

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON MARCH 15, 2017
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Paul Dickensheets, Rick Nye, Toni Paoello, Creighton Phillips, Ralph Searce, and Tim Shepherd

Directors Absent: John Knoche

ACSMC Committee: Peaches Searce

Representing Gulf Breeze Management Services Inc.: Aharon Weidner

Ralph Searce called the meeting to order at 5:00 P.M. and quorum was established.

RECORDING OF MEETINGS

No members reported that they were recording the meeting.

APPROVAL OF MINUTES

On a motion by Rick Nye, seconded by Tim Shepherd, and carried unanimously the Board approved the two sets of meeting minutes from the February 10, 2017 board of directors meetings.

On a motion by Rick Nye, seconded by Toni Paoello, and carried unanimously the Board approved the March 9, 2017 board of directors meeting minutes as presented.

PROPERTY MANAGER REPORT

Aharon Weidner reported that the primary maintenance issue continues to be irrigation problems and the work being done by Hotwire is causing significant damage to irrigation. He added that in many cases Hotwire is not repairing irrigation breaks properly and Greenscapes is having to repair the breaks. Mr. Weidner reported that he had obtained two proposals for roof cleaning. It was noted that about 1/3rd of the owners had responded to a request for proof of insurance and that he would be sending out another notice requesting proof of insurance. The annual interior pest control treatment had recently been performed.

Finance Committee

Rick Nye reported that he had received a letter from the CPA firm regarding a question posed at the annual meeting regarding the use of surplus. He noted that the letter indicated that the Association was handling budgeting properly.

Mr. Nye reported on the February financial statements. He noted that the Association was under budget by approximately \$160.00. He added that the irrigation water cost is over budget by a significant amount, approximately \$1444. The level of consumption is high enough to raise the per gallon cost for irrigation water. He noted that he would be working with the CDD to see if there was a way to reduce the per unit cost of water. Director Nye noted that irrigation

repair bills have been over budget however he believed that the number of repairs would go down in the off season. Rick Nye reported that the Association had recently invested \$60,000 in a new CD.

Social Committee

Sheila Phillips reported that there is an upcoming auction on March 30, 2017. People have been donating artwork, hand crafted items, baked goods, and other items. There will be a dinner prior to the Auction. The dinner is being provided by the funds raised at the Annual Meeting. Any guests attending will be charged \$10. Any items to be auctioned need to be given to Toni Paoello or Miki Knoche.

Pool Committee

Creighton Phillips reported that the pool has been running well since the last meeting. The pool temperature will be reduced at the end of March. Mr. Phillips has been working with a committee to look at improving the pool area. The committee has been split into subgroups to tackle specific items. The committee is still in the initial planning stage and doesn't have any concrete plans in place. Mr. Phillips noted that he had some pictures of other clubhouses to help provide ideas and that anyone who was interested could see the pictures he has after the meeting. Toni Paoello reported that she had taken an umbrella in to be repaired.

Lease and Sales Review Board

John O'Black reported that there 25274 has not submitted a lease renewal application.

ACSMC

Peaches Searce noted that there is a new customer service representative from Greenscapes. She noted that the CDD had informed Baycrest that they must implement twice per week watering restrictions and provided a new schedule. She added that there was a problem with small grasshoppers in the community and that they are difficult to eliminate.

There was a discussion about the CDD's selection of plants used at the front entrance. Creighton Phillips asked if Baycrest could take control back from them. Peaches Searce noted that Pelican Landing was working on putting a better plan together for the landscaping throughout Pelican Landing. It was noted that they were in the process of working toward a more cohesive landscaping plan.

WELCOME COMMITTEE

Ralph Searce thanked Kelly Kissiah and Julie Heggs for their hard work putting together a new welcome packet for residents.

Kelly Kissiah reported that the welcome packet is still a work in processes. She noted that there are still additional items to be addressed and that there will continue to be new items to be added as new issues come up which need to be addressed. The committee welcomes any input that residents or Board members have with regards to the content that is included.

UOC

Karlene Dziesupek reported that the Board had asked residents to be prepared for a quarterly increase in assessments, primarily due to the new service from Hotwire.

There is a proposal to redo the tennis courts. The Board is looking at redoing the courts in two phases or all at once.

Lennar Homes had purchased WCI Communities.

The South Lake needs additional water and Pelican Landing will be purchasing water from Resource Conservation Systems to help keep the lake levels up and provide more irrigation water to the community.

The Board will be deciding on hiring a lawyer from Becker & Poliakoff to represent them against WCI.

The Pelican Landing Annual Meeting will be on March 30, 2017.

OLD BUSINESS

None

NEW BUSINESS

Roof Cleaning

Aharon Weidner reported that he had obtained two proposals for roof cleaning and that a third contractor had failed to submit a proposal after agreeing to. He noted that the proposal from The Cleanup Group was extremely expensive and that he would not recommend using them.

On a motion by Creighton Phillips, seconded by Paul Dickensheets, and carried unanimously the Board approved hiring McDonalds Home Care to clean the roofs for a cost of \$7280.

Annual Meeting

Ralph Scarce noted that the letter from the CPA which handles that annual review for Baycrest that was mentioned earlier in the meeting will be distributed to the entire membership.

Ralph Scarce noted that he had recently discovered that the election for directors had been done via proxy therefore the election was not done by secret ballot. He had consulted Becker & Poliakoff and asked how to allow the Association to vote using a secret ballot. He believes that the election procedure will be handled in a similar manner to Pelican Landing which utilizes a two envelope system.

Ralph Scarce reported that he would keep the board informed as to what Association must do in order to go to a secret ballot system as soon as he can obtain clarification from the attorney.

A homeowner asked if anything improper was done during or following the annual meeting. Ralph Searce stated, that to his knowledge, nothing illegal was done with regards to the annual meeting or inspection of records.

OPEN DISCUSSION

Rick Nye reported that he had been in contact with Reserve Advisors on updating the reserve study which will occur in early 2018.

Rick Nye proposed that the temporary vendor committee be eliminated.

On a motion by Rick Nye, seconded by Creighton Phillips, and carried unanimously, the Board approved abolishing the vendor committee.

Ralph Searce moved that the welcome committee be made a permanent committee. Creighton Phillis seconded the motion and it was carried unanimously.

Tim Shepherd noted that the mailboxes are starting to look fairly bad. Many have faded and some have paint peeling from them. Creighton Phillips asked that the Board investigate painting the mailboxes.

Tim Shepherd moved that the Board begin investing painting the mailboxes. The motion was seconded by Creighton Phillips and was carried unanimously.

Aharon Weidner agreed to seek proposals for painting the mailboxes.

Next Meeting

The next meeting will be April 19, 2017.

With no further business, and on a motion by Toni Paoello, seconded by Rick Nye, and carried unanimously the meeting was adjourned at 6:30 P.M.

Aharon S. Weidner, CAM, Property Manager
Baycrest Homeowners' Assoc., Inc.

From Baycrest Homeowners Assoc
To GULF BREEZE MANAGEMENT SVC INC
GBMS

Check Date Check Amount Check Number
3/28/17 2,989 60 001562

Batch	Date	Invoice Number	Reference	Gross	Discount	Net
2665	3/31/17	MARCH 17	March services	2,989 60	00	2,989 60

Gulf Breeze Mgmt Services of SW FL, Inc
 8910 Terrene Court, Suite 200
 Bonita Springs, FL 34135

STATEMENT

Statement Date Mar 31, 2017
 Customer Account ID BAYCREST

Voice 239-498-3311
 Fax 239-498-4974

To
Baycrest Homeowners Assoc c/o Gulf Breeze Management 8910 Terrene Court #200 Bonita Springs, FL 34135

Amount Enclosed
 \$ _____

Date	Due Date	Reference	Paid	Description	Amount	Balance
3/1/17	3/31/17	72578			25 00	25 00
3/3/17	3/31/17	72579			1 00	26 00
3/8/17	3/31/17	72580			91 00	117 00
3/13/17	3/31/17	73032			957 60	1,074 60
3/20/17	3/31/17	72941			75 00	1,149 60
3/31/17	3/31/17	72577			1,840 00	2,989 60
					TOTAL	2,989 60

E

0 - 30	31 - 60	61 - 90	Over 90 days
2,989 60	0 00	0 00	0 00

Gulf Breeze Mgmt Services of SW FL, Inc
Items Sold to Customers
For the Period From Mar 1, 2017 to Mar 31, 2017

Filter Criteria includes 1) Customer IDs from BAYCREST to BAYCREST Report order is by Customer ID, Item ID Report is printed in Detail Format

Customer ID Name	Item ID	Qty	Amount	Cost of Sales	Gross Profit	Gross Margin
BAYCREST	INTENT TO LIEN'INC		75 00		75 00	100 00
Baycrest Homeowners Assoc	JANITORIAL		206 00		206 00	100 00
	MISC OFFICE/INCO		117 00		117 00	100 00
	PROPERTY MANAG		1,443 00		1,443 00	100 00
	PURCHASES-MISC		477 60		477 60	100 00
	SERVICE INCOME-A		191 00		191 00	100 00
	SERVICE INCOME-L		480 00		480 00	100 00
			2,989 60		2,989 60	100 00
Report Totals			2,989 60		2,989 60	100 00

