

Baycrest Homeowners Association, INC.

Balance Sheet
As of 12/31/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH ACCOUNTS					
1012	Operating Valley National Bank	66,726.76			66,726.76
	Total Operating Accounts	66,726.76	.00	.00	66,726.76
1114	Reserves TIAA Bank		25,673.67		25,673.67
1116	Reserves Valley National Bank		54,161.12		54,161.12
	Total Reserve Accounts	.00	79,834.79	.00	79,834.79
ACCOUNTS RECEIVABLE					
1310	A/R Assessments	92.55			92.55
1330	A/R - Other	10.00			10.00
1357	A/R SA Hur Ian 22 Assessments	37,683.00			37,683.00
	Total Accounts Receivable	37,785.55	.00	.00	37,785.55
OTHER ASSETS					
1420	Prepaid Insurance	1,555.78			1,555.78
	Total Other Assests	1,555.78	.00	.00	1,555.78
	Total Assets	106,068.09	79,834.79	.00	185,902.88
LIABILITIES & EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
3010	Accounts Payable	2,616.95			2,616.95
3026	A/P FPL Auto Pays	912.56			912.56
	Total Accounts Payable	3,529.51	.00	.00	3,529.51

Baycrest Homeowners Association, INC.

Balance Sheet
As of 12/31/22

Account	Description	Operating	Reserves	Other	Totals
UNEARNED INCOME					
3120	Prepaid Owner Assessments	21,430.00			21,430.00
3129	Lessee Security Deposits	7,000.00			7,000.00
	Total Unearned Income	28,430.00	.00	.00	28,430.00
	Total Liabilities	31,959.51	.00	.00	31,959.51
EQUITY					
RESERVES					
5190	Reserves - General Fund		79,347.43		79,347.43
5490	Reserves - Earned Interest		487.36		487.36
	Total Reserves	.00	79,834.79	.00	79,834.79
CAPITAL IMPROVEMENTS					
5610	Capital Improvements	12,704.17			12,704.17
	Total Capital Improvements	12,704.17	.00	.00	12,704.17
OTHER EQUITY					
5510	Prior Year Surplus/(Deficit)	61,339.16			61,339.16
	Current Year Net Income	65.25	.00	.00	65.25
	Total Other Equity	61,404.41	.00	.00	61,404.41
	Total Equity	74,108.58	79,834.79	.00	153,943.37
	Total Liabilities & Equity	106,068.09	79,834.79	.00	185,902.88

Baycrest Homeowners Association, INC.

Income/Expense Statement

Period: 12/01/22 to 12/31/22

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06010	Owner Maintenance Income	24,750.00	24,750.00	.00	297,000.00	297,000.00	.00	297,000.00
06040	Late Charges	.00	.00	.00	464.38	.00	464.38	.00
06060	Bank Interest - Operating	4.45	.00	4.45	233.84	.00	233.84	.00
06158	SA Hurricane Ian 2022	37,683.00	.00	37,683.00	37,683.00	.00	37,683.00	.00
06210	Application Fees	.00	.00	.00	650.00	.00	650.00	.00
06290	Miscellaneous Income	.00	.00	.00	17.00	.00	17.00	.00
06326	SA Roof Cleaning 2022	.00	.00	.00	19,600.00	.00	19,600.00	.00
	Subtotal Income	62,437.45	24,750.00	37,687.45	355,648.22	297,000.00	58,648.22	297,000.00
EXPENSES								
General & Administrative								
07010	Legal	250.00	250.00	.00	1,444.00	3,000.00	1,556.00	3,000.00
07020	Filing Fees - State of Florid	.00	.00	.00	61.25	61.00	(.25)	61.00
07030	Accounting Fees	.00	.00	.00	4,350.00	4,350.00	.00	4,350.00
07050	Management Fees	1,562.00	1,561.50	(.50)	18,744.00	18,738.00	(6.00)	18,738.00
07060	Professional Fees	.00	.00	.00	1,325.00	.00	(1,325.00)	.00
07140	Office Expense	212.00	211.91	(.09)	2,833.00	2,543.00	(290.00)	2,543.00
07170	Misc Administrative Expense	57.82	107.33	49.51	915.70	1,288.00	372.30	1,288.00
	General & Administrative	2,081.82	2,130.74	48.92	29,672.95	29,980.00	307.05	29,980.00
Insurance								
07510	Insurance - General Liability	(1,555.78)	.00	1,555.78	11,940.40	13,050.00	1,109.60	13,050.00
07532	Insurance - Late Fee	.00	.00	.00	10.00	.00	(10.00)	.00
	Insurance	(1,555.78)	.00	1,555.78	11,950.40	13,050.00	1,099.60	13,050.00
Utilities								
07620	Water - Irrigation	626.80	833.33	206.53	8,250.24	10,000.00	1,749.76	10,000.00
07630	Sewer & Water	503.84	158.33	(345.51)	2,468.70	1,900.00	(568.70)	1,900.00
07640	Electricity	912.56	833.33	(79.23)	9,868.87	10,000.00	131.13	10,000.00
07670	Cable TV	13.84	12.50	(1.34)	166.08	150.00	(16.08)	150.00
	Utilities	2,057.04	1,837.49	(219.55)	20,753.89	22,050.00	1,296.11	22,050.00
Amenities Center								
07810	Amenities Repair	.00	166.66	166.66	1,408.94	2,000.00	591.06	2,000.00
08010	Pool/Spa Maintenance Contract	1,075.00	694.00	(381.00)	7,618.17	8,328.00	709.83	8,328.00
08020	Pool/Spa Repairs	.00	416.66	416.66	2,818.92	5,000.00	2,181.08	5,000.00

Baycrest Homeowners Association, INC.

