batch 16391	
02/28/2023	159786	0.60	-	Interest	
12-1210-00	Reserve MM - SSB	28,566.22	1,070.38	-	29,636.60
Date	GL Ref #	Debit	Credit	Description	
02/20/2023	157301	\$ 1,056.00	\$ -	Monthly Reserve Expense - thru 6/23	
02/28/2023	159788	14.38	-	Interest	
13-1300-00	Accounts Receivable	16,350.06	1,048.35	3,690.54	13,707.87
Date	GL Ref #	Debit	Credit	Description	
02/01/2023	154772	-	96.20	Deposit from batch 15952	
02/01/2023	155085	630.00	-	Assessment - Special - Batch 15985	
02/01/2023	155139	90.28	-	Assessment - Special - Batch 15986	
02/01/2023	155141	81.75	-	Assessment - Batch 15986	
02/01/2023	155143	1.32	-	Assessment - Reserves - Batch 15986	
02/13/2023	156658	-	84.76	Deposit from batch 16200	
02/13/2023	156658	-	10.00	Deposit from batch 16200	
02/13/2023	156658	-	1.44	Deposit from batch 16200	
02/14/2023	156820	240.00	-	Payment Reminder - Batch 16181	
02/15/2023	156828	5.00	-	Payment Reminder - Batch 16204	
02/16/2023	156903	-	79.76	Deposit from batch 16236	
02/16/2023	156903	-	10.00	Deposit from batch 16236	
02/16/2023	156903	-	1.44	Deposit from batch 16236	
02/16/2023	156903	-	5.00	Deposit from batch 16236	
02/20/2023	157535	-	1.00	WriteOff - Per Board	
02/20/2023	157541	-	5.00	WriteOff - Per Board	
02/20/2023	157543	-	11.44	WriteOff - Per Board	
02/20/2023	157565	-	5.00	WriteOff - Per Board	
02/20/2023	157567	-	11.44	WriteOff - Per Board	
02/21/2023	157635	-	96.20	Deposit from batch 16242	
02/21/2023	157635	-	10.00	Deposit from batch 16242	
02/21/2023	157635	-	1.44	Deposit from batch 16242	
02/21/2023	157635	-	481.00	Deposit from batch 16242	
02/21/2023	157635	-	50.00	Deposit from batch 16242	
02/21/2023	157635	-	33.07	Deposit from batch 16242	
02/21/2023	157635	-	15.00	Deposit from batch 16242	
02/22/2023	157898	-	96.20	Deposit from batch 16281	



General Ledger Trial Balance with Details

Country Creek Homeowners Association of Manatee, Inc
Accts: 10-1010-00 To: 91-9190-00 Dates: 2/1/2023 - 2/28/2023

Date: 3/8/2023
Time: 7:04 pm
Page: 2

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/22/2023	157898	\$ -	\$ 96.20	Deposit from batch 16281	
02/22/2023	157898	-	96.20	Deposit from batch 16281	
02/22/2023	157898	-	10.00	Deposit from batch 16281	
02/22/2023	157898	-	10.00	Deposit from batch 16281	
02/22/2023	157898	-	10.00	Deposit from batch 16281	
02/22/2023	157898	-	1.44	Deposit from batch 16281	
02/22/2023	157898	-	1.44	Deposit from batch 16281	
02/22/2023	157898	-	1.44	Deposit from batch 16281	
02/22/2023	157898	-	5.00	Deposit from batch 16281	
02/22/2023	157898	-	5.00	Deposit from batch 16281	
02/22/2023	157898	-	5.00	Deposit from batch 16281	
02/22/2023	157942	-	96.20	Deposit from batch 16291	
02/22/2023	157942	-	96.20	Deposit from batch 16291	
02/22/2023	157942	-	96.20	Deposit from batch 16291	
02/22/2023	157942	-	96.20	Deposit from batch 16291	
02/22/2023	157942	-	10.00	Deposit from batch 16291	
02/22/2023	157942	-	10.00	Deposit from batch 16291	
02/22/2023	157942	-	10.00	Deposit from batch 16291	
02/22/2023	157942	-	10.00	Deposit from batch 16291	
02/22/2023	157942	-	1.44	Deposit from batch 16291	
02/22/2023	157942	-	1.44	Deposit from batch 16291	
02/22/2023	157942	-	1.44	Deposit from batch 16291	
02/22/2023	157942	-	1.44	Deposit from batch 16291	
02/22/2023	157942	-	5.00	Deposit from batch 16291	
02/22/2023	157942	-	5.00	Deposit from batch 16291	
02/22/2023	157942	-	5.00	Deposit from batch 16291	
02/22/2023	157942	-	5.00	Deposit from batch 16291	
02/23/2023	158082	-	79.76	Deposit from batch 16309	
02/23/2023	158082	-	79.76	Deposit from batch 16309	
02/23/2023	158082	-	10.00	Deposit from batch 16309	
02/23/2023	158082	-	10.00	Deposit from batch 16309	
02/23/2023	158082	-	1.44	Deposit from batch 16309	
02/23/2023	158082	-	1.44	Deposit from batch 16309	
02/23/2023	158082	-	5.00	Deposit from batch 16309	
02/23/2023	158082	-	5.00	Deposit from batch 16309	
02/24/2023	158127	-	96.20	Deposit from batch 16300	
02/24/2023	158127	-	10.00	Deposit from batch 16300	
02/24/2023	158127	-	1.44	Deposit from batch 16300	
02/24/2023	158127	-	5.00	Deposit from batch 16300	
02/27/2023	159212	-	96.20	Deposit from batch 16332	
02/27/2023	159212	-	10.00	Deposit from batch 16332	
02/27/2023	159212	-	1.44	Deposit from batch 16332	
02/27/2023	159212	-	481.00	Deposit from batch 16332	
02/27/2023	159212	-	50.00	Deposit from batch 16332	
02/27/2023	159212	-	33.07	Deposit from batch 16332	
02/27/2023	159212	-	15.00	Deposit from batch 16332	
02/27/2023	159356	-	96.20	Deposit from batch 16366	
02/27/2023	159356	-	96.20	Deposit from batch 16366	
02/27/2023	159356	-	10.00	Deposit from batch 16366	
02/27/2023	159356	-	10.00	Deposit from batch 16366	
02/27/2023	159356	-	1.44	Deposit from batch 16366	
02/27/2023	159356	-	1.44	Deposit from batch 16366	
02/27/2023	159356	-	5.00	Deposit from batch 16366	
02/27/2023	159356	-	5.00	Deposit from batch 16366	
02/27/2023	159381	-	96.20	Deposit from batch 16369	
02/27/2023	159381	-	10.00	Deposit from batch 16369	
02/27/2023	159381	-	1.44	Deposit from batch 16369	
02/27/2023	159381	-	5.00	Deposit from batch 16369	
02/27/2023	159391	-	96.20	Deposit from batch 16371	