Gulf Breeze Mgmt Services of SW FL, Inc
 8910 Terrene Court, Suite 200
 Bonita Springs, FL 34135

Invoice
 Invoice Number
 72577

Invoice Date
 3/31/17

Voice 239-498-3311
 Fax 239-498-4974

Page
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Sold To

Baycrest Homeowners Assoc
 c/o Gulf Breeze Management
 8910 Terrene Court #200
 Bonita Springs, FL 34135

Customer ID BAYCREST

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Due at end of Month		3/31/17

Description	Amount
Management - March 17	7050 1,443.00
Janitorial - March 17	7230 206.00
Administrative - March 17	7140 191.00

	Subtotal	1,840.00
	Sales Tax	
	Total Invoice Amount	1,840.00
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	1,840.00

Gulf Breeze Mgmt Services of SW FL, Inc
 8910 Terrene Court, Suite 200
 Bonita Springs, FL 34135

Invoice
 Invoice Number
 72578

Invoice Date
 3/1/17

Voice 239-498-3311
 Fax 239-498-4974

Page
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Sold To

Baycrest Homeowners Assoc
 c/o Gulf Breeze Management
 8910 Terrene Court #200
 Bonita Springs, FL 34135

Customer ID BAYCREST

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Due at end of Month		3/31/17

Description	Amount
Process additional delinquency notices	25 00
7170	

	Subtotal	25 00
	Sales Tax	
	Total Invoice Amount	25 00
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	25 00

3/13/2017

Hard Charge Report - Unbilled Items

<u>Date</u>	<u>Item Description</u>	<u>Preparer</u>	<u>ItemTotal</u>
<u>Item Name</u>	<u>ChargeType</u>		
Baycrest Homeowners Assoc			
201703011032097475	Process additional delinquency notices	Jacque Fisher	
3/1/2017	Additional delinquency notice		25 00
Total	Status New		25 00
Baycrest Homeowners Assoc			25 00

Gulf Breeze Mgmt Services of SW FL, Inc
 8910 Terrene Court, Suite 200
 Bonita Springs, FL 34135

Invoice
 Invoice Number
 72579

Invoice Date
 3/3/17

Voice 239-498-3311
 Fax 239-498-4974

Page
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Sold To

Baycrest Homeowners Assoc
 c/o Gulf Breeze Management
 8910 Terrene Court #200
 Bonita Springs, FL 34135

Customer ID BAYCREST

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Due at end of Month		3/31/17

Description	Amount
Welcome packet to Gausseline #20	1 00
1170	

	Subtotal	1 00
	Sales Tax	
	Total Invoice Amount	1 00
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	1 00

3/13/2017

Hard Charge Report - Unbilled Items

<u>Date</u>	<u>Item Description</u>	<u>Preparer</u>	<u>ItemTotal</u>
<u>Item Name</u>	<u>ChargeType</u>		
Baycrest Homeowners Assoc.			
201703031358543385	Welcome packet to Gaussein #20	Jacque Fisher	
3/3/2017	Quarterly Statements		1 00
Total	Status. New		1 00
Baycrest Homeowners Assoc			1 00

Gulf Breeze Mgmt Services of SW FL, Inc
 8910 Terrene Court, Suite 200
 Bonita Springs, FL 34135

Invoice
 Invoice Number
 72580

Invoice Date
 3/8/17

Voice 239-498-3311
 Fax 239-498-4974

Page
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Sold To

Baycrest Homeowners Assoc
 c/o Gulf Breeze Management
 8910 Terrene Court #200
 Bonita Springs, FL 34135

Customer ID BAYCREST

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Due at end of Month		3/31/17

Description	Amount
2nd quarter statements - 2/22/17	91 00
<i>1170</i>	

	Subtotal	91 00
	Sales Tax	
	Total Invoice Amount	91 00
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	91 00

3/13/2017

Hard Charge Report - Unbilled Items

<u>Date</u>	<u>Item Description</u>	<u>Charge Type</u>	<u>Preparer</u>	<u>Item Total</u>
<u>Item Name</u>				
	Baycrest Homeowners Assoc			
201703081000107704	2nd quarter statements 2/22/17		Jacque Fisher	
3/8/2017	Quarterly Statements	Hard Charge		91 00
Total	Status New			91 00
Baycrest Homeowners Assoc				91 00

3/21/2017

Hard Charge Report - Unbilled Items

<u>Date</u>	<u>Item Description</u>	<u>Preparer</u>	<u>ItemTotal</u>
<u>Item Name</u>	<u>ChargeType</u>		
Baycrest Homeowners Assoc			
2017032008315495	Collection action - Bloch #63	Jacque Fisher	
3/20/2017	Collection charge		75 00
		Hard Charge	
<u>Total</u>	<u>Status</u> New		<u>75 00</u>
Baycrest Homeowners Assoc			75 00

Gulf Breeze Mgmt Services of SW FL, Inc
 8910 Terrene Court, Suite 200
 Bonita Springs, FL 34135

Invoice
 Invoice Number
 73032

Invoice Date
 3/13/17

Voice 239-498-3311
 Fax 239-498-4974

Page
 1

Sold To

Baycrest Homeowners Assoc
 c/o Gulf Breeze Management
 8910 Terrene Court #200
 Bonita Springs, FL 34135

Customer ID BAYCREST

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Due at end of Month		3/31/17

Description	Amount
Materials	477 60
Order & replace gym entrance door	480 00
7810	

	Subtotal	957 60
	Sales Tax	
	Total Invoice Amount	957 60
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	957 60

GULF BREEZE MANAGEMENT

SERVICE INVOICE

DATE START	3/13/2017
DATE FINISH	

ASSOCIATION	bay crest
ADDRESS	club house gym
BILLING ADDRESS	

DATE SCHEDULED FOR

*ENTRY PERMISSION BY UNIT OWNER	<input type="checkbox"/>	APPROVED
AUTHORIZED BY	Yes	NOT APPROVED

CHARGE TO	
UNIT	
ASSOCIATION	Yes

DESCRIPTION OF WORK

order and replaced the gym entrance door

QTY	PARTS USED	PRICE	TOTAL
1	materials	477 60	477 60

SERVICE PERSON	DATE	HOURS	AMOUNT	PARTS	
alex 2		4 0	\$260 00	LABOR	\$477 60
jean		4 0	\$220 00		480 00
					TOTAL

COMMENTS

LABOR TOTAL **\$480.00**

SERVICE SUPERVISED BY _____

SIGNED _____

A / P OPEN ITEM DETAIL

Starting vendor: "First"
Cut off date: 03/31/17

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
BAY CR BAY CREEK CDD	2679	MARCH 17	3/1-3/29 050-0360-02	03/29/17	607.22
BECKER BECKER & POLIAKOFF, P.A.	2682	3915464	Re: Association	03/31/17	420.00
	2684	3915465	Re:25324 Galashields Cir	03/31/17	242.00
	Total:				662.00
BSU BONITA SPRINGS UTILITIES	2669	MARCH 17	2/21-3/21 L012919C0049245	03/27/17	75.98
FORGE FORGE ENGINEERING INC.	2668	10087	Roof Consulting	03/27/17	4025.00
GREEN GREENSCAPES	2672	176493	Irrigation 25241	03/29/17	46.73
	2673	176483	Irrigation 25310	03/29/17	45.33
	2674	176538	Irrigation 25375	03/30/17	46.00
	2675	176487	Irrigation 25352	03/29/17	66.82
	2677	176485	Irrigation 25260	03/29/17	32.50
	2681	176484	Irrigation 25272	03/29/17	16.25
Total:				253.63	
KKISSI KELLEY KISSIAH	2670	MARCH 17	Reimburse-Supplies	03/29/17	93.80
POOL POOL DOCTOR SERVICE	2678	550649	Filter Grids Replace	03/31/17	691.99
Grand total:					6,409.62