Income/Expense Statement
Period: 12/01/22 to 12/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
08030	Pool/Spa Permits	.00	.00	.00	450.00	250.00	(200.00)	250.00
08090	Misc Pool/Spa Expense	.00	.00	.00	2,177.45	.00	(2,177.45)	.00
08092	AED	.00	.00	.00	1,720.00	.00	(1,720.00)	.00
	Amenities Center	1,075.00	1,277.32	202.32	16,193.48	15,578.00	(615.48)	15,578.00
Maintenance								
08134	Roof Cleaning Expense	.00	.00	.00	10,300.00	.00	(10,300.00)	.00
08140	Pressure Washing	2,700.00	1,500.00	(1,200.00)	2,700.00	1,500.00	(1,200.00)	1,500.00
08180	Fire Equipment	.00	.00	.00	818.99	809.00	(9.99)	809.00
08220	Janitorial Supplies	.00	29.16	29.16	73.52	350.00	276.48	350.00
08230	Janitorial Services	206.00	212.50	6.50	2,111.50	2,550.00	438.50	2,550.00
08290	Misc Maintenance Expense	688.29	333.33	(354.96)	3,065.07	4,000.00	934.93	4,000.00
	Maintenance	3,594.29	2,074.99	(1,519.30)	19,069.08	9,209.00	(9,860.08)	9,209.00
Landscaping								
08310	Landscape Maintenance Contrac	7,857.00	7,857.00	.00	94,441.14	94,284.00	(157.14)	94,284.00
08320	Plants/Shrubs/Sod	127.67	500.00	372.33	147.33	6,000.00	5,852.67	6,000.00
08330	Mulch	.00	.00	.00	17,062.58	13,960.00	(3,102.58)	13,960.00
08350	Irrigation Repairs	936.31	833.33	(102.98)	6,532.04	10,000.00	3,467.96	10,000.00
08410	Tree Trimming	.00	908.00	908.00	17,092.00	18,000.00	908.00	18,000.00
08490	Misc Landscaping Expense	1,454.00	250.00	(1,204.00)	3,715.59	3,000.00	(715.59)	3,000.00
	Landscaping	10,374.98	10,348.33	(26.65)	138,990.68	145,244.00	6,253.32	145,244.00
Pest Control								
08520	Building Pest Control	896.40	377.83	(518.57)	4,590.00	4,534.00	(56.00)	4,534.00
	Pest Control	896.40	377.83	(518.57)	4,590.00	4,534.00	(56.00)	4,534.00
Other								
08826	SA Roof Cleaning 2022	.00	.00	.00	19,600.00	.00	(19,600.00)	.00
08898	Hurricane Ian 2022	570.00	.00	(570.00)	38,127.50	.00	(38,127.50)	.00
08900	Prior Year (Surplus)/Deficit	.00	.00	.00	(720.01)	.00	720.01	.00
	Other	570.00	.00	(570.00)	57,007.49	.00	(57,007.49)	.00
Reserves								
09190	Reserves - General Fund	.00	.00	.00	57,355.00	57,355.00	.00	57,355.00
	Reserves	.00	.00	.00	57,355.00	57,355.00	.00	57,355.00

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Baycrest Homeowners Association, INC.

Income/Expense Statement
Period: 12/01/22 to 12/31/22

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Baycrest Homeowners Association, INC.

Reserve Statement
As of 12/31/22

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
RESERVES:					
5190	Reserves - General Fund	91,128.97	105,115.83	116,897.37	79,347.43
5326	Reserves - SA Roof Clean 2022	0.00	20,400.00	20,400.00	0.00
5490	Reserves - Earned Interest	271.46	487.36	271.46	487.36
Subtotal Reserves		91,400.43	126,003.19	137,568.83	79,834.79
TOTAL RESERVES		91,400.43	126,003.19	137,568.83	79,834.79
		=====	=====	=====	=====

A/P OPEN ITEM DETAIL

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 12/31/22

Vendor	Vchr #	Invoice	Reference	Date	Amount
BAY CR BAY CREEK CDD	4210	DEC 22	Acct#050036002	12/31/22	626.80
BSU BONITA SPRINGS UTILITIES	4221	DEC 22	L012919-C0049245	12/21/22	503.84
FLOGAL FLORENCE GALLUCCI	4204	DEC 22	Lease Deposit Refund	12/28/22	500.00
GBMS GULF BREEZE MANAGEMENT SVC INC	4205	101214	Application 25284	12/01/22	50.00
GREEN GREENSCAPES	4200	163397	Irrigation Repair	12/28/22	334.03
	4201	163428	Irrigation Repair	12/28/22	61.50
	4202	160974	Irrigation Repair	12/15/22	215.17
	4203	162209	Irrigation Repair	12/21/22	139.50
	4206	164021	Irrigation Repair	12/30/22	186.11
Total:					936.31
Grand total:					2,616.95

