

Summer Creek II HOA, Inc.

Run Date: 07/13/2026

Run Time: 02:30 PM

FUND BALANCE SHEET

As of: 06/30/2026

Assets

Account	Operating	Reserves	Total
01005 Mid Florida Operating	\$7,211.91✓		\$7,211.91
01010 Mid Florida Reserves		\$19,569.85✓	\$19,569.85
01305 Accounts Receivable	\$330.70✓		\$330.70
01310 Owner Interest Receivable	\$26.81✓		\$26.81
01375 Certified Mail Fee Receivable	\$31.32✓		\$31.32
Total Assets	\$7,600.74✓	\$19,569.85✓	\$27,170.59✓

Liabilities

Account	Operating	Reserves	Total
02005 Accounts Payable	\$470.00		\$470.00✓
02010 Prepaid Owner Assessments	\$98.36		\$98.36✓
Total Liabilities	\$568.36	\$0.00	\$568.36

Equity

Account	Operating	Reserves	Total
03010 Reserve Fund Balance		\$17,666.17	\$17,666.17✓
03999 Retained Earnings	(\$1,429.63)		(\$1,429.63)
04010 Retained Earnings-Reserves		\$1,641.54	\$1,641.54
Current Year Net Income/(Loss)	\$8,462.01	\$262.14	\$8,724.15✓
Total Equity	\$7,032.38	\$19,569.85	\$26,602.23
Total Liabilities & Equity	\$7,600.74✓	\$19,569.85✓	\$27,170.59✓

Summer Creek II HOA, Inc.
INCOME STATEMENT
Start: 06/01/2026 | End: 06/30/2026
Income

Run Date: 07/13/2026
Run Time: 02:31 PM

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
05010 Annual Assessments	0.00	0.00	0.00 ✓	15,836.31	15,836.00	0.31 ✓	15,836.00 ✓
05030 Reserve Interest Income	43.59	0.00	43.59	262.14	0.00	262.14	0.00
05035 Owner Interest Income	10.44	0.00	10.44	124.23	0.00	124.23	0.00
05140 Certified Mail Fee Income	0.00	0.00	0.00	104.40	0.00	104.40	0.00
Income Total	54.03	0.00	54.03	16,327.08	15,836.00	491.08	15,836.00
Total Income	54.03	0.00	54.03 ✓	16,327.08	15,836.00	491.08 ✓	15,836.00

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
ADMINISTRATIVE EXPENSES							
06030 Bank & Service Charges	4.00	4.00	0.00 ✓	24.00	24.00	0.00	48.00
06121 Management Fee	425.00	425.00	0.00 ✓	2,550.00	2,550.00	0.00	5,100.00
06135 Accounting Services-External	0.00	0.00	0.00	200.00	225.00	25.00	225.00
06145 Legal Fees Expense	0.00	0.00	0.00	204.00	0.00	(204.00)	200.00
06146 Insurance & Bond	173.13	133.33	(39.80) ✓	1,038.78	799.98	(238.80)	1,600.00 ✓
06150 Contingency/Misc Expenses	0.00	0.00	0.00	0.00	0.00	0.00	50.00
06152 Licenses & Fees	0.00	0.00	0.00	61.25	62.00	0.75	62.00
06170 Utilities-Electric	57.04	57.50	0.46	347.62	345.00	(2.62)	690.00
ADMINISTRATIVE EXPENSES Total	659.17	619.83	(39.34) ✓	4,425.65	4,005.98	(419.67) ✓	7,975.00
OFFICE EXPENSES							
06325 Office Supplies & Expenses	71.54	71.40	(0.14) ✓	177.27	111.40	(65.87)	540.00
06345 Postage	15.54	33.33	17.79 ✓	451.01	199.98	(251.03)	400.00
OFFICE EXPENSES Total	87.08	104.73	17.65 ✓	628.28	311.38	(316.90) ✓	940.00
MAINTENANCE EXPENSES							
06525 Landscape Maint. Common Area	470.00	405.83	(64.17) ✓	2,445.00	2,434.98	(10.02)	4,870.00
06530 Tree Maint. Common Area	0.00	83.33	83.33	0.00	499.98	499.98	1,000.00
06580 General-Routine Maintenance	0.00	58.33	58.33	0.00	349.98	349.98	700.00
06590 Website Development	0.00	0.00	0.00	0.00	0.00	0.00	180.00
07960 Taxes-IRS	0.00	0.00	0.00	104.00	171.00	67.00	171.00
MAINTENANCE EXPENSES Total	470.00	547.49	77.49 ✓	2,549.00	3,455.94	906.94	6,921.00
Total Expense	1,216.25	1,272.05	55.80	7,602.93	7,773.30	170.37	15,836.00 ✓
Net Income	(1,162.22)	(1,272.05)	109.83	8,724.15 ✓	8,062.70	661.45	0.00