CASH DISBURSEMENTS

Starting Check Date: 3/01/17 Cash account #: 1012
 Ending Check Date: 3/31/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
3/02/17	1554	BSU	BONITA SPRINGS UTILITIES	67.88	1/23-2/21 L012919C0049245		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2649	FEBRUARY 17	2/23/17	7630	2/23/17	67.88	1/23-2/21 L012919C0049245
3/02/17	1555	EMBA	CENTURYLINK	54.59	2/10-3/9 311723299		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2652	FEBRUARY 17	2/10/17	7650	2/10/17	54.59	2/10-3/9 311723299
3/02/17	1556	GREEN	GREENSCAPES	7,341.09			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2647	175124	2/22/17	8350	2/22/17	248.38	Irrigation 25241
	2648	175086	2/22/17	8350	2/22/17	49.29	Irrigation 25280
	2650	175103	2/22/17	8350	2/22/17	212.92	Irrig Repair Various addr
	2653	174499	2/14/17	8350	2/14/17	46.00	Irrigation 25250
	2654	174500	2/14/17	8350	2/14/17	32.50	Irrigation 25252
	2655	174861	2/20/17	8310	2/20/17	6,752.00	February Service
					Totals:	7,341.09	
3/09/17	1557	POOL	POOL DOCTOR SERVICE	210.49	Backflow Preventer Repair		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2657	545715	2/27/17	8020	2/27/17	210.49	Backflow Preventer Repair
3/09/17	1558	PROTE	ARROW ENVIROMENTAL SERVICES	842.40	Pest Control		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2656	6536615	3/02/17	8520	3/02/17	842.40	Pest Control
3/16/17	1559	BAY CR	BAY CREEK CDD	1,067.54	1/30-3/1 050-0360-02		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2664	FEBRUARY 17	2/28/17	7620	2/28/17	1,067.54	1/30-3/1 050-0360-02
3/16/17	1560	GREEN	GREENSCAPES	101.06			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2660	175281	2/28/17	8350	2/28/17	35.67	Irrigation 25382
	2661	175292	2/28/17	8350	2/28/17	32.89	Irrigation 25283
	2662	175295	2/28/17	8350	2/28/17	32.50	Irrigation 25330
					Totals:	101.06	
3/16/17	1561	POOL	POOL DOCTOR SERVICE	620.00	March Services		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2659	546390	3/01/17	8040	3/01/17	186.00	March Services

CASH DISBURSEMENTS

Starting Check Date: 3/01/17 Cash account #: 1012
 Ending Check Date: 3/31/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
		2659 546390	3/01/17 8010	3/01/17	434.00		
				Totals:	620.00		
3/28/17	1562	GBMS	GULF BREEZE MANAGEMENT SVC INC	2,989.60	March services		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2665	MARCH 17	3/31/17	7050	3/31/17	1,443.00	March services
	2665	MARCH 17	3/31/17	8230	3/31/17	206.00	
	2665	MARCH 17	3/31/17	7140	3/31/17	191.00	
	2665	MARCH 17	3/31/17	7170	3/31/17	25.00	
	2665	MARCH 17	3/31/17	7170	3/31/17	1.00	
	2665	MARCH 17	3/31/17	7170	3/31/17	91.00	
	2665	MARCH 17	3/31/17	7170	3/31/17	75.00	
	2665	MARCH 17	3/31/17	7810	3/31/17	957.60	
				Totals:		2,989.60	
3/30/17	1563	EMBA	CENTURYLINK	54.59	3/10-4/9 311723299		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2667	MARCH 17	3/10/17	7650	3/10/17	54.59	3/10-4/9 311723299
3/30/17	1564	GREEN	GREENSCAPES	6,752.00	March Services		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2666	176024	3/20/17	8310	3/20/17	6,752.00	March Services
				Totals:		20,101.24	

AGED OWNER BALANCES: AS OF Mar. 31, 2017
LOT/UNIT NUMBER SEQUENCE

* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
63	25234	Nicole Leigh Bloch, Trustee	321.80	158.59	645.00	0.00	1125.39	Attorney Action
			-----	-----	-----	-----	-----	
		TOTAL:	321.80	158.59	645.00	0.00	1125.39	

AGED OWNER BALANCES: AS OF Mar. 31, 2017
 LOT/UNIT NUMBER SEQUENCE

* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
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REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		Maintenance Fee	1310	0.00	0.00	645.00	0.00	645.00
01		Late Fees	1310	0.00	64.50	0.00	0.00	64.50
03		Collection Fee	1330	75.00	75.00	0.00	0.00	150.00
04		Interest	1310	6.36	19.09	0.00	0.00	25.45
05		Attorney Fees	1330	227.50	0.00	0.00	0.00	227.50
07		Misc. Charges	1330	12.94	0.00	0.00	0.00	12.94
GRAND TOTAL:				321.80	158.59	645.00	0.00	1125.39

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01310	A/R Assessments	734.95
01330	A/R - Other	390.44
TOTAL		\$1125.39

PREPAYS AS OF Mar. 31, 2017
 Lot/Unit Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
David H. & Maribeth Burton 25462 Galashields Circle	01	25462	PP	645.00
Greg M. & Sandra Meisinger 25450 Galashields Circle	05	25450	PP	645.00
Ralph & Mary Shippee 25442 Galashields Circle	07	25442	PP	645.00
John & Diane Oblak 25440 Galashields Circle	08	25440	PP	645.00
Bob & Robin Shepherd 25414 Galashields Circle	15	25414	PP	1,935.00
Timothy & Michelle Shepherd 25412 Galashields Circle	16	25412	PP	645.00
Robert J. & Miriam K. Shepherd 25410 Galashields Circle	17	25410	PP	645.00
Laurence D. & Loretta Jabaai 25390 Galashields Circle	23	25390	PP	645.00
Don E. & Marian Coulson 25352 Galashields Circle	33	25352	PP	645.00
William G. & Marilyn J. Rees 25344 Galashields Circle	35	25344	PP	645.00
Martin J. & Judith C. Leff 25284 Galashields Circle	50	25284	PP	1,290.00
Joseph & Andrea Hahn, Trust 25282 Galashields Circle	51	25282	PP	645.00
Thomas J. & Marietta Toppi 25274 Galashields Circle	53	25274	PP	645.00

PREPAYS AS OF Mar. 31, 2017
 Lot/Unit Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
Edward P. & Amy M. Spiegel 25262 Galashields Circle	56	25262	PP	645.00
Terri J. Wesselman, Trustee 25252 Galashields Circle	58	25252	PP	645.00
Robert G. & Kathleen M. Durney 25250 Galashields Circle	59	25250	PP	645.00
Peggy J. Whelan 25242 Galashields Circle	61	25242	PP	645.00
Robert T. & Mary D. Kelly 25240 Galashields Circle	62	25240	PP	645.00
Peggy J. Whelan, Trustee 25230 Galashields Circle	65	25230	PP	645.00
Creighton W. Phillips, III 25220 Galashields Circle	68	25220	PP	645.00
Howard J. & Joan M. Geerlings 25419 Galashields Circle	74	25419	PP	645.00
Sidor & Agrio Hadgis 25257 Galashields Circle	77	25257	PP	1,935.00
Thomas & Therese Saling 25383 Galashields Circle	80	25383	PP	645.00
Richard L. Hayes, Trustee 25381 Galashields Circle	81	25381	PP	645.00
Lawrence and Maryann Miller 25379 Galashields Circle	82	25379	PP	645.00
Jonathan P. & Doris F. Everin 25279 Galashields Circle	83	25279	PP	645.00
Yuri A. & Inessa Bery	84	25281	PP	645.00