CASH DISBURSEMENTS

Starting Check Date: 12/01/22 Cash account #: 1012
 Ending Check Date: 12/31/22

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
12/01/22	2475	ABCFEQ	ABC FIRE EQUIPMENT CORP	818.99	Extinguisher Inspection
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4171 23781110122	11/17/22 8180	11/17/22	818.99 Extinguisher Inspection
12/01/22	2476	AQUACA	AQUA CAL	225.00	Pump Repair
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4173 0000430609	11/01/22 8030	11/01/22	225.00 Pump Repair
12/01/22	2477	PROTE	ARROW ENVIRONMENTAL SERVICES	54.00	Pest Control
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4172 17096717	10/06/22 8520	10/06/22	54.00 Pest Control
12/01/22	2478	SSC	SOUTHEAST SPREADING CO., LLC	17,062.58	Mulch
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4175 40719	11/25/22 8330	11/25/22	17,062.58 Mulch
12/08/22	2479	CARTER	CARTER FENCE CO.	445.00	Gate Repair
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4179 14612	12/05/22 8898	12/05/22	445.00 Gate Repair
12/08/22	2480	COLONI	COLONIAL POOL & SPA	863.36	Motor Install
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4177 75574	11/30/22 8020	11/30/22	863.36 Motor Install
12/08/22	2481	GREEN	GREENSCAPES	65.13	Irrigation Repair
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4178 152432	11/22/22 8350	11/22/22	65.13 Irrigation Repair
12/08/22	2482	INAQUA	INFINITE AQUA	1,454.00	Install rock and weed bar
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4180 7050	12/05/22 8490	12/05/22	1,454.00 Install rock and weed bar
12/08/22	2483	LYNMO	LYNDA MORYL	127.67	Reimbursement
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4181 DEC 22	12/06/22 8320	12/06/22	127.67 Reimbursement
12/08/22	2484	PAOLEL	BOB PAOLELLO	200.16	Reimbursement
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4182 DEC 22	12/06/22 8290	12/06/22	200.16 Reimbursement
12/08/22	2485	PROTE	ARROW ENVIRONMENTAL SERVICES	54.00	Pest Control

CASH DISBURSEMENTS

Starting Check Date: 12/01/22 Cash account #: 1012
 Ending Check Date: 12/31/22

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4176 17410508	12/02/22 8520	12/02/22	54.00 Pest Control
12/15/22	2486	BAY CR	BAY CREEK CDD	1,701.60	
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4183 OCT 22	11/30/22 7620	11/30/22	793.20 10/06-10/31 050-0360-02
		4184 NOV 22	11/30/22 7620	11/30/22	908.40 10/31-11/30 050-0360-02
				Totals:	1,701.60
12/15/22	2487	BSU	BONITA SPRINGS UTILITIES	88.22	L012919-C0049245
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4186 NOV 22	11/23/22 7630	11/23/22	88.22 L012919-C0049245
12/15/22	2488	HOTWIR	HOTWIRE COMMUNICATION	13.84	24602315 12/1 to 12/31
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4188 DEC 22	12/01/22 7670	12/01/22	13.84 24602315 12/1 to 12/31
12/15/22	2489	LYNMO	LYNDA MORYL	83.25	Reimbursement
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4187 DEC 22	12/12/22 8290	12/12/22	83.25 Reimbursement
12/15/22	2490	OBM	ONE BEAT MEDICAL	1,720.00	Defibtech AED
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4185 18213	11/15/22 8092	11/15/22	1,720.00 Defibtech AED
12/22/22	2491	COLONI	COLONIAL POOL & SPA	1,075.00	Dec Service
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4193 75515	12/01/22 8010	12/01/22	1,075.00 Dec Service
12/22/22	2492	GBMS	GULF BREEZE MANAGEMENT SVC INC	2,517.70	
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4190 101061	12/01/22 7050	12/01/22	1,562.00 Monthly Services
		4190 101061	12/01/22 8230	12/01/22	206.00
		4190 101061	12/01/22 7140	12/01/22	212.00
		4191 100941	12/01/22 8290	12/01/22	529.88 Electrical problem @fitne
		4192 100973	12/01/22 7170	12/01/22	7.82 Pool Dr Cert letter
				Totals:	2,517.70
12/22/22	2493	GREEN	GREENSCAPES	7,857.00	Dec Service
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference

CASH DISBURSEMENTS

Starting Check Date: 12/01/22 Cash account #: 1012
Ending Check Date: 12/31/22

Check-date	Check-#	Vend-#	Vendor Name		Check-amount	Reference	
		4195 154139	12/01/22	8310	12/01/22	7,857.00	Dec Service
12/22/22	2494	VOID			.00	Void	
12/29/22	2495	BECKER BECKER			250.00	Annual Retainer Fee 2023	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4197 4295157	12/18/22	7010	12/18/22	250.00	Annual Retainer Fee 2023
12/29/22	2496	PROTE ARROW ENVIRONMENTAL SERVICES			842.40	Pest Control	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4199 17410507	12/21/22	8520	12/21/22	842.40	Pest Control
12/29/22	2497	SEM SUPERIOR EXTERIOR MAINTENANCE			2,700.00	Pressure Washing	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4198 2449	12/27/22	8140	12/27/22	2,700.00	Pressure Washing
Totals:					40,218.90		