**General Ledger Trial Balance with Details**Country Creek Homeowners Association of Manatee, Inc
Accts: 10-1010-00 To: 91-9190-00 Dates: 2/1/2023 - 2/28/2023Date: 3/8/2023
Time: 7:04 pm
Page: 3

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/27/2023	159391 \$ - \$ 10.00 Deposit from batch 16371				
02/27/2023	159391 - 1.44 Deposit from batch 16371				
02/27/2023	159391 - 5.00 Deposit from batch 16371				
02/28/2023	159329 - 96.20 Deposit from batch 16365				
02/28/2023	159329 - 96.20 Deposit from batch 16365				
02/28/2023	159329 - 10.00 Deposit from batch 16365				
02/28/2023	159329 - 10.00 Deposit from batch 16365				
02/28/2023	159329 - 1.44 Deposit from batch 16365				
02/28/2023	159329 - 1.44 Deposit from batch 16365				
02/28/2023	159329 - 5.00 Deposit from batch 16365				
02/28/2023	159329 - 5.00 Deposit from batch 16365				
02/28/2023	159642 - 96.20 Deposit from batch 16391				
02/28/2023	159642 - 96.20 Deposit from batch 16391				
02/28/2023	159642 - 10.00 Deposit from batch 16391				
02/28/2023	159642 - 10.00 Deposit from batch 16391				
02/28/2023	159642 - 1.44 Deposit from batch 16391				
02/28/2023	159642 - 1.44 Deposit from batch 16391				
02/28/2023	159642 - 5.00 Deposit from batch 16391				
02/28/2023	159642 - 5.00 Deposit from batch 16391				
14-1410-00	Prepaid Insurance	7,464.78	-	776.48	6,688.30
Date	GL Ref #	Debit	Credit	Description	
02/28/2023	161666	\$ -	\$ 607.58	Allocate Prop, GL, Crime & D&O thru 11/23	
02/28/2023	161668	-	49.91	Allocate monthly W/C Ins thru 6/23	
02/28/2023	161670	-	118.99	Allocate monthly Ins - Umbrella thru 11/23	
14-1480-00	Prepaid Website		323.03	-	7.51 315.52
Date	GL Ref #	Debit	Credit	Description	
02/28/2023	159413	\$ -	\$ 7.51	Prepaid Website through 9/2026	
20-2000-00	Accounts Payable		-	1,794.40	6,124.90 (4,330.50)
Date	GL Ref #	Debit	Credit	Description	
02/01/2023	155896	\$ -	\$ 1,258.50	Accounts Payable	
02/01/2023	160049	-	2,645.00	Accounts Payable Inv # 00036264	
02/01/2023	160053	-	1,108.00	Accounts Payable Inv # 69954B	
02/03/2023	160051	-	577.50	Accounts Payable Inv # 309241	
02/08/2023	155988	1,258.50	-	Accounts Payable; Gulf Coast Community Management, LLC Chk # 0	
02/13/2023	158040	-	43.30	Accounts Payable Inv # 021323-9081	
02/13/2023	158042	-	33.66	Accounts Payable Inv # 021323-6065	
02/13/2023	158044	-	33.23	Accounts Payable Inv # 021323-1003	
02/13/2023	158273	-	396.80	Accounts Payable Inv # 021323-0155	
02/13/2023	158275	-	28.91	Accounts Payable Inv # 021323-5204	
02/24/2023	158046	43.30	-	Accounts Payable Inv # 021323-9081; FPL Chk # 300108	
02/24/2023	158048	33.66	-	Accounts Payable Inv # 021323-6065; FPL Chk # 300109	
02/24/2023	158050	33.23	-	Accounts Payable Inv # 021323-1003; FPL Chk # 300110	
02/24/2023	158277	396.80	-	Accounts Payable Inv # 021323-0155; FPL Chk # 300111	
02/24/2023	158279	28.91	-	Accounts Payable Inv # 021323-5204; FPL Chk # 300112	
21-2110-00	Deferred Assessments		(45,695.00)	9,139.00	- (36,556.00)
Date	GL Ref #	Debit	Credit	Description	
02/01/2023	161672	\$ 9,139.00	\$ -	Monthly Deferred Income - Thru 6/23	
21-2120-00	Prepaid Assessments		(2,742.82)	-	28.01 (2,770.83)
Date	GL Ref #	Debit	Credit	Description	
02/08/2023	156056	-	28.01	Deposit from batch 16135	
31-3140-00	Earned YTD - MM Interest		(59.78)	-	14.38 (74.16)
Date	GL Ref #	Debit	Credit	Description	
02/28/2023	159788	\$ -	\$ 14.38	Interest	
32-3210-00	Beg Balance - Pooled Reserves		(24,114.44)	-	- (24,114.44)
Date	GL Ref #	Debit	Credit	Description	
32-3220-00	Allocation - Pooled Reserves		(7,392.00)	-	1,056.00 (8,448.00)
Date	GL Ref #	Debit	Credit	Description	