PREPAYS AS OF Mar. 31, 2017
 Lot/Unit Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
25281 Galashields Circle				
Alan E. & Karen S. Meyer 25357 Galashields Circle	86	25357	PP	645.00
Eugene J. & Wanda Ciarkowski 25355 Galashields Circle	87	25355	PP	645.00
Clifford W. & Julie C. Heggs 25303 Galashields Circle	90	25303	PP	645.00
				=====
TOTAL HOMES:	30	TOTAL PREPAYS		22,575.00
		TOTAL DISTR: PP		22,575.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 03/01/17
Ending date: 03/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
1010	Operating Capital CLOSED	.00	.00	.00	.00	.00	
1011	Operating IronStone CLOSED	.00	.00	.00	.00	.00	
1012	Operating Valley National Bank	76,348.77	19,272.30	20,928.66	1,656.36CR	74,692.41	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/01/17	AR0000	AR04	645.00		Owner Cash Receipts	
	03/02/17	AP1083	1554		67.88	BONITA SPRINGS UTILITIES	1/23-2/21 L012919C0049245
	03/02/17	AP1083	1555		54.59	CENTURYLINK	2/10-3/9 311723299
	03/02/17	AP1083	1556		7,341.09	GREENSCAPES	Irrigation 25241
	03/03/17	AR0000	AR04	1,290.00		Owner Cash Receipts	
	03/06/17	AR0000	AR04	645.00		Owner Cash Receipts	
	03/07/17	AR0000	AR04	645.00		Owner Cash Receipts	
	03/08/17	AR0000	AR04	645.00		Owner Cash Receipts	
	03/08/17	RJ0021	REVERSE		827.42	FPL 01/27/17 - 02/24/17	
	03/09/17	AP1127	1557		210.49	POOL DOCTOR SERVICE	Backflow Preventer Repair
	03/09/17	AP1127	1558		842.40	ARROW ENVIROMENTAL SERVIC	Pest Control
	03/09/17	AR0000	22217	645.00		Gausselin capital contrib	
	03/09/17	AR0000	AR04	1,290.00		Owner Cash Receipts	
	03/10/17	AR0000	AR04	1,935.00		Owner Cash Receipts	
	03/16/17	AP1136	1559		1,067.54	BAY CREEK CDD	1/30-3/1 050-0360-02
	03/16/17	AP1136	1560		101.06	GREENSCAPES	Irrigation 25382
	03/16/17	AP1136	1561		620.00	POOL DOCTOR SERVICE	March Services
	03/16/17	AR0000	AR04	645.00		Owner Cash Receipts	
	03/20/17	AR0000	AR04	1,844.15		Owner Cash Receipts	
	03/21/17	AR0000	AR04	645.00		Owner Cash Receipts	
	03/22/17	AR0244	AR-244	645.00		Owner Cash Receipts	
	03/27/17	AR0000	AR04	4,515.00		Owner Cash Receipts	
	03/28/17	AP9251	1562		2,989.60	GULF BREEZE MANAGEMENT SV	March services
	03/29/17	AR0000	AR04	645.00		Owner Cash Receipts	
	03/30/17	AP1179	1563		54.59	CENTURYLINK	3/10-4/9 311723299
	03/30/17	AP1179	1564		6,752.00	GREENSCAPES	March Services
	03/30/17	AR0000	AR04	1,290.00		Owner Cash Receipts	
	03/31/17	AR0000	AR04	1,290.00		Owner Cash Receipts	
	03/31/17	CR0000	ADJUST	13.15		Mar 17 Interest Income	
1030	Operating MM IronStone Bank	.00	.00	.00	.00	.00	
1110	Reserves TIB Bank CLOSED	.00	.00	.00	.00	.00	
1111	Reserves IronStone CLOSED	.00	.00	.00	.00	.00	
1112	Reserves First Citizens CLOSED	.00	.00	.00	.00	.00	
1113	Reserves SunCoast CLOSED	.00	.00	.00	.00	.00	
1114	Reserves EverBank	103,247.61	28.25	60,000.00	59,971.75CR	43,275.86	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 03/01/17
Ending date: 03/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/09/17 AP9222 1015		60,000.00	BAYCREST RESERVES	For Open CD	
	03/31/17 CR0000 ADJUST	28.25		Mar 17 Interest Income		
1115	Reserves CNL Bank CLOSED	.00	.00	.00	.00	.00
1120	CD Bk FL #3714 2.616% CLOSED	.00	.00	.00	.00	.00
1121	CD SunCst #2720 3.92% CLOSED	.00	.00	.00	.00	.00
1122	CD Ever #6326 1.32% CLOSED	.00	.00	.00	.00	.00
1123	CD CNL #0723 2.47% CLOSED	.00	.00	.00	.00	.00
1124	CD Ever #8014 2.927% CLOSED	.00	.00	.00	.00	.00
1125	CD Valley #0988 1.35% CLOSED	.00	.00	.00	.00	.00
1126	CD Ever 02/26/20 2.30%	65,566.78	127.73	.00	127.73	65,694.51
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/31/17 RJ0024 CD#1126	127.73		2017 CD Accrued Interest		
1127	CD 5/3 #0982 03/17/21 1.98%	91,760.19	178.76	.00	178.76	91,938.95
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/31/17 RJ0024 CD#1127	178.76		2017 CD Accrued Interest		
1128	CD	.00	60,000.00	.00	60,000.00	60,000.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/09/17 AP9221 VH2658	60,000.00		BAYCREST RESERVES	For Open CD	
1150	CD Redeemed Baycrest	.00	.00	.00	.00	.00
1310	A/R Assessments	724.45	10.50	.00	10.50	734.95
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/01/17 AR0000 AR03	4.14		Apply Interest		
	03/20/17 AR0000 AR03	6.04		Apply Interest		
	03/30/17 AR0000 AR06	.32		Owner Expense Adjust.		
1316	A/R Roof Cleaning 2007	.00	.00	.00	.00	.00
1321	A/R Tree Placement Jun 07	.00	.00	.00	.00	.00
1322	A/R Association	.00	.00	.00	.00	.00
1330	A/R - Other	50.00	340.44	.00	340.44	390.44

