

# Financial Report Package (unaudited) May 2021

**Prepared for** 

# Country Creek Homeowners Association of Manatee, Inc



## **Balance Sheet**

Country Creek Homeowners Association of Manatee, Inc End Date: 05/31/2022

Date: Time:

Page:

6/17/2022 3:21 pm

	Operating	Reserve	Total
Assets			
Operating Accounts	<b># 00 050 00</b>	Φ.	<b>#</b> 00 050 00
Operating - SSB	\$ 28,256.98	\$ -	\$ 28,256.98
Total: Operating Accounts	\$ 28,256.98	\$ -	\$ 28,256.98
Reserve Accounts Reserve MM - SSB		23,278.25	23,278.25
Total: Reserve Accounts		\$ 23,278.25	\$ 23,278.25
Accounts Receivable	<b>\$</b> -	\$ 23,276.25	\$ 23,276.25
Accounts Receivable	4,478.04	_	4,478.04
Total: Accounts Receivable	\$ 4,478.04	\$ -	\$ 4,478.04
Other Current Assets	ψ -,-10.0-	Ψ-	ψ +,+10.0+
Prepaid Insurance	3,119.18	_	3,119.18
Prepaid Website	383.11	-	383.11
Total: Other Current Assets	\$ 3,502.29	\$ -	\$ 3,502.29
Total: Assets	\$ 36,237.31	\$ 23,278.25	\$ 59,515.56
Liabilities & Equity		·	
Accounts Payable			
Accounts Payable	104.78	-	104.78
Total: Accounts Payable	\$ 104.78	\$ -	\$ 104.78
Other Current Liabilities			
Deferred Assessments	8,322.00	-	8,322.00
Prepaid Assessments	1,658.03	-	1,658.03
Accrued Expense	1,108.00	<del>-</del> .	1,108.00
Total: Other Current Liabilities	\$ 11,088.03	\$ -	\$ 11,088.03
Reserve Fund - Interest			
Earned YTD - MM Interest	<del>-</del> .	13.63	13.63
Total: Reserve Fund - Interest	\$ -	\$ 13.63	\$ 13.63
Reserve Fund - Allocation		10 100 00	40,400,00
Beg Balance - Pooled Reserves Allocation - Pooled Reserves	-	10,123.62	10,123.62
Total: Reserve Fund - Allocation		14,641.00	14,641.00
	\$ -	\$ 24,764.62	\$ 24,764.62
Reserve Fund - Expenses Roofs	_	(1,500.00)	(1,500.00)
Total: Reserve Fund - Expenses		\$(1,500.00)	\$(1,500.00)
Retained Earnings	<b>\$</b> -	φ(1,500.00)	<b>Φ(1,500.00)</b>
Previous Years' Surplus/(Loss)	18,975.71	_	18,975.71
Total: Retained Earnings	\$ 18,975.71	\$ -	\$ 18,975.71
	ψ 10,570.71	Ψ -	Ψ 10,010.11
Net Income Gain/Loss	-	-	-
Net Income Gain/Loss	6,068.79	<u>-</u>	6,068.79
Total: Liabilities & Equity	\$ 36,237.31	\$ 23,278.25	\$ 59,515.56



## **Income Statement - Operating**

## Country Creek Homeowners Association of Manatee, Inc 5/1/2022 - 5/31/2022

Date: Time: 6/17/2022 3:21 pm

\$7,486.00 100.00 0.30 24.17 -	\$7,467.50 - - - -	\$18.50 100.00 0.30 24.17	\$82,346.00 900.00 5.36	\$82,142.50	<b>Variance</b> \$203.50 900.00	Annual Budget \$89,610.00
\$7,486.00 100.00 0.30		\$18.50 100.00 0.30	900.00		\$203.50	
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-	33.33	33.33	-	366.63	366.63	400.00
\$-	\$33.33	\$33.33	\$-	\$366.63	\$366.63	\$400.00
468.49	458.33	(10.16)	5,050.83	5,041.63	(9.20)	5,500.00
\$468.49	\$458.33	(\$10.16)	\$5,050.83	\$5,041.63	(\$9.20)	\$5,500.00
\$7,042.40	\$7,655.33	\$612.93	\$73,450.45	\$84,208.63	\$10,758.18	\$91,864.00
\$568.07	(\$187.83)	\$755.90	\$6,068.79	(\$2,066.13)	\$8,134.92	(\$2,254.00)
	\$468.49 <b>\$7,042.40</b>	\$7,610.47 \$7,467.50  571.32 300.00 - 5.17 - 1,000.00 - 14.58 - 25.00 7.51 4.17 99.78 166.67  6.00 4.17 1,254.00 1,283.33 5.00 - \$1,943.61 \$2,803.09  2,897.30 2,666.67 625.00 333.33 - 125.00 - 125.00 - 125.00 1,108.00 1,083.33 - 27.25 \$4,630.30 \$4,360.58 - 33.33  \$	\$7,610.47 \$7,467.50 \$142.97 \$7,610.47 \$7,467.50 \$142.97 \$7,610.47 \$7,467.50 \$142.97 \$7,610.47 \$7,467.50 \$142.97 \$7,610.47 \$7,467.50 \$142.97 \$7,610.47 \$7,467.50 \$142.97 \$7,610.47 \$7,467.50 \$142.97 \$7,010.00 \$1,000.00 \$1,000.00 \$1,000.00 \$1,000.00 \$1,000.00 \$1,4.58 \$14.			