AGED OWNER BALANCES: AS OF Dec. 31, 2022
LOT/UNIT NUMBER SEQUENCE

* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
35	25344	Marilyn J. Rees	10.00	0.00	0.00	0.00	10.00	Late Notice
81	25381	Richard L. Hayes, Trustee	0.00	0.00	0.00	92.55	92.55	Late Notice
TOTAL:			10.00	0.00	0.00	92.55	102.55	

AGED OWNER BALANCES: AS OF Dec. 31, 2022
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	0.00	92.55	92.55
02		NSF charges	1330	10.00	0.00	0.00	0.00	10.00
GRAND TOTAL:				10.00	0.00	0.00	92.55	102.55

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01330	A/R - Other	10.00
01310	A/R Assessments	92.55
TOTAL		\$102.55

PREPAYS AS OF Dec. 31, 2022

Lot/Unit Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
John & Julie Koegel 25460 Galashields Circle	02	25460	PP	1,000.00
John A. & Kathleen Karpovich 25450 Galashields Circle	05	25450	PP	1,000.00
James E. Hodge, Trustee 25422 Galashields Circle	13	25422	PP	1,000.00
Bob & Robin Shepherd 25414 Galashields Circle	15	25414	PP	1,000.00
Timothy & Michelle Shepherd 25412 Galashields Circle	16	25412	PP	1,000.00
Robert J. & Miriam K. Shepherd 25410 Galashields Circle	17	25410	PP	1,000.00
Gerard Gausselin 25400 Galashields Circle	20	25400	PP	1,000.00
Glenn & Jane M. Sciotti 25364 Galashields Circle	29	25364	PP	440.00
Michael & Madelin Oshan 25300 Galashields Circle	46	25300	PP	1,000.00
Joseph & Andrea Hahn, Trust 25282 Galashields Circle	51	25282	PP	1,000.00
Virginia & Herman Whiteman, Jr 25270 Galashields Circle	55	25270	PP	1,000.00
Edward P. & Amy M. Spiegel 25262 Galashields Circle	56	25262	PP	990.00
Terri J. Wesselman, Trustee 25252 Galashields Circle	58	25252	PP	1,000.00

PREPAYS AS OF Dec. 31, 2022
Lot/Unit Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
Peggy J. Whelan 25242 Galashields Circle	61	25242	PP	1,000.00
Robert T. & Mary D. Kelly 25240 Galashields Circle	62	25240	PP	1,000.00
Peggy J. Whelan, Trustee 25230 Galashields Circle	65	25230	PP	1,000.00
Don R. & Mary L. Hannigan 25224 Galashields Circle	66	25224	PP	1,000.00
Henriette Eifler 25202 Galashields Circle	71	25202	PP	1,000.00
Sidor & Agrio Hadgis 25257 Galashields Circle	77	25257	PP	1,000.00
Laurie Ann Rubio 25383 Galashields Circle	80	25383	PP	1,000.00
Thomas & Jacquie Nastro, TTE 25357 Galashields Circle	86	25357	PP	1,000.00
Wanda Ciarkowski 25355 Galashields Circle	87	25355	PP	1,000.00
TOTAL HOMES:				=====
22				TOTAL PREPAYS
				21,430.00
				TOTAL DISTR: PP
				21,430.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
 Ending account #: "Last"
 *** Not a standard period ***

Starting date: 12/01/22
 Ending date: 12/31/22

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			86,516.94	25,996.45	45,786.63	19,790.18CR	66,726.76
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	12/01/22	AP9661	2475		818.99	ABC FIRE EQUIPMENT CORP		Extinguisher Inspection
	12/01/22	AP9661	2476		225.00	AQUA CAL		Pump Repair
	12/01/22	AP9661	2477		54.00	ARROW ENVIRONMENTAL SERVI		Pest Control
	12/01/22	AP9661	2478		17,062.58	SOUTHEAST SPREADING CO.,		Mulch
	12/08/22	AP9709	2479		445.00	CARTER FENCE CO.		Gate Repair
	12/08/22	AP9709	2480		863.36	COLONIAL POOL & SPA		Motor Install
	12/08/22	AP9709	2481		65.13	GREENSCAPES		Irrigation Repair
	12/08/22	AP9709	2482		1,454.00	INFINITE AQUA		Install rock and weed bar
	12/08/22	AP9709	2483		127.67	LYNDA MORYL		Reimbursement
	12/08/22	AP9709	2484		200.16	BOB PAOLELLO		Reimbursement
	12/08/22	AP9709	2485		54.00	ARROW ENVIRONMENTAL SERVI		Pest Control
	12/12/22	AR0000	AR04	1,000.00		Owner Cash Receipts		
	12/12/22	RJ0021	REVERSE		795.73	FPL 10/27/22 - 11/27/22		
	12/13/22	AR0000	AR04	2,000.00		Owner Cash Receipts		
	12/13/22	AR0355	AR-355	240.00		Owner Cash Receipts		
	12/15/22	AP9730	2486		1,701.60	BAY CREEK CDD		10/06-10/31 050-0360-02
	12/15/22	AP9730	2487		88.22	BONITA SPRINGS UTILITIES		L012919-C0049245
	12/15/22	AP9730	2488		13.84	HOTWIRE COMMUNICATION		24602315 12/1 to 12/31
	12/15/22	AP9730	2489		83.25	LYNDA MORYL		Reimbursement
	12/15/22	AP9730	2490		1,720.00	ONE BEAT MEDICAL		Defibtech AED
	12/19/22	AR0000	AR04	4,000.00		Owner Cash Receipts		
	12/20/22	AR0000	AR04	5,000.00		Owner Cash Receipts		
	12/20/22	AR0356	AR-356	1,000.00		Owner Cash Receipts		
	12/21/22	AR0000	AR07		1,000.00	Payment Adjustment		
	12/21/22	GJ0819	BK STMT		10.00	NSF Fee Unit#35		
	12/22/22	AP0000	2494	842.00		Void chk, ARROW ENVIRONME		Wrong Amount
	12/22/22	AP9756	2491		1,075.00	COLONIAL POOL & SPA		Dec Service
	12/22/22	AP9756	2492		2,517.70	GULF BREEZE MANAGEMENT SV		Monthly Services
	12/22/22	AP9756	2493		7,857.00	GREENSCAPES		Dec Service
	12/22/22	AP9756	2494		842.00	ARROW ENVIRONMENTAL SERVI		Pest Control
	12/27/22	AR0357	AR-357	2,910.00		Owner Cash Receipts		
	12/29/22	AP9761	2495		250.00	BECKER		Annual Retainer Fee 2023
	12/29/22	AP9761	2496		842.40	ARROW ENVIRONMENTAL SERVI		Pest Control
	12/29/22	AP9761	2497		2,700.00	SUPERIOR EXTERIOR MAINTEN		Pressure Washing
	12/29/22	AR0000	AR04	6,000.00		Owner Cash Receipts		
	12/30/22	AR0000	AR04	3,000.00		Owner Cash Receipts		
	12/30/22	AR0000	AR07		2,910.00	Payment Adjustment		
	12/30/22	GJ0820	BK STMT		10.00	NSF Fee Unit#56		
	12/31/22	CR0000	ADJUST	4.45		Dec 22 Interest Income		
1030	Operating MM IronStone Bank			.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
 Ending account #: "Last"
 *** Not a standard period ***