**General Ledger Trial Balance with Details**Country Creek Homeowners Association of Manatee, Inc
Accts: 10-1010-00 To: 91-9190-00 Dates: 2/1/2023 - 2/28/2023Date: 3/8/2023
Time: 7:04 pm
Page: 4

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
02/20/2023	157303 \$ - \$ 1,056.00 Allocation - Pooled Reserves				
33-3333-00	Playground Equipment	3,000.00	-	-	3,000.00
Date	GL Ref #	Debit	Credit	Description	
39-3900-00	Previous Years' Surplus/(Loss)	(23,195.63)	-	-	(23,195.63)
Date	GL Ref #	Debit	Credit	Description	
40-4010-00	Assessments	(56,581.00)	-	8,083.00	(64,664.00)
Date	GL Ref #	Debit	Credit	Description	
02/01/2023	161672 \$ - \$ 8,083.00 Monthly Deferred Income - Thru 6/23				
40-4013-00	Assessments - Reserves	(7,392.00)	-	1,056.00	(8,448.00)
Date	GL Ref #	Debit	Credit	Description	
02/01/2023	161672 \$ - \$ 1,056.00 Monthly Deferred Income - Thru 6/23				
40-4020-00	Sales & Lease Applications	(500.00)	-	-	(500.00)
Date	GL Ref #	Debit	Credit	Description	
40-4030-00	Bank Interest Income - Operating	(4.72)	-	0.60	(5.32)
Date	GL Ref #	Debit	Credit	Description	
02/28/2023	159786 \$ - \$ 0.60 Interest				
40-4040-00	Late Fees/Interest	(2,895.32)	23.88	803.35	(3,674.79)
Date	GL Ref #	Debit	Credit	Description	
02/01/2023	155085 \$ - \$ 630.00 Assessment - Special - Batch 15985				
02/01/2023	155139 - 90.28 Assessment - Special - Batch 15986				
02/01/2023	155141 - 81.75 Assessment - Batch 15986				
02/01/2023	155143 - 1.32 Assessment - Reserves - Batch 15986				
02/20/2023	157535 1.00 - WriteOff - Per Board				
02/20/2023	157543 11.44 - WriteOff - Per Board				
02/20/2023	157567 11.44 - WriteOff - Per Board				
40-4060-00	Fines/Violations	(300.00)	-	-	(300.00)
Date	GL Ref #	Debit	Credit	Description	
40-4070-00	Special Assessments	(21,933.60)	-	-	(21,933.60)
Date	GL Ref #	Debit	Credit	Description	
40-4080-00	Collection fee	(625.00)	10.00	245.00	(860.00)
Date	GL Ref #	Debit	Credit	Description	
02/14/2023	156820 \$ - \$ 240.00 Payment Reminder - Batch 16181				
02/15/2023	156828 - 5.00 Payment Reminder - Batch 16204				
02/20/2023	157541 5.00 - WriteOff - Per Board				
02/20/2023	157565 5.00 - WriteOff - Per Board				
50-5010-00	Insurance	4,402.46	776.48	-	5,178.94
Date	GL Ref #	Debit	Credit	Description	
02/28/2023	161666 \$ 607.58 \$ - Allocate Prop, GL, Crime & D&O thru 11/23				
02/28/2023	161668 49.91 - Allocate monthly W/C Ins thru 6/23				
02/28/2023	161670 118.99 - Allocate monthly Ins - Umbrella thru 11/23				
50-5015-00	Legal Fees	720.00	577.50	-	1,297.50
Date	GL Ref #	Debit	Credit	Description	
02/03/2023	160051 \$ 577.50 \$ - Icard Merril Attorneys & Counselors				
50-5019-00	Website/Portal	52.57	7.51	-	60.08
Date	GL Ref #	Debit	Credit	Description	
02/28/2023	159413 \$ 7.51 \$ - Prepaid Website through 9/2026				
50-5020-00	Office Supplies/Postage/Printing/Misc	752.32	-	-	752.32
Date	GL Ref #	Debit	Credit	Description	
50-5021-00	Records Storage	34.50	4.50	-	39.00
Date	GL Ref #	Debit	Credit	Description	
02/01/2023	155896 \$ 4.50 \$ - Records Storage				
50-5023-00	Management Fees	8,778.00	1,254.00	-	10,032.00
Date	GL Ref #	Debit	Credit	Description	
02/01/2023	155896 \$ 1,254.00 \$ - Management Fees				
50-5036-00	Legal Fees - Collections	220.00	-	-	220.00
Date	GL Ref #	Debit	Credit	Description	