## **Income Statement - Reserve**

## Country Creek Homeowners Association of Manatee, Inc 5/1/2022 - 5/31/2022

Date: Time: 6/17/2022 3:21 pm

	Ci	urrent Period			Year-to-date		Annual
Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
RESERVE INCOME							
Income							
4013-00 Assessments - Reserves	\$836.00	\$854.50	(\$18.50)	\$9,196.00	\$9,399.50	(\$203.50)	\$10,254.00
Total Income	\$836.00	\$854.50	(\$18.50)	\$9,196.00	\$9,399.50	(\$203.50)	\$10,254.00
Total RESERVE INCOME	\$836.00	\$854.50	(\$18.50)	\$9,196.00	\$9,399.50	(\$203.50)	\$10,254.00
RESERVE EXPENSE							
Reserve Expense							
5100-00 Reserve Expense	836.00	666.67	(169.33)	9,196.00	7,333.37	(1,862.63)	8,000.00
Total Reserve Expense	\$836.00	\$666.67	(\$169.33)	\$9,196.00	\$7,333.37	(\$1,862.63)	\$8,000.00
Total RESERVE EXPENSE	\$836.00	\$666.67	(\$169.33)	\$9,196.00	\$7,333.37	(\$1,862.63)	\$8,000.00
Net Reserve:	\$0.00	\$187.83	(\$187.83)	\$0.00	\$2,066.13	(\$2,066.13)	\$2,254.00



## Reserve Schedule

Country Creek Homeowners Association of Manatee, Inc 05/01/2022 To 05/31/2022

Date: Time: 6/17/2022 3:21 pm

Description	Prior Balance	Contribution	Expenditure	Transfer	Interest	Ending Balance
Reserve MM - SSB	(\$22,442.05)	\$0.00	\$0.00	\$0.00	\$0.00	(\$23,278.25)
Earned YTD - MM Interest	\$13.43	\$0.00	\$0.00	\$0.00	\$0.20	\$13.63
Beg Balance - Pooled Reserves	\$10,123.62	\$0.00	\$0.00	\$0.00	\$0.00	\$10,123.62
Allocation - Pooled Reserves	\$13,805.00	\$836.00	\$0.00	\$0.00	\$0.00	\$14,641.00
Roofs	(\$1,500.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,500.00)
Assessments - Reserves	\$8,360.00	\$836.00	\$0.00	\$0.00	\$0.00	\$9,196.00
Reserve Expense	(\$8,360.00)	\$0.00	\$836.00	\$0.00	\$0.00	(\$9,196.00)
	\$0.00	\$1,672.00	\$836.00	\$0.00	\$0.20	\$0.00



## Homeowner Aging Report

Country Creek Homeowners Association of Manatee, Inc End Date: 05/31/2022

Date: Time:

6/17/2022 3:21 pm Page: 1

Description		Current	Over 30	Over 60	Over 90	Balance
CCH318 - Walter & Amanda Abourezk Attorney 14027 1st Ave E Lot 318					ction Status: Colle	•
	Total:	\$12.56	\$12.56	\$0.00	llection Attorney: Lo \$3,602.15	\$3,627.27
CCH330 - Dustin & Christy Beres Attorney 324 141st Ct NE Lot 330				Collec	t Payment: \$492.9 ction Status: Collection Attorney: N	ctions - Attorney
	Total:	\$6.57	\$6.57	\$0.00	\$498.41	\$511.55
CCH248 - Marilyn Foster-Mendez Owner 14706 1st Ave E Lot 248				Last	t Payment: \$448.0	0 on 09/03/2021
	Total:	(\$5.00)	\$0.00	\$0.00	\$0.00	(\$5.00)
CCH367 - Invitation Homes Owner 123 141st Ct NE Lot 367				Last	t Payment: \$399.0	0 on 12/29/2021
	Total:	(\$399.00)	\$0.00	\$0.00	\$0.00	(\$399.00)
CCH104 - IH5 Property Florida, LP Owner 716 147th St E Lot 104					t Payment: \$482.2	
	Total:	(\$397.34)	\$0.00	\$0.00	ollection Attorney: № \$0.00	(\$397.34)
CCH262 - IH6 Property Florida, LP Owner 15124 3rd Dr E Lot 262					t Payment: \$493.9	
	Total:	(\$399.00)	\$0.00	\$0.00	\$0.00	(\$399.00)
CCH112 - David & Laura Logan Owner 606 147th St E Lot 112				Last	t Payment: \$438.0	0 on 08/23/2021
	Total:	(\$9.69)	\$0.00	\$0.00	\$0.00	(\$9.69)
CCH160 - Mark & Cristina McCrone Owner 119 Mill Run E Lot 160					t Payment: \$485.8	
	Total:	(\$448.00)	\$0.00	\$0.00	\$0.00	(\$448.00)
CCH137 - SRP, SUB LLC Attorney 14814 7th Ave E Lot 137				Collec	t Payment: \$399.0 ction Status: Collection Attorney: N	ctions - Attorney
	Total:	\$1.66	\$1.66	\$0.00	\$96.60	\$99.92
CCH210 - THR Florida, LP Attorney 210 147th St E Lot 210				Collec	t Payment: \$399.0 ction Status: Collection Attorney: N	ctions - Attorney
	Total:	\$1.33	\$1.33	\$0.00	\$92.70	\$95.36
CCH237 - THR Florida, LP Attorney 14750 1st Ave E Lot 237				Collec	t Payment: \$399.0 ction Status: Colle- ollection Attorney: N	ctions - Attorney
	Total:	\$1.66	\$1.66	\$0.00	\$98.60	\$101.92
CCH111 - Gary & Tina Young Board To Approve 610 147th St E Lot 111	Attorney	Collections	Colle		t <b>Payment:</b> \$460.0 ard To Approve Atto	
	Total:	\$0.39	\$5.39	\$5.00	\$31.24	\$42.02
Association		Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Country Creek Homeowners Association of Manatee	e, Inc	(\$1,633.86)	\$29.17	\$5.00	\$4,419.70	\$2,820.01