Starting date: 12/01/22
 Ending date: 12/31/22

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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 TIAA Bank	29,248.45	3,870.22	7,445.00	3,574.78CR	25,673.67
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/15/22 AP0000 1069 3,852.50 Void chk, COLONIAL POOL & Wrong Amount					
	12/15/22 AP9730 1069 3,852.50 COLONIAL POOL & SPA Pool & Spa Reno Final					
	12/22/22 AP9756 1070 3,592.50 COLONIAL POOL & SPA Pool & Spa Reno Final					
	12/31/22 CR0000 ADJUST 17.72 Dec 22 Interest Income					
1115	Reserves CNL Bank CLOSED	.00	.00	.00	.00	.00
1116	Reserves Valley National Bank	54,101.06	60.06	.00	60.06	54,161.12
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/22 CR0000 ADJUST 60.06 Dec 22 Interest Income					
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 2.30% CLOSED	.00	.00	.00	.00	.00
1127	CD 5/3 #0982 03/17/21 1.98%	.00	.00	.00	.00	.00
1128	CD First Internet Bank CLOSED	.00	.00	.00	.00	.00
1129	CD Syn #3400 2.55% CLOSED	.00	.00	.00	.00	.00
1150	CD Redeemed Baycrest	.00	.00	.00	.00	.00
1310	A/R Assessments	92.55	10.00	10.00	.00	92.55

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
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 *** Not a standard period ***

Starting date: 12/01/22
 Ending date: 12/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/30/22	AR0000	AR08		10.00	Prepaid Application		
	12/30/22	GJ0821	ADJUST	10.00		Owner Adjust Unit#56		
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
1323	A/R Mailbox 2018			.00	.00	.00	.00	.00
1326	SA Roof Cleaning 2022			.00	.00	.00	.00	.00
1330	A/R - Other			.00	20.00	10.00	10.00	10.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/21/22	AR0000	AR07	10.00		Payment Adjustment		
	12/30/22	AR0000	AR07	10.00		Payment Adjustment		
	12/30/22	GJ0821	ADJUST		10.00	Owner Adjust Unit#56		
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
1339	A/R SA Hurricane Irma 2017			.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
1357	A/R SA Hur Ian 22 Assessments			.00	37,683.00	.00	37,683.00	37,683.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/31/22	GJ0828	AJE#2	37,683.00		P. Emerson SA Hur Ian 22		
1385	A/R GBMS			.00	.00	.00	.00	.00
1386	A/R Owner			.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
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Starting date: 12/01/22
 Ending date: 12/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1395	A/R Allow Doubtful Accounts			.00	.00	.00	.00	.00
1420	Prepaid Insurance			.00	1,555.78	.00	1,555.78	1,555.78
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/31/22	GJ0827	AJE#1	1,555.78		P. Emerson Insurance		
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
1444	Prepaid BSU			.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			22,598.88CR	53,200.40	33,218.47	19,981.93	2,616.95CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/01/22	AP1574	VH4188		13.84	HOTWIRE COMMUNICATION	24602315 12/1 to 12/31	
	12/01/22	AP1601	VH4190		1,980.00	GULF BREEZE MANAGEMENT SV	Monthly Services	
	12/01/22	AP1601	VH4191		529.88	GULF BREEZE MANAGEMENT SV	Electrical problem @fitne	
	12/01/22	AP1601	VH4192		7.82	GULF BREEZE MANAGEMENT SV	Pool Dr Cert letter	
	12/01/22	AP1601	VH4193		1,075.00	COLONIAL POOL & SPA	Dec Service	
	12/01/22	AP1601	VH4195		7,857.00	GREENSCAPES	Dec Service	
	12/01/22	AP1610	VH4205		50.00	GULF BREEZE MANAGEMENT SV	Application 25284	
	12/01/22	AP9661	2475	818.99		ABC FIRE EQUIPMENT CORP	Extinguisher Inspection	
	12/01/22	AP9661	2476	225.00		AQUA CAL	Pump Repair	
	12/01/22	AP9661	2477	54.00		ARROW ENVIRONMENTAL SERVI	Pest Control	
	12/01/22	AP9661	2478	17,062.58		SOUTHEAST SPREADING CO.,	Mulch	
	12/02/22	AP8742	VH4176		54.00	ARROW ENVIRONMENTAL SERVI	Pest Control	
	12/05/22	AP8742	VH4179		445.00	CARTER FENCE CO.	Gate Repair	
	12/05/22	AP8742	VH4180		1,454.00	INFINITE AQUA	Install rock and weed bar	
	12/06/22	AP8742	VH4181		127.67	LYNDA MORYL	Reimbursement	
	12/06/22	AP8742	VH4182		200.16	BOB PAOLELLO	Reimbursement	
	12/08/22	AP9709	2479	445.00		CARTER FENCE CO.	Gate Repair	
	12/08/22	AP9709	2480	863.36		COLONIAL POOL & SPA	Motor Install	
	12/08/22	AP9709	2481	65.13		GREENSCAPES	Irrigation Repair	
	12/08/22	AP9709	2482	1,454.00		INFINITE AQUA	Install rock and weed bar	
	12/08/22	AP9709	2483	127.67		LYNDA MORYL	Reimbursement	
	12/08/22	AP9709	2484	200.16		BOB PAOLELLO	Reimbursement	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
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Starting date: 12/01/22
 Ending date: 12/31/22