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 03/01/17
Ending date: 03/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/01/17 AR0000 AR06	25.00		Owner Expense Adjust.		
	03/20/17 AR0000 AR06	75.00		Owner Expense Adjust.		
	03/30/17 AR0000 AR06	240.44		Owner Expense Adjust.		
1331	A/R Vendor/Supplier	.00	.00	.00	.00	.00
1332	Prepaid Expense	.00	.00	.00	.00	.00
1334	A/R Working Capital	.00	.00	.00	.00	.00
1335	A/R CNL Bank	.00	.00	.00	.00	.00
1336	A/R Capital Bank	.00	.00	.00	.00	.00
1340	Due From Operating	.00	.00	.00	.00	.00
1345	Due From Reserves	.00	.00	.00	.00	.00
1350	Due DO NOT USE	.00	.00	.00	.00	.00
1385	A/R GBMS	.00	.00	.00	.00	.00
1386	A/R Owner	.00	.00	.00	.00	.00
1395	A/R Allow Doubtful Accounts	.00	.00	.00	.00	.00
1420	Prepaid Insurance	.00	.00	.00	.00	.00
1422	Insurance Refund	.00	.00	.00	.00	.00
1440	Prepaid FPL Auto Pays	.00	.00	.00	.00	.00
1442	Prepaid FPL	.00	.00	.00	.00	.00
1446	Prepaid CenturyLink Auto Pays	.00	.00	.00	.00	.00
1510	Security Deposits	.00	.00	.00	.00	.00
1520	Utility Deposits	.00	.00	.00	.00	.00
1522	Foreclosure Deposits	.00	.00	.00	.00	.00
3010	Accounts Payable	8,842.65CR	80,101.24	77,668.21	2,433.03	6,409.62CR
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	03/01/17 AP9227 VH2659		620.00	POOL DOCTOR SERVICE	March Services	
	03/02/17 AP1083 1554	67.88		BONITA SPRINGS UTILITIES	1/23-2/21 L012919C0049245	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 03/01/17
Ending date: 03/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
03/02/17	AP1083 1555	54.59		CENTURYLINK		2/10-3/9 311723299	
03/02/17	AP1083 1556	7,341.09		GREENSCAPES		Irrigation 25241	
03/02/17	AP2362 VH2656		842.40	ARROW ENVIROMENTAL SERVIC		Pest Control	
03/09/17	AP1127 1557	210.49		POOL DOCTOR SERVICE		Backflow Preventer Repair	
03/09/17	AP1127 1558	842.40		ARROW ENVIROMENTAL SERVIC		Pest Control	
03/09/17	AP9221 VH2658		60,000.00	BAYCREST RESERVES		For Open CD	
03/09/17	AP9222 1015	60,000.00		BAYCREST RESERVES		For Open CD	
03/10/17	AP8128 VH2667		54.59	CENTURYLINK		3/10-4/9 311723299	
03/16/17	AP1136 1559	1,067.54		BAY CREEK CDD		1/30-3/1 050-0360-02	
03/16/17	AP1136 1560	101.06		GREENSCAPES		Irrigation 25382	
03/16/17	AP1136 1561	620.00		POOL DOCTOR SERVICE		March Services	
03/20/17	AP8128 VH2666		6,752.00	GREENSCAPES		March Services	
03/27/17	AP9259 VH2668		4,025.00	FORGE ENGINEERING INC.		Roof Consulting	
03/27/17	AP9259 VH2669		75.98	BONITA SPRINGS UTILITIES		2/21-3/21 L012919C0049245	
03/28/17	AP9251 1562	2,989.60		GULF BREEZE MANAGEMENT SV		March services	
03/29/17	AP8131 VH2672		46.73	GREENSCAPES		Irrigation 25241	
03/29/17	AP8131 VH2673		45.33	GREENSCAPES		Irrigation 25310	
03/29/17	AP8131 VH2675		66.82	GREENSCAPES		Irrigation 25352	
03/29/17	AP8131 VH2677		32.50	GREENSCAPES		Irrigation 25260	
03/29/17	AP8131 VH2679		607.22	BAY CREEK CDD		3/1-3/29 050-0360-02	
03/29/17	AP8131 VH2681		16.25	GREENSCAPES		Irrigation 25272	
03/29/17	AP9259 VH2670		93.80	KELLEY KISSIAH		Reimburse-Supplies	
03/30/17	AP1179 1563	54.59		CENTURYLINK		3/10-4/9 311723299	
03/30/17	AP1179 1564	6,752.00		GREENSCAPES		March Services	
03/30/17	AP8131 VH2674		46.00	GREENSCAPES		Irrigation 25375	
03/31/17	AP8131 VH2678		691.99	POOL DOCTOR SERVICE		Filter Grids Replace	
03/31/17	AP8131 VH2682		420.00	BECKER & POLIAKOFF, P.A.		Re: Association	
03/31/17	AP8131 VH2684		242.00	BECKER & POLIAKOFF, P.A.		Re:25324 Galashields Cir	
03/31/17	AP9250 VH2665		2,989.60	GULF BREEZE MANAGEMENT SV		March services	
3011	Accounts Payable Reserves	.00	.00	.00	.00	.00	
3015	Inter-Company	.00	.00	.00	.00	.00	
3020	Other A/P	.00	.00	.00	.00	.00	
3022	A/P Association	.00	.00	.00	.00	.00	
3024	A/P GBMS	.00	.00	.00	.00	.00	
3025	Other Accruals	.00	.00	.00	.00	.00	
3026	A/P FPL Auto Pays	827.42CR	827.42	839.33	11.91CR	839.33CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/08/17	RJ0021	REVERSE	827.42		FPL 01/27/17 - 02/24/17	
	03/31/17	RJ0014	AUTO PAY		839.33	FPL Monthly Auto Pays	
3031	A/P Vendor/Supplier	.00	.00	.00	.00	.00	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 03/01/17
Ending date: 03/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
3032	A/P Owners	.00	.00	.00	.00	.00	
3040	Due To Reserves	.00	.00	.00	.00	.00	
3045	Due To Operating	.00	.00	.00	.00	.00	
3050	Due DO NOT USE	.00	.00	.00	.00	.00	
3110	Deferred Owner Assessments	19,350.00CR	19,350.00	.00	19,350.00	.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/31/17	RJ0025	17 MONTH	16,793.92		2017 Monthly Allocation	
	03/31/17	RJ0025	17 MONTH	2,556.08		2017 Monthly Allocation	
3111	Deferred Reserve Assessments	.00	.00	.00	.00	.00	
3115	Deferred TIB Bank	.00	.00	.00	.00	.00	
3120	Prepaid Owner Assessments	3,960.85CR	.00	18,614.15	18,614.15CR	22,575.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/01/17	AR0000	AR04		645.00	Owner Cash Receipts	
	03/03/17	AR0000	AR04		1,290.00	Owner Cash Receipts	
	03/06/17	AR0000	AR04		645.00	Owner Cash Receipts	
	03/07/17	AR0000	AR04		645.00	Owner Cash Receipts	
	03/08/17	AR0000	AR04		645.00	Owner Cash Receipts	
	03/09/17	AR0000	AR04		1,290.00	Owner Cash Receipts	
	03/10/17	AR0000	AR04		1,935.00	Owner Cash Receipts	
	03/16/17	AR0000	AR04		645.00	Owner Cash Receipts	
	03/20/17	AR0000	AR04		1,844.15	Owner Cash Receipts	
	03/21/17	AR0000	AR04		645.00	Owner Cash Receipts	
	03/22/17	AR0244	AR-244		645.00	Owner Cash Receipts	
	03/27/17	AR0000	AR04		4,515.00	Owner Cash Receipts	
	03/29/17	AR0000	AR04		645.00	Owner Cash Receipts	
	03/30/17	AR0000	AR04		1,290.00	Owner Cash Receipts	
	03/31/17	AR0000	AR04		1,290.00	Owner Cash Receipts	
3121	Deferred Tree Replcmnt Jun 07	.00	.00	.00	.00	.00	
3122	Deferred Pre Washing Mar 2008	.00	.00	.00	.00	.00	
3123	Deferred Tree Replcmnt May 08	.00	.00	.00	.00	.00	
3124	Deferred Lattice Repairs	.00	.00	.00	.00	.00	
3129	Lessee Security Deposits	9,000.00CR	.00	.00	.00	9,000.00CR	
5020	Reserves - Painting	.00	.00	.00	.00	.00	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 03/01/17
Ending date: 03/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
5030	Reserves - Pavement	.00	.00	.00	.00	.00	
5040	Reserves - Pool	.00	.00	.00	.00	.00	
5110	Reserves - Landscape	.00	.00	.00	.00	.00	
5190	Reserves - General Fund	257,301.89CR	.00	2,556.08	2,556.08CR	259,857.97CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/31/17	RJ0025	17 MONTH		2,556.08	2017 Monthly Allocation	
5490	Reserves - Earned Interest	134.91CR	.00	28.25	28.25CR	163.16CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/31/17	CR0000	ADJUST		28.25	Mar 17 Interest Income	
5491	Reserves - Accrued Interest	581.70CR	.00	306.49	306.49CR	888.19CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/31/17	RJ0024	CD#1126		127.73	2017 CD Accrued Interest	
	03/31/17	RJ0024	CD#1127		178.76	2017 CD Accrued Interest	
5510	Prior Year Surplus/(Deficit)	35,653.10CR	564.33	.00	564.33	35,088.77CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/31/17	RJ0026	17 MONTH	564.33		2017 Monthly Prior Year	
5520	Current Year Surplus/(Deficit)	.00	.00	.00	.00	.00	
5610	Capital Improvements	1,901.17CR	.00	645.00	645.00CR	2,546.17CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/09/17	AR0000	22217		645.00	Gausselin capital contrib	
6010	Owner Maintenance Income	38,700.00CR	.00	19,350.00	19,350.00CR	58,050.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/31/17	RJ0025	17 MONTH		16,793.92	2017 Monthly Allocation	
	03/31/17	RJ0025	17 MONTH		2,556.08	2017 Monthly Allocation	
6040	Late Charges	129.45CR	.00	123.44	123.44CR	252.89CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/01/17	AR0000	AR03		4.14	Apply Interest	
	03/01/17	AR0000	AR06		25.00	Owner Expense Adjust.	
	03/20/17	AR0000	AR03		6.04	Apply Interest	
	03/20/17	AR0000	AR06		75.00	Owner Expense Adjust.	
	03/30/17	AR0000	AR06		13.26	Owner Expense Adjust.	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 03/01/17
Ending date: 03/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
6060	Bank Interest - Operating	65.39CR	.00	13.15	13.15CR	78.54CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/31/17	CR0000	ADJUST		13.15	Mar 17 Interest Income	
6210	Application Fees	200.00CR	.00	.00	.00	200.00CR	
6280	Prior Year Surplus	1,128.70CR	.00	564.33	564.33CR	1,693.03CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/31/17	RJ0026	17 MONTH		564.33	2017 Monthly Prior Year	
6290	Miscellaneous Income	67.00CR	.00	.00	.00	67.00CR	
7010	Legal	.00	662.00	227.50	434.50	434.50	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/30/17	AR0000	AR06		227.50	Owner Expense Adjust.	
	03/31/17	AP8131	VH2682	420.00		BECKER & POLIAKOFF, P.A.	Re: Association
	03/31/17	AP8131	VH2684	242.00		BECKER & POLIAKOFF, P.A.	Re:25324 Galashields Cir
7050	Management Fees	2,886.00	1,443.00	.00	1,443.00	4,329.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/31/17	AP9250	VH2665	1,443.00		GULF BREEZE MANAGEMENT SV	March services
7060	Professional Fees	.00	4,025.00	.00	4,025.00	4,025.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/27/17	AP9259	VH2668	4,025.00		FORGE ENGINEERING INC.	Roof Consulting
7140	Office Expense	382.00	191.00	.00	191.00	573.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/31/17	AP9250	VH2665	191.00		GULF BREEZE MANAGEMENT SV	March services
7170	Misc Administrative Expense	155.85	285.80	.00	285.80	441.65	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	03/29/17	AP9259	VH2670	93.80		KELLEY KISSIAH	Reimburse-Supplies
	03/31/17	AP9250	VH2665	25.00		GULF BREEZE MANAGEMENT SV	March services
	03/31/17	AP9250	VH2665	1.00		GULF BREEZE MANAGEMENT SV	March services
	03/31/17	AP9250	VH2665	91.00		GULF BREEZE MANAGEMENT SV	March services
	03/31/17	AP9250	VH2665	75.00		GULF BREEZE MANAGEMENT SV	March services
7510	Insurance - General Liability	7,908.34	.00	.00	.00	7,908.34	
7620	Water - Irrigation	1,894.99	607.22	.00	607.22	2,502.21	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 03/01/17
Ending date: 03/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/29/17 AP8131 VH2679 607.22 BAY CREEK CDD 3/1-3/29 050-0360-02					
7630	Sewer & Water	141.65	75.98	.00	75.98	217.63
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/27/17 AP9259 VH2669 75.98 BONITA SPRINGS UTILITIES 2/21-3/21 L012919C0049245					
7640	Electricity	1,723.90	839.33	.00	839.33	2,563.23
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/17 RJ0014 AUTO PAY 643.02 FPL 02/20/17 - 03/21/17					
	03/31/17 RJ0014 AUTO PAY 20.01 FPL 02/20/17 - 03/21/17					
	03/31/17 RJ0014 AUTO PAY 176.30 FPL 02/24/17 - 03/28/17					
7650	Telephone	109.18	54.59	.00	54.59	163.77
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/10/17 AP8128 VH2667 54.59 CENTURYLINK 3/10-4/9 311723299					
7810	Amenities Repair	.00	957.60	.00	957.60	957.60
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/17 AP9250 VH2665 957.60 GULF BREEZE MANAGEMENT SV March services					
8010	Pool/Spa Maintenance Contract	868.00	434.00	.00	434.00	1,302.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/01/17 AP9227 VH2659 434.00 POOL DOCTOR SERVICE March Services					
8020	Pool/Spa Repairs	224.26	691.99	.00	691.99	916.25
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/31/17 AP8131 VH2678 691.99 POOL DOCTOR SERVICE Filter Grids Replace					
8040	Pool Testing	372.00	186.00	.00	186.00	558.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	03/01/17 AP9227 VH2659 186.00 POOL DOCTOR SERVICE March Services					
8140	Pressure Washing	189.59	.00	.00	.00	189.59
8180	Fire Equipment	159.00	.00	.00	.00	159.00
8220	Janitorial Supplies	34.60	.00	.00	.00	34.60
8230	Janitorial Services	412.00	206.00	.00	206.00	618.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"