## Homeowner Aging Report

Country Creek Homeowners Association of Manatee, Inc End Date: 05/31/2022 Date: 6/17/2022 Time: 3:21 pm Page: 2

Description		Current	Over 30	Over 60	Over 90	Balance
	Description			Total		
	Assessment (Delinquent Fee) 2020	)		\$25.00		
	Assessment (Delinquent Interest) 2	2020		\$153.59		
	Assessment (Delinquent Interest) 2	2021		\$108.55		
	Assessment 2019			\$1,054.47		
	Assessment 2020			\$399.00		
	Assessment 2021			\$977.27		
	Assessment - Reserves (Delinquent	t Interest) 2021		\$17.67		
	Assessment - Reserves 2021			\$201.85		
	Legal Fees - Collection 2018			\$485.64		
	Legal Fees - Collection 2020			\$1,010.00		
	Payment Reminder 2021			\$30.00		
	Payment Reminder 2022			\$15.00		
	PrePaid			(\$1,658.03)		
			AR Total:	\$4,478.04		



## **Payables Aging Report**

Country Creek Homeowners Association of Manatee, Inc As Of 5/31/2022

Date: 6/17/2022 Time:

3:21 pm

Vendor	Current	Over 30	Over 60	Over 90	Balance
Gulf Coast Community Management, LLC	\$104.78	\$0.00	\$0.00	\$0.00	\$104.78
Totals:	\$104.78	\$0.00	\$0.00	\$0.00	\$104.78



## **Cash Disbursement**

Country Creek Homeowners Association of Manatee, Inc 5/1/2022 - 5/31/2022

Date: 6/ Time: 3:2 Page: 1

6/17/2022 3:21 pm

Date	Check #	Payee				Amount
10-1010-00 Operatin	ıg - SSB					
05/05/2022	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	
05/20/2022						\$836.00
		12-1210-00 Transfer to SouthState Bank - RES - 1281;	Monthly		\$836.00	
		Reserve Income				
05/23/2022	300062	FPL				\$18.33
		Invoice #: 051222-6065				
		85-8510-00 55723-06065-FPL			\$18.33	
05/23/2022	300063	FPL				\$15.19
		Invoice #: 051222-5204				
		85-8510-00 51199-15204-FPL			\$15.19	
05/23/2022	300064	FPL				\$367.67
		Invoice #: 051222-0155				
		85-8510-00 33402-20155-FPL			\$367.67	
05/23/2022	300065	FPL				\$28.33
		Invoice #: 051222-1003				
		85-8510-00 26196-11003-FPL			\$28.33	
05/23/2022	300066	FPL				\$38.97
		Invoice #: 051222-9081				
0.7/0.4/0.000	100100	85-8510-00 81067-49081-FPL			\$38.97	
05/24/2022	100123	Green Thumb Landscape Management, Inc				\$3,522.30
		Invoice #: 00035412				
		70-7010-00 Green Thumb Landscape Management, Inc.			\$2,897.30	
		70-7013-00 Green Thumb Landscape Management, In-			\$625.00	
		Ac	count Totals	# Checks:	7	\$6,086.79
		Associ	ciation Totals	# Checks:	7	\$6,086.79



Statement Ending 05/31/2022

Account Number: XXXXXXXXXXXXXX1278

## Managing Your Accounts



Association Prime (877) 417-2265, option 2



**Email Address** 

APSupport@associationprime.