**General Ledger Trial Balance with Details**Country Creek Homeowners Association of Manatee, Inc
Accts: 10-1010-00 To: 91-9190-00 Dates: 2/1/2023 - 2/28/2023Date: 3/8/2023
Time: 7:04 pm
Page: 5

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
51-5100-00	Reserve Expense	7,392.00	1,056.00	-	8,448.00
Date	GL Ref #	Debit	Credit	Description	
02/20/2023	157303	\$ 1,056.00	\$ -	Reserve Expense	
70-7010-00	Landscape Contract	20,046.70	2,645.00	-	22,691.70
Date	GL Ref #	Debit	Credit	Description	
02/01/2023	160049	\$ 2,645.00	\$ -	Green Thumb Landscape Management, Inc	
70-7013-00	Landscaping & Groundskeeping	2,199.54	-	-	2,199.54
Date	GL Ref #	Debit	Credit	Description	
70-7016-00	Tree Trimming & Removal	1,700.00	-	-	1,700.00
Date	GL Ref #	Debit	Credit	Description	
70-7018-00	Backflow Repairs	365.51	-	-	365.51
Date	GL Ref #	Debit	Credit	Description	
70-7019-00	Repair/Replace/Misc	256.80	-	-	256.80
Date	GL Ref #	Debit	Credit	Description	
70-7020-00	Lake Maintenance	7,756.00	1,108.00	-	8,864.00
Date	GL Ref #	Debit	Credit	Description	
02/01/2023	160053	\$ 1,108.00	\$ -	714207-The Lake Doctors, Inc.	
70-7022-00	Irrigation Repairs	1,859.83	-	-	1,859.83
Date	GL Ref #	Debit	Credit	Description	
85-8510-00	Utilities - Electric	3,565.16	535.90	-	4,101.06
Date	GL Ref #	Debit	Credit	Description	
02/13/2023	158040	\$ 43.30	\$ -	81067-49081-FPL	
02/13/2023	158042	33.66	-	55723-06065-FPL	
02/13/2023	158044	33.23	-	26196-11003-FPL	
02/13/2023	158273	396.80	-	33402-20155-FPL	
02/13/2023	158275	28.91	-	51199-15204-FPL	
Totals:		\$0.00	\$24,736.17	\$24,736.17	\$0.00



**Green Thumb Landscape
Management, Inc.**

12700 Upper Manatee River Road
Bradenton, FL. 34212

Phone 755-6461 / Fax 757-1018

DATE	INVOICE #
2/1/2023	00036264

BILL TO:

COUNTRY CREEK H.O.A.
C.O. GULF COAST COMMUNITY MANAGEMENT
2201 CANTU CT. STE. 106
SARASOTA, FL 34232

			DUE DATE
			2/15/2023
ITEM	DESCRIPTION	SERVICED	AMOUNT
CONTRACT LAN...	PICK UP TRASH AT PARK	1/6/2023	10.00
CONTRACT LAN...	PICK UP TRASH AT PARK	1/20/2023	10.00
CONTRACT LAN...	Installment for the month of Feb	2/1/2023	2,625.00
WE APPRECIATE YOUR BUSINESS.		TOTAL	\$2,645.00

We appreciate your prompt payment.

Payments/Credits

\$0.00

MAKE CHECK PAYABLE TO:



Post Office Box 20122
Tampa, FL 33622-0122
(941) 377-0658

ADDRESSEE

☐ Please check if address below is incorrect and indicate change on reverse side

COUNTRY CREEK HOA OF MANATEE
WILLIAM ASHBY
2201 Cantu Court, Suite 106
C/O: GULF COAST COMMUNITY MANAGEMENT
Sarasota, FL 34232

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ACCOUNT NUMBER

DATE

BALANCE

714207

2/1/2023

\$1,108.00

The Lake Doctors
Post Office Box 20122
Tampa, FL 33622-0122

00000000036237001000000006995400000011080008

Please Return this portion with your payment

Invoice 69954B

PO #

Date	Description	Quantity	Amount	Tax	Total
2/1/2023	OFF RYE RD, BRADENTON SARASOTA, FL 34232 Water Management - Monthly		\$1108.00	\$0.00	\$1108.00

Please remit payment for this month's invoice.