Summer Creek II HOA, Inc.

Run Date: 07/13/2026
Run Time: 02:32 PM

RESERVE STATEMENT

Start: 06/01/2026 | End: 06/30/2026

Account	Beginning Balance	Allocations	Disbursements	Closing Balance
03010 Reserve Fund Balance	\$17,666.17	\$0.00	\$0.00	\$17,666.17
	\$17,666.17	\$0.00	\$0.00	\$17,666.17

Summer Creek II HOA, Inc.

Run Date: 07/13/2026

Run Time: 02:32 PM

GENERAL LEDGER DETAIL

As of: Start: 06/01/2026 | End: 06/30/2026

Account				Balance Forward	Debits	Credits	Ending Balance
01005 Mid Florida Operating				\$7,736.00	\$222.16	\$746.25	\$7,211.91 ✓
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/1/2026	AP 21194 Hand Written	EFT	AMS2 - ALACHUA MANAG...	June fee and...	\$0.00	\$516.08	
6/9/2026	AP 21307 Print Check	1573	AOI - AUTO OWNERS IN...	Insurance	\$0.00	\$173.13	
6/16/2026	AR 21443 Cash	5444714...		5195-1089-96...	\$111.08	\$0.00	
	Receipts...						
6/17/2026	AR 21464 Cash	5444955...		5195-1089-6e...	\$111.08	\$0.00	
	Receipts...						
6/30/2026	AP 22099 Hand Written	eft	GRU - GAINESVILLE RE...	Electric	\$0.00	\$57.04	
	...						
01010 Mid Florida Reserves				\$19,526.26	\$43.59	\$0.00	\$19,569.85 ✓
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/30/2026	GL 22388 Misc Deposit			June Interes...	\$43.59	\$0.00	
01305 Accounts Receivable				\$515.92	\$0.00	\$185.22	\$330.70
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/16/2026	AR 21443 Cash	5444714...		5195-1089-96...	\$0.00	\$92.61	
	Receipts...						
6/17/2026	AR 21464 Cash	5444955...		5195-1089-6e...	\$0.00	\$92.61	
	Receipts...						
01310 Owner Interest Receivable				\$32.43	\$10.44	\$16.06	\$26.81
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/12/2026	AR 21387 Apply Interes...				\$10.44	\$0.00	
6/16/2026	AR 21443 Cash	5444714...		5195-1089-96...	\$0.00	\$8.03	
	Receipts...						
6/17/2026	AR 21464 Cash	5444955...		5195-1089-6e...	\$0.00	\$8.03	
	Receipts...						
01375 Certified Mail Fee Receivable				\$52.20	\$0.00	\$20.88	\$31.32
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/16/2026	AR 21443 Cash	5444714...		5195-1089-96...	\$0.00	\$10.44	
	Receipts...						
6/17/2026	AR 21464 Cash	5444955...		5195-1089-6e...	\$0.00	\$10.44	
	Receipts...						
02005 Accounts Payable				\$0.00	\$173.13	\$643.13	(\$470.00)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/9/2026	AP 21306 Enter Bill		AOI - AUTO OWNERS IN...	Insurance	\$0.00	\$173.13	
6/9/2026	AP 21307 Print Check	1573	AOI - AUTO OWNERS IN...	Insurance	\$173.13	\$0.00	
6/30/2026	AP 22312 Enter Bill		AHRENS - AHRENS COMP...	June Lawn Ma...	\$0.00	\$470.00	
02010 Prepaid Owner Assessments				(\$98.36)	\$0.00	\$0.00	(\$98.36) ✓
03010 Reserve Fund Balance				(\$17,666.17)	\$0.00	\$0.00	(\$17,666.17) ✓
03999 Retained Earnings				\$1,429.63	\$0.00	\$0.00	\$1,429.63
04010 Retained Earnings-Reserves				(\$1,641.54)	\$0.00	\$0.00	(\$1,641.54)
05010 Annual Assessments				(\$15,836.31)	\$0.00	\$0.00	(\$15,836.31)
05030 Reserve Interest Income				(\$218.55)	\$0.00	\$43.59	(\$262.14)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	
6/30/2026	GL 22388 Misc Deposit			June Interes...	\$0.00	\$43.59	
05035 Owner Interest Income				(\$113.79)	\$0.00	\$10.44	(\$124.23)
Date	Source - Entry Type	Check#	Description / Vendor	Reference	Debits	Credits	