P.O Box 9602 Mailing Address

Winter Haven, FL 33883

COUNTRY CREEK HOMEOWNERS ASSOCIATION OF MANATEE INC **OPERATING** 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 INT CHK	XXXXXXXXXXXXX1278	\$31,840.53

## ASSOCIATION INT CHK-XXXXXXXXXXXXXX1278

Account Su	ımmary		Interest Summary	
Date	Description	Amount	Description	Amount
04/30/2022	Beginning Balance	\$35,874.33	Annual Percentage Yield Earned	0.01%
	3 Credit(s) This Period	\$1,542.50	Interest Days	32
	10 Debit(s) This Period	\$5,576.30	Interest Earned	\$0.30
05/31/2022	Ending Balance	\$31,840.53	Interest Paid This Period	\$0.30
			Interest Paid Year-to-Date	\$1.82
			Minimum Balance	\$31,840.23
			Average Available Balance	\$34,367.18

Deposits

Date	Description	Amount
05/02/2022	CORP ICL/RDC DEPOSIT	\$1,442.20
05/13/2022	CORP ICL/RDC DEPOSIT	\$100.00
		2 item(s) totaling \$1,542.20

### **Other Credits**

Date	Description	Amount
05/31/2022	INTEREST	\$0.30
		1 item(s) totaling \$0.30

## **Electronic Debits**

Date	Description	Amount
05/06/2022	Country Creek Ho Vendor Pay 1616	\$1,260.00
05/23/2022	Country Creek Ho CincXfer D1840	\$836.00
05/24/2022	FPL DIRECT DEBIT ELEC PYMT XXXXXX5204 PPDA	\$15.19
05/24/2022	FPL DIRECT DEBIT ELEC PYMT XXXXXX6065 PPDA	\$18.33
05/24/2022	FPL DIRECT DEBIT ELEC PYMT XXXXXX1003 PPDA	\$28.33
05/24/2022	FPL DIRECT DEBIT ELEC PYMT XXXXXX9081 PPDA	\$38.97
05/24/2022	FPL DIRECT DEBIT ELEC PYMT XXXXXX0155 PPDA	\$367.67

7 item(s) totaling \$2,564.49



#### IMPORTANT INFORMATION ABOUT YOUR ACCOUNT

Unless we receive notice of any unauthorized or missing signature on any enclosed item or alteration of any enclosed item in this statement within 60 days, we will consider this statement and enclosures to be correct.

# IN CASE OF ERRORS OR INQUIRIES ABOUT YOUR ELECTRONIC TRANSACTIONS ON YOUR PERSONAL DEPOSIT ACCOUNT ONLY

If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. Please call us at 1-800-277-2175 or write to us at: SouthState Bank, N.A., Deposit Operations, P.O. Box 118068, Charleston, SC 29423.

- 1. Tell us your name and account number.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- 3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 days to do this, we will apply a provisional credit to your account in the amount you think you have been charged in error so you will have use of the money during the time it takes us to complete our investigation.

#### DOCUMENTATION AND CONFIRMATION OF TRANSFERS

If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at 1-800-277-2175 to find out whether or not the deposit has been made.

#### BILLING RIGHTS NOTICE FOR CONSUMER LINE OF CREDIT

If you think there is an error on your statement, write to us at: SouthState Bank, N.A., Loan Operations, P.O. Box 118068, Charleston, SC 29423.

In your letter, give us the following information:

- 1. Account information: Your name and account number.
- 2. Dollar amount: The dollar amount of the suspected error.
- Description of problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do, we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- 4. We can apply any unpaid amount against your credit limit.

## EXPLANATION OF BALANCE ON WHICH FINANCE CHARGE IS COMPUTED FOR CONSUMER LINES OF CREDIT ONLY

#### Daily Balance Method (including Current Transactions)

We figure the finance charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances, and subtract any unpaid finance charges and any payments or credits. This gives us the daily balance.

### LOAN PAYMENT NOTICE

All loan payments must be accompanied by the account number or payment coupon provided and must be made by a check, automatic account debit,

electronic funds transfer, money order or other instrument in U.S. Dollars. Payments received by the bank at the address shown on the front of this statement by close of business will be credited to your account that same day. Payments received after close of business will be credited the following business day. We may modify these payment instructions, including changing the address for payment, by providing updated payment instructions on or with your periodic billing statement.

Wonth	20
St.	

This form is provided to help you balance your bank statement. Match enclosed checks, charges, deposits, and withdrawals with the items in your register.

Write in your register all items that appear on this statement but have not been listed in your register. Example: Ready Reserve transactions, automatic payments, automatic transfers, interest.

#### CHECKS/WITHDRAWALS NOT DEDUCTED

Date	Amount
	\$
Total Checks/Withdrawals not deducted	\$

## **DEPOSITS NOT CREDITED**

Date	Amount
	\$
Total Deposits not credited	\$

## **BALANCE COMPUTATION**

Add the following items:	Amount
Checking balance shown on this statement	\$
Savings balance shown on this statement	
Total deposits not credited	
Subtotal	\$
Subtract total checks/withdrawals	
not deducted Total	\$

This balance should agree with your records.