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
12/08/22	AP9709 2485	54.00		ARROW ENVIRONMENTAL SERVI	Pest Control	
12/12/22	AP1574 VH4187		83.25	LYNDA MORYL	Reimbursement	
12/13/22	AP1574 VH4189		3,852.50	COLONIAL POOL & SPA	Pool & Spa Reno Final	
12/13/22	AP1601 VH4196		3,592.50	COLONIAL POOL & SPA	Pool & Spa Reno Final	
12/13/22	AP2918 4189	3,852.50		COLONIAL POOL & SPA	Wrong Amount	
12/15/22	AP0000 1069		3,852.50	Void chk, COLONIAL POOL &	Wrong Amount	
12/15/22	AP1608 VH4202		215.17	GREENSCAPES	Irrigation Repair	
12/15/22	AP9730 1069	3,852.50		COLONIAL POOL & SPA	Pool & Spa Reno Final	
12/15/22	AP9730 2486	1,701.60		BAY CREEK CDD	10/06-10/31 050-0360-02	
12/15/22	AP9730 2487	88.22		BONITA SPRINGS UTILITIES	L012919-C0049245	
12/15/22	AP9730 2488	13.84		HOTWIRE COMMUNICATION	24602315 12/1 to 12/31	
12/15/22	AP9730 2489	83.25		LYNDA MORYL	Reimbursement	
12/15/22	AP9730 2490	1,720.00		ONE BEAT MEDICAL	Defibtech AED	
12/18/22	AP1606 VH4197		250.00	BECKER	Annual Retainer Fee 2023	
12/19/22	AP1601 VH4194		842.00	ARROW ENVIRONMENTAL SERVI	Pest Control	
12/19/22	AP2945 4194	842.00		ARROW ENVIRONMENTAL SERVI	Wrong Amount	
12/21/22	AP1606 VH4199		842.40	ARROW ENVIRONMENTAL SERVI	Pest Control	
12/21/22	AP1608 VH4203		139.50	GREENSCAPES	Irrigation Repair	
12/21/22	AP3015 VH4221		503.84	BONITA SPRINGS UTILITIES	L012919-C0049245	
12/22/22	AP0000 2494		842.00	Void chk, ARROW ENVIRONME	Wrong Amount	
12/22/22	AP9756 1070	3,592.50		COLONIAL POOL & SPA	Pool & Spa Reno Final	
12/22/22	AP9756 2491	1,075.00		COLONIAL POOL & SPA	Dec Service	
12/22/22	AP9756 2492	2,517.70		GULF BREEZE MANAGEMENT SV	Monthly Services	
12/22/22	AP9756 2493	7,857.00		GREENSCAPES	Dec Service	
12/22/22	AP9756 2494	842.00		ARROW ENVIRONMENTAL SERVI	Pest Control	
12/27/22	AP1606 VH4198		2,700.00	SUPERIOR EXTERIOR MAINTEN	Pressure Washing	
12/28/22	AP1608 VH4200		334.03	GREENSCAPES	Irrigation Repair	
12/28/22	AP1608 VH4201		61.50	GREENSCAPES	Irrigation Repair	
12/28/22	AP1608 VH4204		500.00	FLORENCE GALLUCCI	Lease Deposit Refund	
12/29/22	AP9761 2495	250.00		BECKER	Annual Retainer Fee 2023	
12/29/22	AP9761 2496	842.40		ARROW ENVIRONMENTAL SERVI	Pest Control	
12/29/22	AP9761 2497	2,700.00		SUPERIOR EXTERIOR MAINTEN	Pressure Washing	
12/30/22	AP1610 VH4206		186.11	GREENSCAPES	Irrigation Repair	
12/31/22	AP1610 VH4210		626.80	BAY CREEK CDD	Acct#050036002	
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
3023	Other Accruals Reserves	.00	.00	.00	.00	.00
3024	A/P GBMS	.00	.00	.00	.00	.00
3025	Other Accruals	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
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Starting date: 12/01/22
 Ending date: 12/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3026	A/P FPL Auto Pays			795.73CR	795.73	912.56	116.83CR	912.56CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/12/22	RJ0021	REVERSE	795.73		FPL 10/27/22 - 11/27/22		
	12/31/22	RJ0014	AUTO PAY		912.56	FPL Monthly Auto Pays		
3031	A/P Vendor/Supplier			.00	.00	.00	.00	.00
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			24,750.00CR	24,750.00	.00	24,750.00	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/31/22	RJ0038	22 MONTH	24,750.00		2022 Monthly Allocation		
3111	Deferred Reserve Assessments			.00	.00	.00	.00	.00
3115	Deferred TIB Bank			.00	.00	.00	.00	.00
3120	Prepaid Owner Assessments			200.00CR	3,920.00	25,150.00	21,230.00CR	21,430.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/12/22	AR0000	AR04		1,000.00	Owner Cash Receipts		
	12/13/22	AR0000	AR04		2,000.00	Owner Cash Receipts		
	12/13/22	AR0355	AR-355		240.00	Owner Cash Receipts		
	12/19/22	AR0000	AR04		4,000.00	Owner Cash Receipts		
	12/20/22	AR0000	AR04		5,000.00	Owner Cash Receipts		
	12/20/22	AR0356	AR-356		1,000.00	Owner Cash Receipts		
	12/21/22	AR0000	AR07	1,000.00		Payment Adjustment		
	12/27/22	AR0357	AR-357		2,910.00	Owner Cash Receipts		
	12/29/22	AR0000	AR04		6,000.00	Owner Cash Receipts		
	12/30/22	AR0000	AR04		3,000.00	Owner Cash Receipts		
	12/30/22	AR0000	AR07	2,910.00		Payment Adjustment		
	12/30/22	AR0000	AR08	10.00		Prepaid Application		
3121	Deferred Tree Reploemnt Jun 07			.00	.00	.00	.00	.00
3122	Deferred Pre Washing Mar 2008			.00	.00	.00	.00	.00
3123	Deferred Tree Reploemnt May 08			.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