Account					Balance Forward	Debits	Credits	Ending Balance
6/12/2026 AR 21387 Apply Interes...						\$0.00	\$10.44	
05140 Certified Mail Fee Income					(\$104.40)	\$0.00	\$0.00	(\$104.40)
06030 Bank & Service Charges					\$20.00	\$4.00	\$0.00	\$24.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
6/1/2026	AP 21194 Hand Written	EFT	AMS2 - ALACHUA MANAG...	June fee and...		\$4.00	\$0.00	
...								
06121 Management Fee					\$2,125.00	\$425.00	\$0.00	\$2,550.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
6/1/2026	AP 21194 Hand Written	EFT	AMS2 - ALACHUA MANAG...	June fee and...		\$425.00	\$0.00	
...								
06135 Accounting Services-External					\$200.00	\$0.00	\$0.00	\$200.00
06145 Legal Fees Expense					\$204.00	\$0.00	\$0.00	\$204.00
06146 Insurance & Bond					\$865.65	\$173.13	\$0.00	\$1,038.78
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
6/9/2026	AP 21306 Enter Bill		AOI - AUTO OWNERS IN...	Insurance		\$173.13	\$0.00	
06152 Licenses & Fees					\$61.25	\$0.00	\$0.00	\$61.25
06170 Utilities-Electric					\$290.58	\$57.04	\$0.00	\$347.62
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
6/30/2026	AP 22099 Hand Written	eft	GRU - GAINESVILLE RE...	Electric		\$57.04	\$0.00	
...								
06325 Office Supplies & Expenses					\$105.73	\$71.54	\$0.00	\$177.27
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
6/1/2026	AP 21194 Hand Written	EFT	AMS2 - ALACHUA MANAG...	June fee and...		\$71.54	\$0.00	
...								
06345 Postage					\$435.47	\$15.54	\$0.00	\$451.01
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
6/1/2026	AP 21194 Hand Written	EFT	AMS2 - ALACHUA MANAG...	June fee and...		\$15.54	\$0.00	
...								
06525 Landscape Maint. Common Area					\$1,975.00	\$470.00	\$0.00	\$2,445.00
Date	Source - Entry Type	Check#	Description / Vendor	Reference		Debits	Credits	
6/30/2026	AP 22312 Enter Bill		AHRENS - AHRENS COMP...	June Lawn Ma...		\$470.00	\$0.00	
07960 Taxes-IRS					\$104.00	\$0.00	\$0.00	\$104.00
Total:					\$0.00	\$1,665.57	\$1,665.57	\$0.00

Summer Creek II HOA, Inc.