Starting date: 03/01/17
Ending date: 03/31/17

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	03/31/17	AP9250	VH2665	206.00		GULF BREEZE MANAGEMENT SV		March services
8290			Misc Maintenance Expense	1,074.58	.00	.00	.00	1,074.58
8310			Landscape Maintenance Contract	13,504.00	6,752.00	.00	6,752.00	20,256.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	03/20/17	AP8128	VH2666	6,752.00		GREENSCAPES		March Services
8320			Plants/Shrubs/Sod	71.55	.00	.00	.00	71.55
8350			Irrigation Repairs	2,030.37	253.63	.00	253.63	2,284.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	03/29/17	AP8131	VH2672	46.73		GREENSCAPES		Irrigation 25241
	03/29/17	AP8131	VH2673	45.33		GREENSCAPES		Irrigation 25310
	03/29/17	AP8131	VH2675	66.82		GREENSCAPES		Irrigation 25352
	03/29/17	AP8131	VH2677	32.50		GREENSCAPES		Irrigation 25260
	03/29/17	AP8131	VH2681	16.25		GREENSCAPES		Irrigation 25272
	03/30/17	AP8131	VH2674	46.00		GREENSCAPES		Irrigation 25375
8520			Building Pest Control	892.40	842.40	.00	842.40	1,734.80
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	03/02/17	AP2362	VH2656	842.40		ARROW ENVIROMENTAL SERVIC		Pest Control
9190			Reserves - General Fund	5,112.17	2,556.08	.00	2,556.08	7,668.25
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	03/31/17	RJ0025	17 MONTH	2,556.08		2017 Monthly Allocation		
Gnd Total:				.00	201,864.59	201,864.59	.00	.00

RECONCILIATION

Bank #: 10 Operating Valley National Bank 1012 Operating Valley National
 G/L Acct Bal: 74,692.41
 Bank Balance: 84,488.60
 Statement date: 03/31/17

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
1562	03/28/17	GULF BREEZE MANAGEMENT SV		2,989.60	
1563	03/30/17	CENTURYLINK		54.59	
1564	03/30/17	GREENSCAPES		6,752.00	
		Total Outstanding		9,796.19	.00

Bank Reconciliation Summary

=====

Checkbook Balance	74,692.41	Reconciling Balance	84,488.60
Uncleared Checks, Credits	9,796.19+	Bank Stmt. Balance	84,488.60
Uncleared Deposits, Debits	0.00	Difference	0.00



BAYCREST HOMEOWNERS ASSOCIATION IN
OPERATING ACCOUNT C 0
C/O GULF BREEZE MNGT SVCS OF SW FL
8910 TERRENE CT STE 200 LL
BONITA SPRINGS FL 34135

Page 1
Chks Paid 11
Statement Date 03/31/17
Account Number 43019520

Indicate to the right any changes of address
Cut at the dotted line and return this form to
Valley National Bank Customer Service Department
1445 Valley Road Wayne NJ 07470

Street
City State Zip
Signature

*****1st HOA Business Cking PlusNow 43019520 *****
Non-Check Transactions

Table with columns: Date, Description, Amount. Rows include LOCKBOX DEPOSIT, FPL DIRECT DEBIT ELEC PYMT, and Interest Credited Deposit.

Checks in Order

Table with columns: Date, Number, Amount. Rows list check numbers 1551 through 1556 and their corresponding amounts.

Report lost or stolen Valley Visa® Debit Card to 888 379 9903

See other side for important information



TO RECONCILE YOUR ACCOUNT

- 1 Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account
- 2 Create a list of all checks that have been issued by you but have not been paid by Valley National Bank
(Check(s) Outstanding)
- 3 Add to your checkbook balance any credit not already recorded in the checkbook
- 4 Deduct from your checkbook any service charge or other charges (including automatic deductions) which you have not already recorded in your checkbook
- 5 Follow the instructions listed in the *Balance Reconciliation* section below

BALANCE RECONCILIATION

1	Enter ending statement balance		
2	Add deposits recorded in your checkbook but not shown on this statement		
3	Total (1 plus 2 above)		
4	Subtract total check(s) outstanding		
5	Balance (3 less 4 should equal checkbook balance)		

FINANCE CHARGE COMPUTATION FOR PERSONAL LINE OF CREDIT

The Finance Charge that accrues in any monthly billing period is determined on each day in the monthly billing cycle by multiplying the Daily Periodic Rate by the outstanding principal balance (after subtracting payments and adding advances posted that day) then we add the results of these calculations for the number of days in the billing cycle. The Daily Periodic Rate is the Annual Percentage Rate in effect during the monthly billing cycle divided by 365.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR PERSONAL LINE OF CREDIT TRANSACTIONS

A PURSUANT TO THE FEDERAL FAIR CREDIT BILLING ACT

If you think your statement is wrong or if you need more information about a checking transaction on your statement which did not arise from an electronic transfer write us as soon as possible at Valley National Bank Attn: Customer Service Dept. 1445 Valley Road Wayne, NJ 07470 2088 or email us at contactus@valleynationalbank.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. You can telephone us at 800 522 4100 but doing so will not preserve your rights. In your letter give us your name and account number and the dollar amount of the suspected error. Describe the error and explain if you can why you believe there is an error. If you need more information describe the item you are unsure about. You do not have to pay any amount in question while we are investigating but you are still obligated to pay the parts of your statement that are not in question. While we investigate your question we cannot report you as delinquent or take any action to collect the amount you question.

B UNDER APPLICABLE STATE LAW

If you rely upon the 3 months period provided by state law you may lose important rights that could be preserved by action more promptly under the federal law described in the first paragraph in this section. State law provisions apply only after expiration of the time period for submitting a proper written notice of a billing error under federal law.

IN CASE OF ERROR OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

(Pursuant to the Electronic Fund Transfer Act. Applicable to personal accounts only; does not pertain to wire transfers.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt telephone us at 800 522-4100 write us at Valley National Bank Attn: Customer Service Department, 1445 Valley Road Wayne, NJ 07470 2088 or email us at contactus@valleynationalbank.com. We must hear from you no later than 60 days after we sent you the first statement on which the error or problem appeared. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made we will provisionally credit your account for the amount you think is in error so that you will have the use of the money during the time it takes us to complete our investigation.

CONSULT OUR BOOKLET ALL ABOUT YOUR ACCOUNTS FOR TERMS AND CONDITIONS APPLICABLE TO YOUR ACCOUNT STATEMENT

RIGHT TO OPT OUT OF OVERDRAFT FEES

You have the right to tell us not to pay overdrafts for ATM withdrawals and debit card purchases you make at a store online or by telephone. [If you do we will decline these transactions if you do not have enough money in your account to cover them.] As a result you may pay fewer overdraft fees. Note: This right applies to consumer checking accounts only.

To opt out of our overdraft coverage or for information about alternatives we offer for covering overdrafts (including linking this account to another account with us) contact us at 800 522 4100. For calls made from outside of the U.S. and Canada please call 1 973 305-8800.



RAYCREST HOMEOWNERS ASSOCIATION INC 0
OPERATING ACCOUNT
C/O GULF BREEZE MNGT SVCS OF SW FL LL
8910 TERRENE CT STE 200
BONITA SPRINGS FL 34135

Page 2

Statement Date 03/31/17
Account Number 43019520

Indicate to the right any changes of address
Cut at the dotted line and return this form to
Valley National Bank Customer Service Department
1445 Valley Road Wayne NJ 07470

Street
City State Zip
Signature

*****1st HOA Business Cking PlusNow 43019520 *****

Daily Balance Summary

Table with 6 columns: Date, Balance, Date, Balance, Date, Balance. Rows show daily balance changes from 02/28 to 03/08.

Interest Rate Summary

Table with 5 columns: DATE, 0-, \$2,499, \$49,999, \$99,999, \$100,000 and up. Row shows interest rates for 03/01.

Account Summary

Previous Statement Date 02/28/17

Table with 7 columns: Beginning Balance, Deposits, Interest Paid, Withdrawals, Service Charge, Ending Balance. Row shows summary of account activity.