## Statement Ending 05/31/2022

COUNTRY CHEEK HOMEOWNERS
Account Number: XXXXXXXXXXXXXXX1278

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## ASSOCIATION INT CHK-XXXXXXXXXXXXXXXX1278 (continued)

Checks Cleared					
Check Nbr	Date	Amount	Check Nbr	Date	Amount
100119	05/16/2022	\$2,824.55	100122*	05/13/2022	\$84.51
100120	05/24/2022	\$102.75			

\* Indicates skipped check number

3 item(s) totaling \$3,011.81

## **Daily Balances**

Date	Amount	Date	Amount	Date	Amount
05/02/2022	\$37,316.53	05/16/2022	\$33,247.47	05/31/2022	\$31,840.53
05/06/2022	\$36,056.53	05/23/2022	\$32,411.47		
05/13/2022	\$36,072.02	05/24/2022	\$31,840.23		

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Country Creak Homeowners Association of Manate cub Gulf Coast: Community Management 9040 Town Center Ploxy Lakewood Ranch, FL 34202	Center State Seek 0.001 N Lock-world Indige his Sates 201, PL 24242	100119 DATE:04/26/2022
WYTO Green Thumb Landscape Mana His GROUN DIE Two Thousand Eight Hundred Twenty Fou		\$ 2,624.55 DOLLARS
mam or 244 costs916	- 22)	€ <del>a</del> -







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

## Statement Ending 05/31/2022

COUNTRY CREEK HOMEOWNERS

Page 1 of 2

Account Number: XXXXXXXXXXXXX1281

## **Managing Your Accounts**



Association Prime (877) 417-2265, option 2



Email Address

APSupport@associationprime.



Mailing Address

P.O Box 9602

Winter Haven, FL 33883

## **Summary of Accounts**

## **ASSOCIATION MMA-XXXXXXXXXXXXXX1281**

Account Summary		Interest Summary		
Date	Description	Amount	Description	Amount
04/30/2022	Beginning Balance	\$22,442.05	Annual Percentage Yield Earned	0.01%
	2 Credit(s) This Period	\$836.20	Interest Days	32
	0 Debit(s) This Period	\$0.00	Interest Earned	\$0.20
05/31/2022	Ending Balance	\$23,278.25	Interest Paid This Period	\$0.20
			Interest Paid Year-to-Date	\$0.86
			Minimum Balance	\$22,442.05
			Average Available Balance	\$22,677.17

## Other Credits

Other Credits				
Date	Description	Amount		
05/23/2022	Country Creek Ho CincXfer C1840	\$836.00		
05/31/2022	INTEREST	\$0.20		
		2 item(s) totaling \$836.20		

## **Daily Balances**

Date	Amount	Date	Amount
05/23/2022	\$23,278.05	05/31/2022	\$23.278.25

#### IMPORTANT INFORMATION ABOUT YOUR ACCOUNT

Unless we receive notice of any unauthorized or missing signature on any enclosed item or alteration of any enclosed item in this statement within 60 days, we will consider this statement and enclosures to be correct.

# IN CASE OF ERRORS OR INQUIRIES ABOUT YOUR ELECTRONIC TRANSACTIONS ON YOUR PERSONAL DEPOSIT ACCOUNT ONLY

If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. Please call us at 1-800-277-2175 or write to us at: SouthState Bank, N.A., Deposit Operations, P.O. Box 118068, Charleston, SC 29423.

- 1. Tell us your name and account number.
- Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- 3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 days to do this, we will apply a provisional credit to your account in the amount you think you have been charged in error so you will have use of the money during the time it takes us to complete our investigation.

#### DOCUMENTATION AND CONFIRMATION OF TRANSFERS

If you have arranged to have direct deposits made to your account at least once every 60 days from the same person or company, you can call us at 1-800-277-2175 to find out whether or not the deposit has been made.

#### BILLING RIGHTS NOTICE FOR CONSUMER LINE OF CREDIT

If you think there is an error on your statement, write to us at: SouthState Bank, N.A., Loan Operations, P.O. Box 118068, Charleston, SC 29423.

In your letter, give us the following information:

- 1. Account information: Your name and account number.
- 2. Dollar amount: The dollar amount of the suspected error.
- Description of problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You must contact us within 60 days after the error appeared on your statement. You must notify us of any potential errors in writing. You may call us, but if you do, we are not required to investigate any potential errors and you may have to pay the amount in question.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- 4. We can apply any unpaid amount against your credit limit.

## EXPLANATION OF BALANCE ON WHICH FINANCE CHARGE IS COMPUTED FOR CONSUMER LINES OF CREDIT ONLY

#### Daily Balance Method (including Current Transactions)

We figure the finance charge on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. To get the "daily balance" we take the beginning balance of your account each day, add any new advances, and subtract any unpaid finance charges and any payments or credits. This gives us the daily balance.