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Starting date: 12/01/22
 Ending date: 12/31/22

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3124	Deferred Lattice Repairs	.00	.00	.00	.00	.00
3126	Deferred SA Roof Cleaning 2022	.00	.00	.00	.00	.00
3129	Lessee Security Deposits	7,500.00CR	500.00	.00	500.00	7,000.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/28/22 AP1608 VH4204 500.00 FLORENCE GALLUCCI Lease Deposit Refund					
3133	Deferred Mailbox 2018	.00	.00	.00	.00	.00
3139	Deferred SA Hurricane Irma 17	.00	.00	.00	.00	.00
5020	Reserves - Painting	.00	.00	.00	.00	.00
5030	Reserves - Pavement	.00	.00	.00	.00	.00
5040	Reserves - Pool	.00	.00	.00	.00	.00
5042	Reserves - Pool Furniture	.00	.00	.00	.00	.00
5070	Reserves - Clubhouse Remodel	.00	.00	.00	.00	.00
5110	Reserves - Landscape	.00	.00	.00	.00	.00
5140	Reserves - Insurance Proceeds	.00	.00	.00	.00	.00
5190	Reserves - General Fund	82,939.93CR	7,445.00	3,852.50	3,592.50	79,347.43CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/13/22 AP1574 VH4189 3,852.50 COLONIAL POOL & SPA Pool & Spa Reno Final					
	12/13/22 AP1601 VH4196 3,592.50 COLONIAL POOL & SPA Pool & Spa Reno Final					
	12/13/22 AP2918 4189 3,852.50 COLONIAL POOL & SPA Pool & Spa Reno Final					
5326	Reserves - SA Roof Clean 2022	.00	.00	.00	.00	.00
5490	Reserves - Earned Interest	409.58CR	.00	77.78	77.78CR	487.36CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/22 CR0000 ADJUST 17.72 Dec 22 Interest Income					
	12/31/22 CR0000 ADJUST 60.06 Dec 22 Interest Income					
5491	Reserves - Accrued Interest	.00	.00	.00	.00	.00
5510	Prior Year Surplus/(Deficit)	61,339.16CR	.00	65.25	65.25CR	61,404.41CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/22 YD1231 65.25 Retaind earnings 12/31/22					

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
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Starting date: 12/01/22
 Ending date: 12/31/22