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$1108.00

This Invoice Total:

\$1108.00

To submit payment by ACH: Ameris Bank // Routing # 061201754 // Account # 2049360148

Customer Account #: 714207

Portal Registration #: A9EF536A

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Customer Portal Link: www.lakedoctors.com/contact-us/make-a-payment/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.

2033 MAIN STREET, SUITE 600
SARASOTA, FLORIDA 34237
TELEPHONE (941) 366-8100
Fed ID #65-0048499

REPLY TO: P.O. BOX 4195
SARASOTA, FLORIDA 34230

Country Creek Homeowners Assoc. of Manatee, Inc.
Attn: Bill Ashby, Association Manager
c/o Gulf Coast Community Management, LLC
9040 Town Center Pkwy
Lakewood Ranch, FL 34202

Invoice # 309241
February 3, 2023

Re: General Association Representation

71446-116128 - TLZ

For Services Rendered Through 1/31/2023

Fees

Date	Hours	Atty	Description
01/09/23	1.80	NMP	Draft proposed Declaration amendment regarding leasing. Draft cover letter enclosing amendment and outlining approval requirements.
01/25/23	0.30	NMP	Review Florida Statutes and Bylaws and email Association Manager regarding notice required to approve amendment and allow electronic voting.

Total Fees	577.50
-------------------	---------------

Total Due This Invoice	577.50
Previous Balance	55.00
Payments Received	-55.00
Balance Forward	0.00

Total Balance Due	577.50
--------------------------	---------------

PLEASE INDICATE INVOICE # ON YOUR PAYMENT CHECK

CAI DAILY NEWS

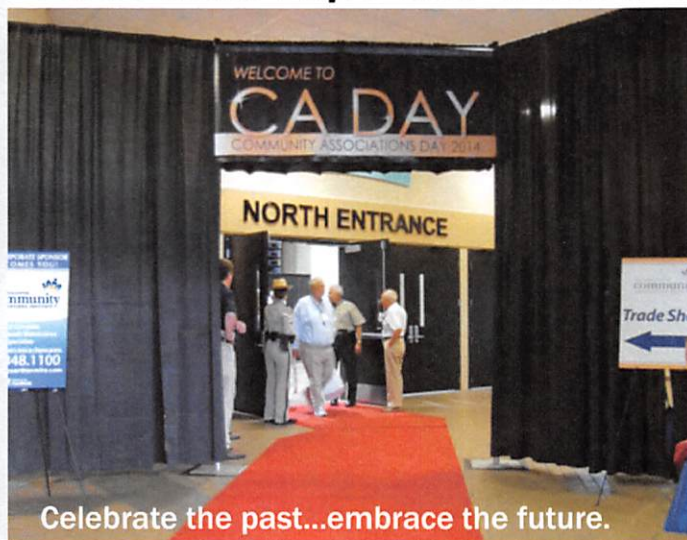
CAI WEST FLORIDA CHAPTER CELEBRATES 35 YEARS!

Spring 2023

Special Event Edition

COMMUNITY ASSOCIATIONS DAY

Education Expo and Tradeshow to be held March 23, 2023



CAI West Florida chapter is holding its' annual Community Associations Day at the Bradenton Convention Center in Palmetto on Thursday, March 23, 2023. The year 2023 just happens to be the chapter's 35th Anniversary! So, at this year's "CA Day," not only will CAI's rich history be

on display, but all of the exhibitors will be showcasing their company's heritage - how they got started, how they've grown, and maybe even where their business is headed.

Offered at the event will be a whole day's worth of educational seminars, for both community managers and association board members.



CORPORATE SPONSORS:



35 YEARS?

Just the facts: CAI West Florida Chapter is celebrating its 35th Anniversary in 2023. We're looking back on our history and uncovering how far we've come.

FREE EDUCATIONAL SESSIONS

Manager 2 Hour CEU:
2023 Legal Update

Homeowner Leader Board
of Directors Certification
Classes

Legal Panel Q&A & More!

EVENT TIME & LOCATION

8 am - 4:30 pm

Bradenton Area
Convention Center

1 Haben Blvd.
Palmetto, FL

Visit us at
Booth # **313**



ICARD MERRILL
ATTORNEYS & COUNSELORS

This is a FREE Event - Register Today! www.CAIWestFlorida.org

**Electric Bill Statement**

For: Jan 12, 2023 to Feb 13, 2023 (32 days)

Statement Date: Feb 13, 2023**Account Number:** 81067-49081**Service Address:**815 147TH ST E # SIGN
BRADENTON, FL 34212**COUNTRY CREEK HOMEOWNERS ASSOCIATION OF MANATEE,**

Here's what you owe for this billing period.

CURRENT BILL**\$43.30**

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	43.73
Payments received	-43.73
Balance before new charges	0.00
Total new charges	43.30
Total amount you owe	\$43.30

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payments received after March 06, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after February 24, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April.
Learn more at FPL.com/Rates.

Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

0011 0012 069770

COUNTRY CREEK HOMEOWNERS
ASSOCIATION OF MANATEE
C/O DEPT 491
PO BOX 4579
HOUSTON TX 77210-4579

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit FPL.com/PayBill
for ways to pay.