Run Date: 07/13/2026
Run Time: 02:32 PM

AGED OWNER BALANCE

As of: 06/30/2026

Account #	Lot	Name/Address	Current	Over 30	Over 60	Over 90	Total
0604801 0030	10030	Barbara L. Roller Life Estate 4321 NW 62nd Drive	\$0.00	\$0.00	\$0.00	\$4.41	\$4.41
0604801 0046	10046	Brooke B. McCauley Jr. 6211 NW 44th Place	\$0.27	\$0.27	\$0.20	\$14.43	\$15.17
0604804 0031	40031	David Pan 5919 NW 43rd Avenue	\$0.00	\$0.00	\$0.00	\$4.41	\$4.41
0604801 0033	10033	Owais Fareed Pirzada 4302 NW 61st Terrace	\$0.39	\$0.39	\$0.30	\$21.62	\$22.70
0604804 0030	40030	Jasmina Almanza Sanchez 5909 NW 43rd Avenue	\$1.94	\$1.94	\$11.76	\$95.44	\$111.08
0604801 0049	10049	Fernando Solano 6218 NW 44th Place	\$1.94	\$1.94	\$11.76	\$95.44	\$111.08
0604801 0062	10062	Nguyen & Tran 4353 NW 61st Terrace	\$0.00	\$0.00	\$0.00	\$4.41	\$4.41
0604805 0016	50016	Bobbi Cabaret & Shaun Ugliano 6053 NW 41st Lane	\$0.08	\$0.00	\$0.00	\$4.41	\$4.49
0604804 0003	40003	Matthew A. Weaver 4314 NW 60th Terrace	\$1.94	\$1.94	\$11.76	\$95.44	\$111.08
Community Total			\$6.56	\$6.48	\$35.78	\$340.01	\$388.83

Report Summary

Code	Account#	Current	Over 30	Over 60	Over 90	Total
A1 - ASSESSMENT	01305	\$0.00	\$0.00	\$0.00	\$330.70	\$330.70
04 - Interest	01310	\$6.56	\$6.48	\$4.46	\$9.31	\$26.81
09 - Certified Mail	01375	\$0.00	\$0.00	\$31.32	\$0.00	\$31.32
Grand Total:		\$6.56	\$6.48	\$35.78	\$340.01	\$388.83

Account#	Account Description	Delinquency Amount
01305	Accounts Receivable	\$330.70 ✓
01310	Owner Interest Receivable	\$26.81 ✓
01375	Certified Mail Fee Receivable	\$31.32 ✓
Total:		\$388.83

Total Number of Homes: 9

Summer Creek II HOA, Inc.

Run Date: 07/13/2026
Run Time: 02:32 PM

PREPAID OWNERS

As of: 06/30/2026

Owner	Address	Account #	Lot #		Prepaid Balance
Albert E. White	6423 NW 42nd Lane	06048010006	10006	PP - General	\$5.75
				Total	\$5.75
John Arun Mukand Trustee	6444 NW 42nd Road	06048010016	10016	PP - General	\$92.61
				Total	\$92.61
				PP - General	\$98.36
				Total	\$98.36

Aged Open Items

Summer Creek II HOA, Inc.
As of: 06/30/2026

Run Date: 07/13/2026
Run Time: 02:33 PM

Item #	Vendor	Invoice	Date	Current	31-60	61-90	Over 90
22312	AHRENS-AHRENS COMPLETE LAWN CARE, LLC 06525 Landscape Maint. Common Area	June 2026	6/30/2026	\$470.00	\$0.00	\$0.00	\$0.00
Total				\$470.00	\$0.00	\$0.00	\$0.00

Grand Total \$470.00 ✓

Summer Creek II HOA, Inc.
CHECK REGISTER - DETAILED
START: 06/01/2026 | END: 06/30/2026