### LOAN PAYMENT NOTICE

All loan payments must be accompanied by the account number or payment coupon provided and must be made by a check, automatic account debit,

electronic funds transfer, money order or other instrument in U.S. Dollars. Payments received by the bank at the address shown on the front of this statement by close of business will be credited to your account that same day. Payments received after close of business will be credited the following business day. We may modify these payment instructions, including changing the address for payment, by providing updated payment instructions on or with your periodic billing statement.

#### ACCOUNT RECONCILIATION

Month	20	

This form is provided to help you balance your bank statement. Match enclosed checks, charges, deposits, and withdrawals with the items in your register.

Write in your register all items that appear on this statement but have not been listed in your register. Example: Ready Reserve transactions, automatic payments, automatic transfers, interest.

#### CHECKS/WITHDRAWALS NOT DEDUCTED

Date	Amount
	\$
Total Checks/Withdrawals not deducted	\$

#### **DEPOSITS NOT CREDITED**

Date	Amount
	\$
Total Deposits not credited	\$

## **BALANCE COMPUTATION**

Add the following items:	Amount
Checking balance shown on this statement	\$
Savings balance shown on this statement	
Total deposits not credited	
Subtotal	\$
Subtract total checks/withdrawals	
not deducted Total	\$

This balance should agree with your records.



## **Bank Account Reconciliation**

Country Creek Homeowners Association of Manatee, Inc SouthState Bank - OP - 1278 (End: 05/31/2022)

Date: Time:

6/17/2022 3:21 pm

Date	Reconciled	Description	Check Number	Transaction Amount
Uncleared Items				
04/28/2022		100121	(\$61.25)	
05/24/2022		Green Thumb Landscape Management, Inc	100123	(\$3,522.30)
			Total Uncleared	(\$3,583.55)
		SouthState Bank - OP - 1278 Summa	ary	
	Endin	g Account Balance:	\$ 28,256.98	
	Uncle	ared Items:	(\$3,583.55)	
	Adjus	ted Balance:	\$ 31,840.53	
	Bank	Ending Balance:	\$ 31,840.53	
	Differe	ence:	\$-	



## **Bank Account Reconciliation**

Country Creek Homeowners Association of Manatee, Inc SouthState Bank - RES - 1281 (End: 05/31/2022)

Date: Time:

Page:

6/17/2022 3:21 pm

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Date Reconciled Description Check Number Transaction Amount

SouthState Bank - RES - 1281 Summary

Ending Account Balance: Uncleared Items:	\$ 23,278.25 \$-
Adjusted Balance:	\$ 23,278.25
Bank Ending Balance:	\$ 23,278.25
Difference:	\$-



## **General Ledger Trial Balance with Details**

Country Creek Homeowners Association of Manatee, Inc Accts: 10-1010-00 To: 91-9190-00 Dates: 5/1/2022 - 5/31/2022