81067-49081

ACCOUNT NUMBER

\$43.30

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
COUNTRY CREEK
HOMEOWNERS
ASSOCIATION OF
MANATEE

Account Number:
81087-49081

FPL.com Page 2

0012 0012 069770

E001

BILL DETAILS

Amount of your last bill	43.73
Payment received - Thank you	-43.73
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Non-fuel: (\$0.080680 per kWh) \$17.58

Fuel: (\$0.040470 per kWh) \$8.82

Electric service amount 39.08

Gross receipts tax (State tax) 1.00

Florida sales tax (State tax) 2.79

County sales tax (Local tax) 0.40

Taxes and charges 4.19

Regulatory fee (State fee) 0.03

Total new charges \$43.30

Total amount you owe \$43.30

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9083. Next meter reading Mar 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	18710		18492		218

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 13, 2023	Jan 12, 2023	Feb 11, 2022
kWh Used	218	229	236
Service days	32	30	30
kWh/day	7	8	8
Amount	\$43.30	\$43.73	\$42.72

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/mobileapp)

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[FPL.com/Help](https://www.fpl.com/help)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Jan 12, 2023 to Feb 13, 2023 (32 days)**Statement Date:** Feb 13, 2023**Account Number:** 55723-06065**Service Address:**15143 3RD DR E # SIGN
BRADENTON, FL 34202**COUNTRY CREEK HOMEOWNERS ASSOCIATION OF MANATEE,**
Here's what you owe for this billing period.**CURRENT BILL****\$33.66**

TOTAL AMOUNT YOU OWE

Mar 6, 2023

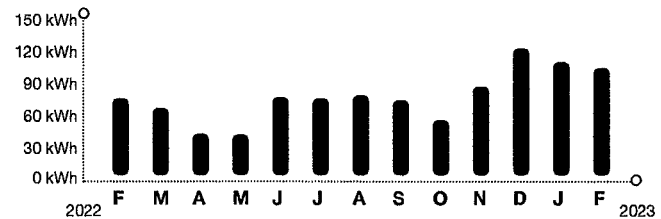
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	33.44
Payments received	-33.44
Balance before new charges	0.00
Total new charges	33.66
Total amount you owe	\$33.66

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payments received after March 06, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after February 24, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April.
Learn more at FPL.com/Rates.

Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

0009 0012 069770

COUNTRY CREEK HOMEOWNERS
ASSOCIATION OF MANATEE
C/O DEPT 491
PO BOX 4579
HOUSTON TX 77210-4579

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit **FPL.com/PayBill**
for ways to pay.

55723-06065

ACCOUNT NUMBER

\$33.66

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
COUNTRY CREEK
HOMEOWNERS
ASSOCIATION OF
MANATEE

Account Number:
55723-06065

FPL.com Page 2

0010 0012 069770

E001

BILL DETAILS

Amount of your last bill	33.44
Payment received - Thank you	-33.44
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge:	\$12.68
Minimum base bill charge:	\$4.49
Non-fuel: (\$0.080680 per kWh)	\$8.80
Fuel: (\$0.040470 per kWh)	\$4.41

Electric service amount 30.38

Gross receipts tax (State tax)	0.78
Florida sales tax (State tax)	2.17
County sales tax (Local tax)	0.31

Taxes and charges 3.26

Regulatory fee (State fee) 0.02

Total new charges \$33.66

Total amount you owe \$33.66

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9327. Next meter reading Mar 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	06674		06565		109

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 13, 2023	Jan 12, 2023	Feb 11, 2022
kWh Used	109	115	78
Service days	32	30	30
kWh/day	3	4	3
Amount	\$33.66	\$33.44	\$22.96

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[FPL.com/Help](https://www.fpl.com/Help)

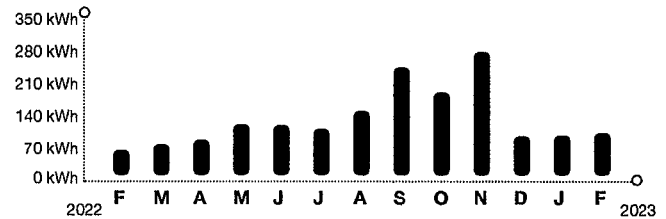
When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement****For:** Jan 12, 2023 to Feb 13, 2023 (32 days)**Statement Date:** Feb 13, 2023**Account Number:** 26196-11003**Service Address:**14407 1ST AVE E # PARK
BRADENTON, FL 34212**COUNTRY CREEK HOMEOWNERS ASSOCIATION OF MANATEE,**
Here's what you owe for this billing period.**CURRENT BILL****\$33.23**

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	32.45
Payments received	-32.45
Balance before new charges	0.00
Total new charges	33.23
Total amount you owe	\$33.23

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after March 06, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after February 24, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April.
Learn more at FPL.com/Rates.

Customer Service: (941) 917-0512
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *



0001 0012 069770

4

COUNTRY CREEK HOMEOWNERS
ASSOCIATION OF MANATEE
C/O DEPT 491
PO BOX 4579
HOUSTON TX 77210-4579



The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit **FPL.com/PayBill**
for ways to pay.