Run Date: 07/13/2026
Run Time: 02:33 PM

Date	Check	Vendor	Reference	Amount
MidFlorida Credit Union MidFlorida Credit Union				
06/01/2026	EFT	AMS2 - ALACHUA MANAGEMENT SERVICES	June fee and May expenses	\$516.08
06/01/2026	Inv: 1773	Acct: 06121 - 000 - Management Fee	June fee and May expenses	\$425.00
06/01/2026	Inv: 1773	Acct: 06030 - 000 - Bank & Service Charges	June fee and May expenses	\$4.00
06/01/2026	Inv: 1773	Acct: 06325 - 000 - Office Supplies & ...	June fee and May expenses	\$68.40
06/01/2026	Inv: 1773	Acct: 06325 - 000 - Office Supplies & ...	June fee and May expenses	\$3.14
06/01/2026	Inv: 1773	Acct: 06345 - 000 - Postage	June fee and May expenses	\$15.54
06/09/2026	1573	AOI - AUTO OWNERS INSURANCE	Insurance	\$173.13
06/09/2026	Inv: 005063870	Acct: 06146 - 000 - Insurance & Bond	Insurance	\$173.13
06/30/2026	eft	GRU - GAINESVILLE REGIONAL UTILITIES	Electric	\$57.04
06/30/2026	Inv: 2000-2127-6212	Acct: 06170 - 000 - Utilities-Electric	Electric	\$57.04
				Sub-Total: \$746.25
				Sub-Total Checks: 3

Total: \$746.25
Total Checks: 3

Summer Creek II HOA, Inc.
BANK RECONCILIATION
Statement Date: 6/30/2026

Run Date: 07/13/2026
Run Time: 02:29 PM

Reconciliation Summary: 2 - MidFlorida Credit Union		GL Account: 01010 - Mid Florida Reserves	
Bank Statement Balance	\$19,569.85	Account Balance	\$19,569.85
GL Account Balance	\$19,569.85	+ Uncleared Payments	\$0.00
Difference	\$0.00	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$19,569.85
		- Statement Balance	\$19,569.85
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
Totals				\$0.00	\$0.00

Summer Creek II HOA, Inc.
BANK RECONCILIATION
Statement Date: 6/30/2026

Run Date: 07/13/2026
Run Time: 02:30 PM

Reconciliation Summary: 2 - MidFlorida Credit Union		GL Account: 01005 - Mid Florida Operating	
Bank Statement Balance	\$7,268.95	Account Balance	\$7,211.91
GL Account Balance	\$7,211.91	+ Uncleared Payments	\$57.04
Difference	\$57.04	- Uncleared Deposits	\$0.00
		Reconciling Balance	\$7,268.95
		- Statement Balance	\$7,268.95
		Difference	\$0.00

Check #	Date	Source / Batch Reference	Status	Deposits	Payments
eft	6/30/2026	AP 22099 GRU - GAINESVILLE REGIONAL UTI...	Uncleared	0.00	57.04
Totals				\$0.00	\$57.04



P.O. Box 8008
Lakeland, FL 33802-8008
(863) 688-3733 | Toll free (866) 913-3733

SUMMER CREEK-PHASE II HOMEOWNERS ASSOCIA
15640 NW 180TH AVE
ALACHUA FL 32615-4447

Statement Ending 06/30/2026

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Contact Information

	Direct Touch	(863) 904-4896 (844) 868-2424 toll free
	Website	midflorida.com
	Email	helpdesk@midflorida.com



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MIDFLORIDA Credit Union. Insured by NCUA.