Date: Time: 6/17/2022 3:21 pm

Account No	Descri	ption		Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	Operat	ting - SSB		\$32,801.27	\$1,542.50	\$6,086.79	\$28,256.98
Date	GL Ref#	Debit	Credit	Description		·	
05/02/2022	108156	\$ 1,442.20	\$ -	Deposit from batch 12755			
05/05/2022	108602	-	1,260.00	Operating - SSB; Gulf Coast (	Community Managem	ent, LLC Chk # 0	
05/13/2022	110000	100.00	-	Deposit from batch 12926			
05/20/2022	110619	-	836.00	Monthly Reserve Income			
05/23/2022	110949	-	18.33	Operating - SSB; FPL Chk # 3	300062		
05/23/2022	110951	-	15.19	1 0			
05/23/2022	110953	-	367.67				
05/23/2022	110955	-	28.33	,			
05/23/2022	110957	-	38.97	. 5			
05/24/2022	111138	-	3,522.30		nb Landscape Manag	ement, Inc Chk # 100123	3
05/31/2022	111934	0.30	-	Interest	000.00		00.070.05
12-1210-00		ve MM - SSB	• "	22,442.05	836.20	-	23,278.25
Date	GL Ref#	Debit		Description			
05/20/2022	110619	\$ 836.00	\$ -	Monthly Reserve Income			
05/31/2022	111936	0.20	-	Interest	101.17	4.540.00	4 470 04
13-1300-00		nts Receivable	• "	5,896.07	124.17	1,542.20	4,478.04
Date	GL Ref#	Debit		Description			
05/01/2022	108295	\$ 21.14	\$ -	Assessment - Batch 12763			
05/01/2022	108297	3.03	-	Assessment - Reserves - Bat	cn 12/63		
05/02/2022	108156	-	399.00	Deposit from batch 12755			
05/02/2022	108156	-	393.82	-1			
05/02/2022 05/02/2022	108156 108156	-	25.00 394.00	Deposit from batch 12755 Deposit from batch 12755			
05/02/2022	108156	_	125.79	Deposit from batch 12755			
05/02/2022	108156	-	25.97	Deposit from batch 12755			
05/02/2022	108156	_	30.00	Deposit from batch 12755			
05/02/2022	108156	_	44.00	Deposit from batch 12755			
05/02/2022	108156	_	4.62	•			
05/12/2022	109933	100.00	-	Application Fees - Batch 1292	25		
05/13/2022	110000	-	100.00				
14-1410-00	Prepai	d Insurance		3,690.50	-	571.32	3,119.18
Date	GL Ref#	Debit	Credit	Description			
05/01/2022	115202	\$ -	\$ 54.69	Allocate monthly Ins - Umbrel	la thru 11/22		
05/01/2022	115204	-	465.30	Allocate Prop, GL, Crime & D	&O thru 11/22		
05/01/2022	115206	-	51.33	Allocate monthly W/C Ins thru	1 5/22		
14-1480-00	Prepai	d Website		390.62	-	7.51	383.11
Date	GL Ref#	Debit	Credit	Description			
05/31/2022	111776	\$ -	\$ 7.51	Prepaid Website through 9/20	)26		
20-2000-00	Accour	nts Payable		-	5,250.79	5,355.57	(104.78)
Date	GL Ref#	Debit	Credit	Description			
05/01/2022	108511	\$ -	\$ 1,260.00	Accounts Payable			
05/01/2022	110940	-	3,522.30	Accounts Payable Inv # 0003	5412		
05/05/2022	108602	1,260.00	-	Accounts Payable; Gulf Coas	t Community Manage	ment, LLC Chk # 0	
05/05/2022	114802	-		Accounts Payable Inv # 2441			
05/12/2022	110936	-		Accounts Payable Inv # 0512			
05/12/2022	110938	-		Accounts Payable Inv # 0512			
05/12/2022	110943	-		Accounts Payable Inv # 0512			
05/12/2022	110945	-		Accounts Payable Inv # 0512			
05/12/2022	110947	-	367.67	Accounts Payable Inv # 0512		00000	
05/23/2022	110949	18.33	-	Accounts Payable Inv # 0512			
05/23/2022	110951	15.19	-	Accounts Payable Inv # 0512			
05/23/2022	110953 110955	367.67 28.33	-	Accounts Payable Inv # 0512	·		
05/23/2022 05/23/2022	110955 110957	28.33 38.97	-	Accounts Payable Inv # 0512 Accounts Payable Inv # 0512			
05/23/2022	111138	3,522.30	-	Accounts Payable Inv # 0003			Inc Chk # 1001
JJ12712022	111100	0,022.00	-	7.000uillo i ayabic iliv # 0000	O-12, OICCII IIIUIIID L	anasoape management,	Olik # 1001



## **General Ledger Trial Balance with Details**

Country Creek Homeowners Association of Manatee, Inc Accts: 10-1010-00 To: 91-9190-00 Dates: 5/1/2022 - 5/31/2022

Date: Time: 6/17/2022 3:21 pm

Assessmt No.	Decement	<b>.</b>		Dries Palance	Comment Debit	Compant Credit	End Delence
Account No	Descripti	on		Prior Balance	Current Debit	Current Credit	End Balance
21-2110-00		Assessments		(\$16,644.00)	\$8,322.00	\$-	(\$8,322.00)
Date	GL Ref#	Debit	Credit	Description			
05/01/2022	115208	\$ 8,322.00	\$ -	Monthly Deferred Income			
21-2120-00	Prepaid A	ssessments		(1,658.03)	-	-	(1,658.03)
Date	GL Ref#	Debit	Credit	Description			
21-2125-00	Accrued E	Expense		-	-	1,108.00	(1,108.00)
Date	GL Ref#	Debit	Credit	Description			
05/31/2022	115211	\$ -	\$ 1,108.00	Monthly Accrued Expenses			
31-3140-00	Earned Y	TD - MM Interes	st	(13.43)	-	0.20	(13.63)
Date	GL Ref#	Debit	Credit	Description			
05/31/2022	111936	\$ -	\$ 0.20	Interest			
32-3210-00	Beg Balaı	nce - Pooled Re	serves	(10,123.62)	-	-	(10,123.62)
Date	GL Ref#	Debit	Credit	Description			
32-3220-00	Allocation	- Pooled Reser	rves	(13,805.00)	-	836.00	(14,641.00)
Date	GL Ref#	Debit	Credit	Description			
05/20/2022	110621	\$ -	\$ 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	Assessme	ents		(74,860.00)	-	7,486.00	(82,346.00)
Date	GL Ref#	Debit	Credit	Description			
05/01/2022	115208	\$ -	\$ 7,486.00	Monthly Deferred Income			
40-4013-00	Assessme	ents - Reserves		(8,360.00)	-	836.00	(9,196.00)
Date	GL Ref#	Debit	Credit	Description			,
05/01/2022	115208	\$ -	\$ 836.00	Monthly Deferred Income			
40-4020-00	Sales & L	ease Application	ns	(800.00)	-	100.00	(900.00)
Date	GL Ref#	Debit		Description			,
05/12/2022	109933	\$ -	\$ 100.00	Application Fees - Batch 1292	25		
40-4030-00	Bank Inte	rest Income - O		(5.06)	-	0.30	(5.36)
Date	GL Ref#	Debit		Description			(2 2 2)
05/31/2022	111934	\$ -	\$ 0.30	Interest			
40-4040-00	Late Fees	•	7 5.55	(711.71)	-	24.17	(735.88)
Date	GL Ref#	Debit	Credit	Description			(100100)
05/01/2022	108295	\$ -		Assessment - Batch 12763			
05/01/2022	108297	-		Assessment - Reserves - Bate	ch 12763		
40-4050-00	NSF/Banl	< Fees	0.00	(50.00)	-	-	(50.00)
Date	GL Ref#	Debit	Credit	Description			(00.00)
40-4060-00	Fines/Vio			5,000.00	-	-	5,000.00
Date	GL Ref#	Debit	Credit	Description			0,000.00
40-4080-00	Collection			(482.00)	-	-	(482.00)
Date	GL Ref#	Debit	Credit	Description			(:=:::)
50-5010-00	Insurance			3,650.62	571.32	-	4,221.94
Date	GL Ref#	Debit	Credit	Description			,
05/01/2022	115202	\$ 54.69	\$ -	Allocate monthly Ins - Umbrel	la thru 11/22		
05/01/2022	115204	465.30	-	Allocate Prop, GL, Crime & De			
05/01/2022	115206	51.33	-	Allocate monthly W/C Ins thru			
50-5012-00		enses/Permits		61.25	-		61.25
Date	GL Ref#	Debit	Credit	Description			
50-5015-00	Legal Fee	es		1,457.50	-	-	1,457.50
Date	GL Ref#	Debit	Credit	Description			
50-5016-00	Accountin	g/Audit		185.00	-	-	185.00
Date	GL Ref#	Debit	Credit	Description			
50-5019-00	Website/F	Portal		60.08	7.51	-	67.59
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: 5/1/2022 - 5/31/2022