26196-11003

ACCOUNT NUMBER

\$33.23

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
COUNTRY CREEK
HOMEOWNERS
ASSOCIATION OF
MANATEE

Account Number:
26196-11003

FPL.com Page 2

0002 0012 069770

E001

BILL DETAILS

Amount of your last bill	32.45
Payment received - Thank you	-32.45
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Minimum base bill charge: \$5.07

Non-fuel: (\$0.080680 per kWh) \$8.15

Fuel: (\$0.040470 per kWh) \$4.09

Electric service amount 29.99

Gross receipts tax (State tax) 0.77

Florida sales tax (State tax) 2.14

County sales tax (Local tax) 0.31

Taxes and charges 3.22

Regulatory fee (State fee) 0.02

Total new charges \$33.23

Total amount you owe \$33.23

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD6841. Next meter reading Mar 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	08227		08126		101

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 13, 2023	Jan 12, 2023	Feb 11, 2022
kWh Used	101	95	60
Service days	32	30	30
kWh/day	3	3	2
Amount	\$33.23	\$32.45	\$20.70

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[FPL.com/Help](https://www.fpl.com/Help)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

**Electric Bill Statement**

For: Jan 12, 2023 to Feb 13, 2023 (32 days)

Statement Date: Feb 13, 2023

Account Number: 33402-20155

Service Address:802 147TH ST E # SL
BRADENTON, FL 34212**COUNTRY CREEK HOMEOWNERS ASSOCIATION OF MANATEE,**

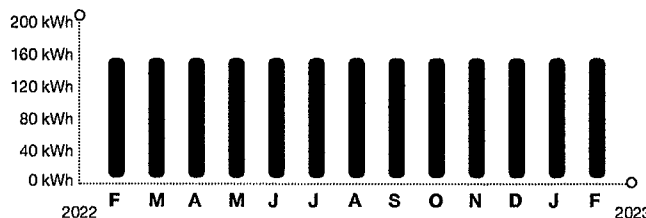
Here's what you owe for this billing period.

CURRENT BILL**\$396.80**

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

ENERGY USAGE HISTORY**BILL SUMMARY**

Amount of your last bill	396.75
Payments received	-396.75
Balance before new charges	0.00
Total new charges	396.80
Total amount you owe	\$396.80

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after March 06, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after February 24, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Charges and energy usage are based on the facilities contracted. Facility, energy and fuel costs are available upon request.

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April.
Learn more at FPL.com/Rates.

Customer Service:
Outside Florida:(941) 917-0512
1-800-226-3545Report Power Outages:
Hearing/Speech Impaired:1-800-4OUTAGE (468-8243)
711 (Relay Service)

/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *



0003 0012 069770

COUNTRY CREEK HOMEOWNERS
ASSOCIATION OF MANATEE
C/O DEPT 491
PO BOX 4579
HOUSTON TX 77210-4579The amount enclosed includes
the following donation:
FPL Care To Share: _____Make check payable to FPL
in U.S. funds and mail along with
this coupon to:FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001Visit FPL.com/PayBill
for ways to pay.

33402-20155

ACCOUNT NUMBER

\$396.80

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
COUNTRY CREEK
HOMEOWNERS
ASSOCIATION OF
MANATEE

Account Number:
33402-20155

FPL.com Page 2

0004 0012 069770

E001

BILL DETAILS

Amount of your last bill	396.75
Payment received - Thank you	-396.75
Balance before new charges	\$0.00

New Charges

Rate: SL-1 STREET LIGHTING SERVICE

Electric service amount **	370.10
Gross receipts tax (State tax)	0.35
Florida sales tax (State tax)	22.38
County sales tax (Local tax)	3.70
Taxes and charges	26.43
Regulatory fee (State fee)	0.27
Total new charges	\$396.80
Total amount you owe	\$396.80

FPL automatic bill pay - DO NOT PAY

** Your electric service amount includes the following charges:

Non-fuel energy charge:	\$0.033820 per kWh
Fuel charge:	\$0.039830 per kWh

METER SUMMARY

Next bill date Mar 14, 2023.

Usage Type	Usage
Total kWh used	162

ENERGY USAGE COMPARISON

	This Month Feb 13, 2023	Last Month Jan 12, 2023	Last Year Feb 11, 2022
Service to			
kWh Used	162	162	162
Service days	32	30	30
kWh/day	5	5	5
Amount	\$396.80	\$396.75	\$367.67

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/mobileapp)

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[FPL.com/Help](https://www.fpl.com/help)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Customer Name:
COUNTRY CREEK
HOMEOWNERS
ASSOCIATION OF
MANATEE

Account Number:
33402-20155

FPL.com Page 1

0005 0012 069770 ESLA

For: 01-12-2023 to 02-13-2023 (32 days)

kWh/Day: 5

Service Address:

802 147TH ST E # SL
BRADENTON, FL 34212

Detail of Rate Schedule Charges for Street Lights

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
C700602	26	3300	F	18		162	
Energy					0.400000		7.20
Non-energy							
Fixtures					6.580000		118.44
Maintenance					1.450000		26.10
PMC0001				18			
Non-energy							
Fixtures					8.140000		146.52
UCNP				1,345			
Non-energy							
Maintenance					0.048650		65.43