Statement from 03/01/17 Thru 03/31/17 Avg Stmt Collected Bal 77,397 54
Average Collected Balance for Interest Calculation 77 397 54
Interest Earned 13 15 *Annual Percentage Yield Earned 0 20%
YTD Interest Paid 78 54

** BEGINNING 05/01/17, WHEN USING A NON-VALLEY ATM FOR WITHDRAWALS, **
** WE WILL REFUND UP TO 6 SURCHARGE FEES PAID PER MONTH AT \$1 50 PER **
** FEE THERE IS NO SURCHARGE FEE WHEN USING A PUBLIX SUPERMARKET **
** ATM **

COMMUNICATING WITH YOU IS IMPORTANT TO US!
Don't miss weather-related closures or special offer emails
Take a moment and call our 24/7 Customer Service Team at
800-522-4100 or 973-305-8800 and provide or update
your email address

Report lost or stolen Valley Visa® Debit Card to 888 379 9903

See other side for important information



800-522-4100
valleynationalbank.com

TO RECONCILE YOUR ACCOUNT

- 1 Compare the checks listed as paid on your statement with the entries appearing in your checkbook to insure that they have been properly charged to your account
- 2 Create a list of all checks that have been issued by you but have not been paid by Valley National Bank
(Check(s) Outstanding)
- 3 Add to your checkbook balance any credit not already recorded in the checkbook
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- 5 Follow the instructions listed in the *Balance Reconciliation* section below

BALANCE RECONCILIATION

1	Enter ending statement balance		
2	Add deposits recorded in your checkbook but not shown on this statement		
3	Total (1 plus 2 above)		
4	Subtract total check(s) outstanding		
5	Balance (3 less 4 should equal checkbook balance)		

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To opt out of our overdraft coverage or for information about alternatives we offer for covering overdrafts (including linking this account to another account with us) contact us at 800 522 4100. For calls made from outside of the U.S. and Canada please call 1 973 305 8800.



Raymond Homeowners Assoc.
c/o Gulf Stream Management Bldg
8910 Terrace Ct. Suite 200
Bonita Springs FL 34135

001551

Date: 03/23/17

Pay to the Order of: TWO THOUSAND THREE HUNDRED SEVENTY-EIGHT AND 00/100 DOLLARS

To the Order of: GULF BREEZE MARINA RESTAURANT INC
8910 Terrace Court #200
Bonita Springs, FL 34135

001551 063114 2894 0043019520

Check# 1551 Amount \$2 378 85 Date 3/2

Raymond Homeowners Assoc.
c/o Gulf Stream Management Bldg
8910 Terrace Ct. Suite 200
Bonita Springs FL 34135

001552

Date: 03/24/17

Pay to the Order of: ONE HUNDRED SEVENTY AND 30/100 DOLLARS

To the Order of: GREENSCAPES
14370 Collier Blvd
Naples, FL 34109

001552 063114 2894 0043019520

Check# 1552 Amount \$111 30 Date 3/7

Raymond Homeowners Assoc.
c/o Gulf Stream Management Bldg
8910 Terrace Ct. Suite 200
Bonita Springs FL 34135

001553

Date: 03/23/17

Pay to the Order of: FIFTY AND 00/100 DOLLARS

To the Order of: ARROW ENVIRONMENTAL SERVICES
6223 Tamar Lane
Bonita Springs FL 34135

001553 063114 2894 0043019520

Check# 1553 Amount \$50 00 Date 3/9

Raymond Homeowners Assoc.
c/o Gulf Stream Management Bldg
8910 Terrace Ct. Suite 200
Bonita Springs FL 34135

001554

Date: 03/23/17

Pay to the Order of: SIXTY-SEVEN AND 88/100 DOLLARS

To the Order of: BONITA SPRINGS UTILITIES
PO Box 1 650
Naples, FL 34109

001554 063114 2894 0043019520

Check# 1554 Amount \$67 88 Date 3/7

Raymond Homeowners Assoc.
c/o Gulf Stream Management Bldg
8910 Terrace Ct. Suite 200
Bonita Springs FL 34135

001555

Date: 03/23/17

Pay to the Order of: FIFTY FOUR AND 59/100 DOLLARS

To the Order of: COUNTRYLIFE
PO Box 15 9
Charlotte, NC 28201 1519

001555 063114 2894 0043019520

Check# 1555 Amount \$54 59 Date 3/9

Raymond Homeowners Assoc.
c/o Gulf Stream Management Bldg
8910 Terrace Ct. Suite 200
Bonita Springs FL 34135

001556

Date: 03/23/17

Pay to the Order of: SEVENTH THOUSAND THREE HUNDRED SEVENTY-ONE AND 09/100 DOLLARS

To the Order of: GREENSCAPES
14370 Collier Blvd
Naples FL 34109

001556 063114 2894 0043019520

Check# 1556 Amount \$7 341 09 Date 3/7

Raymond Homeowners Assoc.
c/o Gulf Stream Management Bldg
8910 Terrace Ct. Suite 200
Bonita Springs FL 34135

001557

Date: 03/23/17

Pay to the Order of: TWO HUNDRED NINETY AND 49/100 DOLLARS

To the Order of: MOOL DOCTOR SERVICE
7004 Del Prado Blvd
Cape Coral FL 33904

001557 063114 2894 0043019520

Check# 1557 Amount \$210 49 Date 3/14

Raymond Homeowners Assoc.
c/o Gulf Stream Management Bldg
8910 Terrace Ct. Suite 200
Bonita Springs FL 34135

001558

Date: 03/23/17

Pay to the Order of: EIGHT HUNDRED FORTY-TWO AND 40/100 DOLLARS

To the Order of: ARROW ENVIRONMENTAL SERVICES
6223 Tamar Lane
Bonita Springs FL 34135

001558 063114 2894 0043019520

Check# 1558 Amount \$842 40 Date 3/15

Raymond Homeowners Assoc.
c/o Gulf Stream Management Bldg
8910 Terrace Ct. Suite 200
Bonita Springs FL 34135

001559

Date: 03/23/17

Pay to the Order of: ONE THOUSAND SIXTY-SEVEN AND 54/100 DOLLARS

To the Order of: SA GREEN OOD
6200 HWY 1
Coral Springs, FL 33077

001559 063114 2894 0043019520

Check# 1559 Amount \$1 067 54 Date 3/27

Raymond Homeowners Assoc.
c/o Gulf Stream Management Bldg
8910 Terrace Ct. Suite 200
Bonita Springs FL 34135

001560

Date: 03/23/17

Pay to the Order of: ONE HUNDRED ONE AND 06/100 DOLLARS

To the Order of: GREENSCAPES
14370 Collier Blvd
Naples FL 34109

001560 063114 2894 0043019520

Check# 1560 Amount \$101 06 Date 3/24

Raymond Management Assoc. 600 Oak Street Management Bldg 2500 Tamiami Ct. Suite 200 Sarasota Springs FL 34135		Write to this date Sarasota Springs, FL to deposit	001681 Date: 03/24/97
Pay to the Order of	SIX HUNDRED TWENTY AND 00/100 DOLLARS		622.00
To the Order of	RICKS, DONALD W & WIFE 2704 Oak Point Blvd Cape Coral FL, 33902		<i>[Signature]</i>
001681 0 1 289 001 9520			

Check# 1561 Amount \$620 00 Date 3/24

RECONCILIATION

Bank #: 09 Reserves EverBank 1114 Reserves EverBank
G/L Acct Bal: 43,275.86
Bank Balance: 103,275.86
Statement date: 03/31/17

Table with 6 columns: Chk-#, Date, Reference, Clr-date, Uncleared Checks, Uncleared Deposits

OUTSTANDING ITEMS:

Table with 6 columns: Chk-#, Date, Reference, Clr-date, Uncleared Checks, Uncleared Deposits. Includes row for BAYCREST RESERVES and Total Outstanding.

Bank Reconciliation Summary

=====

Summary table with 4 columns: Description, Amount, Description, Amount. Includes Checkbook Balance, Uncleared Checks, Uncleared Deposits, Reconciling Balance, Bank Stmt. Balance, and Difference.

Statement of Account
0960056688



00004047-MD02200331nonI040113-1OZ09-000000 0

BAY CREST HOMEOWNERS ASSOC INC
8910 TERRENE CT SUITE 200
BONITA SPRINGS FL 34135-9514

March 31, 2017
Days in stmt period 31
(0)
Page 1 of 2

00004047-001-002



Direct Inquiries to
888-882-3837

EverBank
1185 Immokalee RD
Naples, FL 34110

Summary of Account Balance

<i>Account</i>	<i>Number</i>	<i>Ending Balance</i>
Business Money Market	0960056688	\$103,275 86



Statement of Account
 0960056688
 Bay Crest Homeowners Assoc Inc
 Page 2 of 2

Business Money Market 0960056688

Interest paid year to date \$55 25

00004047-002-002

<i>Date</i>	<i>Description</i>	<i>Additions</i>	<i>Subtractions</i>	<i>Balance</i>
02-28	Beginning balance			\$47,050 70
03-06	#Checking Deposit	56,196 91		103,247 61
03-31	#Interest Credit	28 25		103,275 86
03-31	Ending totals	56,225.16	.00	\$103,275.86

Annual percentage yield earned 0 36 %
 Interest-bearing days 31
 Average balance for APY \$92,370 79
 Interest earned \$28 25

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0 00	\$0 00
Total Returned Item Fees	\$0 00	\$0 00



Baycrest Homeowners Association, INC.