Date: Time:

6/17/2022 3:21 pm

Account No	Descri	ntion		Prior Balance	Current Debit	Current Credit	End Balance
05/31/2022	111776	\$ 7.51	\$ -	Prepaid Website through 9/20		Curront Crount	Liia Balailee
50-5020-00		ه ۲.5۱ Supplies/Postage/P		1.623.14	99.78		1.722.92
Date	GL Ref#	Debit	•	Description 1,023.14	99.70	-	1,122.92
05/05/2022	114802	\$ 99.78	\$ -	Gulf Coast Community Manag	romant II.C		
50-5021-00		\$ 99.78 ds Storage	<b>\$</b> -	60.00	gement, LLC		66.00
Date	GL Ref #	Debit	Crodit	Description 00.00	0.00	-	00.00
				•			
05/01/2022 50-5023-00	108511	\$ 6.00	\$ -	Records Storage	1.054.00		12 704 00
Date	GL Ref #	ement Fees Debit	Cradit	12,540.00 Description	1,254.00	-	13,794.00
				•			
05/01/2022	108511	\$ 1,254.00	\$ -	Management Fees	F 00		050.00
50-5036-00	J	ees - Collections  Debit	One slit	945.00	5.00	-	950.00
Date	GL Ref#			Description			
05/05/2022	114802	\$ 5.00	\$ -	Gulf Coast Community Manag	•		0.400.00
51-5100-00		ve Expense	0	8,360.00	836.00	-	9,196.00
Date	GL Ref#	Debit		Description			
05/20/2022	110621	\$ 836.00	\$ -	Reserve Expense			
70-7010-00		cape Contract		26,015.50	2,897.30	-	28,912.80
Date	GL Ref#	Debit		Description			
05/01/2022	110940	\$ 2,897.30	\$ -	Green Thumb Landscape Ma	· ·		
70-7013-00		caping & Groundske	. •	1,488.85	625.00	-	2,113.85
Date	GL Ref#	Debit	Credit	Description			
05/01/2022	110940	\$ 625.00	\$ -	Green Thumb Landscape Ma	nagement, Inc		
70-7016-00		rimming & Removal		2,400.00	-	-	2,400.00
Date	GL Ref#	Debit	Credit	Description			
70-7019-00	•	/Replace/Misc		205.78	-	-	205.78
Date	GL Ref#	Debit	Credit	Description			
70-7020-00		1aintenance		10,660.00	1,108.00	-	11,768.00
Date	GL Ref#	Debit	Credit	Description			
05/31/2022	115211	\$ 1,108.00	\$ -	Monthly Accrued Expenses			
70-7022-00	•	on Repairs		472.99	-	-	472.99
Date	GL Ref#	Debit	Credit	Description			
85-8510-00		s - Electric		4,582.34	468.49	-	5,050.83
Date	GL Ref#	Debit		Description			
05/12/2022	110936	\$ 18.33	\$ -	55723-06065-FPL			
05/12/2022	110938	15.19	-	51199-15204-FPL			
05/12/2022	110943	38.97	-	81067-49081-FPL			
05/12/2022	110945	28.33	-	26196-11003-FPL			
05/12/2022	110947	367.67	-	33402-20155-FPL			
			Totals:	\$0.00	\$23,954.06	\$23,954.06	\$0.00