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER



COUNTRY CREEK HOMEOWNERS
ASSOCIATION OF MANATEE
C/O DEPT 491
PO BOX 4579
HOUSTON TX 77210-4579





Customer Name:
COUNTRY CREEK
HOMEOWNERS
ASSOCIATION OF
MANATEE

Account Number:
33402-20155

FPL.com Page 2

0006 0012 069770 ESLA

For: 01-12-2023 to 02-13-2023 (32 days)

kWh/Day: 5

Service Address:

802 147TH ST E # SL
BRADENTON, FL 34212

Component Code	Watts	Lumens	Owner/ Maint *	Quantity	Rate/Unit	kWh Used	Amount
Energy sub total							7.20
Non-energy sub total							356.49
Sub total						162	363.69
Energy conservation cost recovery							0.06
Capacity payment recovery charge							0.03
Environmental cost recovery charge							0.07
Transition rider credit							-0.67
Storm protection recovery charge							0.47
Fuel charge							6.45
Electric service amount							370.10
Gross receipts tax (State tax)							0.35
Regulatory fee (State fee)							0.27
Florida sales tax (State tax)							22.38
County sales tax (Local tax)							3.70
Total						162	396.80

* F - FPL OWNS & MAINTAINS E - CUSTOMER OWNS & MAINTAINS R - CUSTOMER OWNS, FPL RELAMPS
H - FPL OWNS & MAINTAINS FIXTURE, CUST OWNS OTHER

**Electric Bill Statement**

For: Jan 12, 2023 to Feb 13, 2023 (32 days)

Statement Date: Feb 13, 2023**Account Number:** 51199-15204**Service Address:**160 MILL RUN E # SIGN
BRADENTON, FL 34202**COUNTRY CREEK HOMEOWNERS ASSOCIATION OF MANATEE,**

Here's what you owe for this billing period.

CURRENT BILL**\$28.91**

TOTAL AMOUNT YOU OWE

Mar 6, 2023

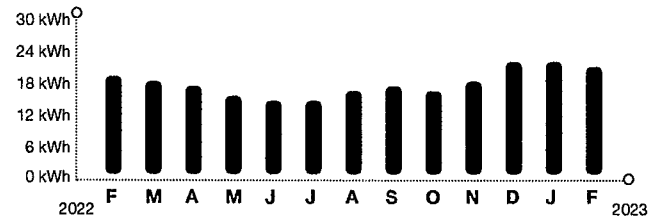
NEW CHARGES DUE BY

BILL SUMMARY

Amount of your last bill	28.84
Payments received	-28.84
Balance before new charges	0.00
Total new charges	28.91
Total amount you owe	\$28.91

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

ENERGY USAGE HISTORY**KEEP IN MIND**

- Payments received after March 06, 2023 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after February 24, 2023. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- Your bill is subject to a minimum base bill charge. Please visit FPL.com/rates for details.

New February rates are in effect. State regulators are reviewing FPL's plan for fuel and storm costs that would take effect in April.
Learn more at [FPL.com/Rates](https://www.fpl.com/rates).

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

0007 0012 069770

COUNTRY CREEK HOMEOWNERS
ASSOCIATION OF MANATEE
C/O DEPT 491
PO BOX 4579
HOUSTON TX 77210-4579

The amount enclosed includes
the following donation:
FPL Care To Share: _____

Make check payable to FPL
in U.S. funds and mail along with
this coupon to:

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001



Visit [FPL.com/PayBill](https://www.fpl.com/paybill)
for ways to pay.

51199-15204

ACCOUNT NUMBER

\$28.91

TOTAL AMOUNT YOU OWE

Mar 6, 2023

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name:
COUNTRY CREEK
HOMEOWNERS
ASSOCIATION OF
MANATEE

Account Number:
51199-15204

FPL.com Page 2

0008 0012 069770

E001

BILL DETAILS

Amount of your last bill	28.84
Payment received - Thank you	-28.84
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$12.68

Minimum base bill charge: \$10.74

Non-fuel: (\$0.080680 per kWh) \$1.78

Fuel: (\$0.040470 per kWh) \$0.89

Electric service amount 26.09

Gross receipts tax (State tax) 0.67

Florida sales tax (State tax) 1.88

County sales tax (Local tax) 0.27

Taxes and charges 2.80

Regulatory fee (State fee) 0.02

Total new charges \$28.91

Total amount you owe \$28.91

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD9099. Next meter reading Mar 14, 2023.

Usage Type	Current	-	Previous	=	Usage
kWh used	02363		02341		22

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Feb 13, 2023	Jan 12, 2023	Feb 11, 2022
kWh Used	22	23	20
Service days	32	30	30
kWh/day	1	1	1
Amount	\$28.91	\$28.84	\$15.70

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

Get instant, secure access to outage and billing info from your mobile device.

[FPL.com/MobileApp](https://www.fpl.com/MobileApp)

We are here to help

If you are experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

[FPL.com/Help](https://www.fpl.com/Help)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.