Balance Sheet
As of 03/31/17

ASSETS

CASH ACCOUNTS

1012	Operating Valley National Bank	\$	74,692.41	
	Total Operating Accounts			\$ 74,692.41

1114	Reserves EverBank	\$	43,275.86	
1126	CD Ever 02/26/20 2.30%		65,694.51	
1127	CD 5/3 #0982 03/17/21 1.98%		91,938.95	
1128	CD		60,000.00	
	Total Reserve Accounts			\$ 260,909.32

ACCOUNTS RECEIVABLE

1310	A/R Assessments	\$	734.95	
1330	A/R - Other		390.44	
	Total Accounts Receivable			\$ 1,125.39

OTHER ASSETS

	Total Other Assests			\$.00
	Total Assets			\$ 336,727.12

=====

LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE

3010	Accounts Payable	\$	6,409.62	
3026	A/P FPL Auto Pays		839.33	
	Total Accounts Payable			\$ 7,248.95

Baycrest Homeowners Association, INC.

Balance Sheet
 As of 03/31/17

UNEARNED INCOME

3120	Prepaid Owner Assessments	\$ 22,575.00	
3129	Lessee Security Deposits	9,000.00	
	Total Unearned Income		\$ 31,575.00
	Total Liabilities		\$ 38,823.95

EQUITY

RESERVES

5190	Reserves - General Fund	\$ 259,857.97	
5490	Reserves - Earned Interest	163.16	
5491	Reserves - Accrued Interest	888.19	
	Total Reserves		\$ 260,909.32

CAPITAL IMPROVEMENTS

5610	Capital Improvements	\$ 2,546.17	
	Total Capital Improvements		\$ 2,546.17

OTHER EQUITY

5510	Prior Year Surplus/(Deficit)	\$ 35,088.77	
	Current Year Net Income	(641.09)	
	Total Other Equity		\$ 34,447.68
	Total Equity		\$ 297,903.17

Total Liabilities & Equity \$ 336,727.12

=====

Baycrest Homeowners Association, INC.

Income/Expense Statement
 Period: 03/01/17 to 03/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06010	Owner Maintenance Income	19,350.00	19,350.00	.00	58,050.00	58,050.00	.00	232,200.00
06040	Late Charges	123.44	.00	123.44	252.89	.00	252.89	.00
06060	Bank Interest - Operating	13.15	.00	13.15	78.54	.00	78.54	.00
06210	Application Fees	.00	.00	.00	200.00	.00	200.00	.00
06280	Prior Year Surplus	564.33	564.33	.00	1,693.03	1,693.03	.00	6,772.00
06290	Miscellaneous Income	.00	.00	.00	67.00	.00	67.00	.00
	Subtotal Income	20,050.92	19,914.33	136.59	60,341.46	59,743.03	598.43	238,972.00
EXPENSES								
General & Administrative								
07010	Legal	434.50	208.33	(226.17)	434.50	625.00	190.50	2,500.00
07020	Filing Fees - State of Florid	.00	.00	.00	.00	.00	.00	61.00
07030	Accounting Fees	.00	.00	.00	.00	.00	.00	4,125.00
07050	Management Fees	1,443.00	1,443.00	.00	4,329.00	4,329.00	.00	17,316.00
07060	Professional Fees	4,025.00	2,000.00	(2,025.00)	4,025.00	2,000.00	(2,025.00)	2,000.00
07140	Office Expense	191.00	191.00	.00	573.00	573.00	.00	2,292.00
07170	Misc Administrative Expense	285.80	104.16	(181.64)	441.65	312.50	(129.15)	1,250.00
	General & Administrative	6,379.30	3,946.49	(2,432.81)	9,803.15	7,839.50	(1,963.65)	29,544.00
Insurance								
07510	Insurance - General Liability	.00	.00	.00	7,908.34	7,908.34	.00	8,200.00
	Insurance	.00	.00	.00	7,908.34	7,908.34	.00	8,200.00
Utilities								
07620	Water - Irrigation	607.22	375.00	(232.22)	2,502.21	1,125.00	(1,377.21)	4,500.00
07630	Sewer & Water	75.98	81.25	5.27	217.63	243.75	26.12	975.00
07640	Electricity	839.33	683.33	(156.00)	2,563.23	2,050.00	(513.23)	8,200.00
07650	Telephone	54.59	62.50	7.91	163.77	187.50	23.73	750.00
	Utilities	1,577.12	1,202.08	(375.04)	5,446.84	3,606.25	(1,840.59)	14,425.00
Amenities Center								
07810	Amenities Repair	957.60	333.33	(624.27)	957.60	1,000.00	42.40	4,000.00
08010	Pool/Spa Maintenance Contract	434.00	440.00	6.00	1,302.00	1,320.00	18.00	5,280.00
08020	Pool/Spa Repairs	691.99	416.66	(275.33)	916.25	1,250.00	333.75	5,000.00
08030	Pool/Spa Permits	.00	.00	.00	.00	.00	.00	250.00
08040	Pool Testing	186.00	180.00	(6.00)	558.00	540.00	(18.00)	2,160.00

Baycrest Homeowners Association, INC.

Income/Expense Statement
 Period: 03/01/17 to 03/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08090	Misc Pool/Spa Expense	.00	125.00	125.00	.00	375.00	375.00	1,500.00
	Amenities Center	2,269.59	1,494.99	(774.60)	3,733.85	4,485.00	751.15	18,190.00
Maintenance								
08140	Pressure Washing	.00	.00	.00	189.59	190.00	.41	7,500.00
08180	Fire Equipment	.00	125.00	125.00	159.00	375.00	216.00	1,500.00
08220	Janitorial Supplies	.00	29.16	29.16	34.60	87.50	52.90	350.00
08230	Janitorial Services	206.00	206.00	.00	618.00	618.00	.00	2,472.00
08290	Misc Maintenance Expense	.00	208.33	208.33	1,074.58	625.00	(449.58)	2,500.00
	Maintenance	206.00	568.49	362.49	2,075.77	1,895.50	(180.27)	14,322.00
Landscaping								
08310	Landscape Maintenance Contrac	6,752.00	6,752.00	.00	20,256.00	20,256.00	.00	81,024.00
08320	Plants/Shrubs/Sod	.00	125.00	125.00	71.55	375.00	303.45	1,500.00
08330	Mulch	.00	.00	.00	.00	.00	.00	17,000.00
08350	Irrigation Repairs	253.63	666.66	413.03	2,284.00	2,000.00	(284.00)	8,000.00
08410	Tree Trimming	.00	.00	.00	.00	.00	.00	8,662.00
08490	Misc Landscaping Expense	.00	208.33	208.33	.00	625.00	625.00	2,500.00
	Landscaping	7,005.63	7,751.99	746.36	22,611.55	23,256.00	644.45	118,686.00
Pest Control								
08520	Building Pest Control	842.40	411.00	(431.40)	1,734.80	1,233.00	(501.80)	4,932.00
	Pest Control	842.40	411.00	(431.40)	1,734.80	1,233.00	(501.80)	4,932.00
Other								
	Other	.00	.00	.00	.00	.00	.00	.00
Reserves								
09190	Reserves - General Fund	2,556.08	2,556.08	.00	7,668.25	7,668.25	.00	30,673.00
	Reserves	2,556.08	2,556.08	.00	7,668.25	7,668.25	.00	30,673.00
	TOTAL EXPENSES	20,836.12	17,931.12	(2,905.00)	60,982.55	57,891.84	(3,090.71)	238,972.00
	Current Year Net Income/(loss)	(785.20)	1,983.21	(2,768.41)	(641.09)	1,851.19	(2,492.28)	.00
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Baycrest Homeowners Association, INC.

Reserve Statement
 As of 03/31/17

		BEGINNING	YTD	YTD	AVAILABLE
		OF YEAR	ALLOCATION	DISBURSEMENT	BALANCE
RESERVES:					
5190	Reserves - General Fund	248,352.29	11,505.68	0.00	259,857.97
5490	Reserves - Earned Interest	911.86	163.16	911.86	163.16
5491	Reserves - Accrued Interest	2,925.57	952.50	2,989.88	888.19
	Subtotal Reserves	252,189.72	12,621.34	3,901.74	260,909.32
	TOTAL RESERVES	252,189.72	12,621.34	3,901.74	260,909.32
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