Summary of Accounts

Account Type	Account Number	Ending Balance
Business Money Market	XXXXXXXXX9786	\$19,569.85
Free Business Checking	XXXXXXXXX3146	\$7,268.95
Total		\$26,838.80

Business Money Market - XXXXXXXXXX9786

Reserve Account - Summer Creek

Account Summary

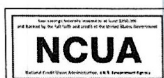
Date	Description	Amount
06/01/2026	Beginning Balance	\$19,526.26
	1 Credit(s) This Period	\$43.59
	0 Debit(s) This Period	\$0.00
06/30/2026	Ending Balance	\$19,569.85

Interest Summary

Description	Amount
Annual Percentage Yield Earned	2.75%
Interest Days	30
Interest Earned	\$43.59
Interest Paid This Period	\$43.59
Interest Paid Year-to-Date	\$262.14
Average Ledger Balance	\$19,526.26

Account Activity

Post Date	Description	Withdrawal	Deposit	Balance
06/01/2026	Beginning Balance			\$19,526.26
06/30/2026	Credit Dividends		\$43.59	\$19,569.85
06/30/2026	Ending Balance			\$19,569.85



Business Money Market - XXXXXXXXX9786 (continued)**Reserve Account - Summer Creek****Overdraft and Returned Item Fees**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

Free Business Checking - XXXXXXXXX3146**Account Summary**

Date	Description	Amount
06/01/2026	Beginning Balance	\$8,264.38✓
	2 Credit(s) This Period	\$222.16
	4 Debit(s) This Period	\$1,217.59
06/30/2026	Ending Balance	\$7,268.95✓

Account Activity

Post Date	Description	Withdrawal	Deposit	Balance
06/01/2026	Beginning Balance			\$8,264.38
06/01/2026	External Withdrawal GRU - WEB_PAY	\$58.38		\$8,206.00
06/01/2026	Withdrawal Internet Transfer to XXXXX9059 - AMS June fee and May expens	\$516.08		\$7,689.92
06/10/2026	Check 1572	\$470.00		\$7,219.92
06/16/2026	Check 1573	\$173.13		\$7,046.79
06/22/2026	External Deposit PAYLEASE.COM 67389821 - CREDIT 482274343		\$111.08	\$7,157.87
06/23/2026	External Deposit PAYLEASE.COM 67395512 - CREDIT 482401690		\$111.08	\$7,268.95
06/30/2026	Ending Balance			\$7,268.95

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
1572	06/10/2026	\$470.00	1573	06/16/2026	\$173.13

* Indicates skipped check number

Overdraft and Returned Item Fees

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

THIS DOCUMENT HAS A COLOUR BACKGROUND AND MICROFILM INC. THE REVERSE SIDE OF ENCLAVES AN ARTIFICIAL WATERMARK.

Summer Creek II HOA, Inc. V/M/Finale Credit Union 1572*

PO Box 310
Alachua FL 32015

5/31/2016

Pay FOUR HUNDRED SEVENTY DOLLARS AND 00/100 CENTS \$470.00
Exactly

To The Order: ARHENS COMPLETE LAWN CARE, LLC
3220 NW 19th Street
Gainesville FL 32605

Thomas J. Arhens
ARHENS COMPLETE LAWN CARE, LLC

001572 12631798041 110303142*

#1572 06/10/2016 \$470.00

#1572 06/10/2026 \$470.00

THIS DOCUMENT HAS A SECURITY BACKGROUND AND IMPROVED TO NE KLEVER SERVICES AN AFFILIATE INFORMATION

Summer Creek: MGA, Inc. Mid-State Credit Union 15730
PO Box 310
Aurora, IL 60015

6/7/2026

Pay ONE HUNDRED SEVENTY THREE DOLLARS AND 15/100 CENTS \$173.15
Exactly

To The Order Of: AUTO OWNERS INSURANCE
PO BOX 740512
Cincinnati OH 45274

thompson
Auto Owners Signature

PO157315726157301574

#1573 06/16/2026 \$173.15

20061003J0701 CASH ON HAND: 11/03/06: 0.00 20060703J0701 CASH ON HAND: 11/03/06: 0.00 20170113 of initial interest payment: 0.00 20170113 of interest payment: 0.00		
#1573	06/16/2026	\$173.13

Summer Creek HOA												
Expenses for Month of:			June 2026					(Paid on July Invoice)				