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5520	Current Year Surplus/(Deficit)	.00	.00	.00	.00	.00
5610	Capital Improvements	12,704.17CR	.00	.00	.00	12,704.17CR
6010	Owner Maintenance Income	272,250.00CR	.00	24,750.00	24,750.00CR	297,000.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE 12/31/22 RJ0038 22 MONTH 24,750.00 2022 Monthly Allocation					
6040	Late Charges	464.38CR	20.00	20.00	.00	464.38CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE 12/21/22 AR0000 AR07 10.00 Payment Adjustment 12/21/22 GJ0819 BK STMT NSF Fee Unit#35 12/30/22 AR0000 AR07 10.00 Payment Adjustment 12/30/22 GJ0820 BK STMT NSF Fee Unit#56					
6060	Bank Interest - Operating	229.39CR	.00	4.45	4.45CR	233.84CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE 12/31/22 CR0000 ADJUST 4.45 Dec 22 Interest Income					
6158	SA Hurricane Ian 2022	.00	.00	37,683.00	37,683.00CR	37,683.00CR
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE 12/31/22 GJ0828 AJE#2 37,683.00 P. Emerson SA Hur Ian 22					
6210	Application Fees	650.00CR	.00	.00	.00	650.00CR
6290	Miscellaneous Income	17.00CR	.00	.00	.00	17.00CR
6326	SA Roof Cleaning 2022	19,600.00CR	.00	.00	.00	19,600.00CR
7010	Legal	1,194.00	250.00	.00	250.00	1,444.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE 12/18/22 AP1606 VH4197 250.00 BECKER Annual Retainer Fee 2023					
7020	Filing Fees - State of Florida	61.25	.00	.00	.00	61.25
7030	Accounting Fees	4,350.00	.00	.00	.00	4,350.00
7050	Management Fees	17,182.00	1,562.00	.00	1,562.00	18,744.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE 12/01/22 AP1601 VH4190 1,562.00 GULF BREEZE MANAGEMENT SV Monthly Services					

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
 Ending account #: "Last"
 *** Not a standard period ***

Starting date: 12/01/22
 Ending date: 12/31/22

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7060	Professional Fees	1,325.00	.00	.00	.00	1,325.00
7140	Office Expense	2,621.00	212.00	.00	212.00	2,833.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/22 AP1601 VH4190 212.00 GULF BREEZE MANAGEMENT SV Monthly Services					
7170	Misc Administrative Expense	857.88	57.82	.00	57.82	915.70
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/22 AP1601 VH4192 7.82 GULF BREEZE MANAGEMENT SV Pool Dr Cert letter					
	12/01/22 AP1610 VH4205 50.00 GULF BREEZE MANAGEMENT SV Application 25284					
7510	Insurance - General Liability	13,496.18	.00	1,555.78	1,555.78CR	11,940.40
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/22 GJ0827 AJE#1 1,555.78 P. Emerson Insurance					
7532	Insurance - Late Fee	10.00	.00	.00	.00	10.00
7620	Water - Irrigation	7,623.44	626.80	.00	626.80	8,250.24
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/22 AP1610 VH4210 626.80 BAY CREEK CDD Acct#050036002					
7630	Sewer & Water	1,964.86	503.84	.00	503.84	2,468.70
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/21/22 AP3015 VH4221 503.84 BONITA SPRINGS UTILITIES L012919-C0049245					
7640	Electricity	8,956.31	912.56	.00	912.56	9,868.87
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/22 RJ0014 AUTO PAY 253.61 FPL 11/28/22 - 12/28/22					
	12/31/22 RJ0014 AUTO PAY 625.60 FPL 11/19/22 - 12/20/22					
	12/31/22 RJ0014 AUTO PAY 33.35 FPL 11/19/22 - 12/20/22					
7670	Cable TV	152.24	13.84	.00	13.84	166.08
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/22 AP1574 VH4188 13.84 HOTWIRE COMMUNICATION 24602315 12/1 to 12/31					
7810	Amenities Repair	1,408.94	.00	.00	.00	1,408.94
8010	Pool/Spa Maintenance Contract	6,543.17	1,075.00	.00	1,075.00	7,618.17
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/22 AP1601 VH4193 1,075.00 COLONIAL POOL & SPA Dec Service					

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
 Ending account #: "Last"
 *** Not a standard period ***

Starting date: 12/01/22
 Ending date: 12/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8020	Pool/Spa Repairs			2,818.92	.00	.00	.00	2,818.92
8030	Pool/Spa Permits			450.00	.00	.00	.00	450.00
8090	Misc Pool/Spa Expense			2,177.45	.00	.00	.00	2,177.45
8092	AED			1,720.00	.00	.00	.00	1,720.00
8110	Building Repair			.00	.00	.00	.00	.00
8134	Roof Cleaning Expense			10,300.00	.00	.00	.00	10,300.00
8140	Pressure Washing			.00	2,700.00	.00	2,700.00	2,700.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/27/22	AP1606	VH4198	2,700.00		SUPERIOR EXTERIOR MAINTEN	Pressure Washing	
8180	Fire Equipment			818.99	.00	.00	.00	818.99
8220	Janitorial Supplies			73.52	.00	.00	.00	73.52
8230	Janitorial Services			1,905.50	206.00	.00	206.00	2,111.50
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/01/22	AP1601	VH4190	206.00		GULF BREEZE MANAGEMENT SV	Monthly Services	
8290	Misc Maintenance Expense			2,376.78	813.29	125.00	688.29	3,065.07
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/01/22	AP1601	VH4191	529.88		GULF BREEZE MANAGEMENT SV	Electrical problem @fitne	
	12/06/22	AP8742	VH4182	200.16		BOB PAOLELLO	Reimbursement	
	12/12/22	AP1574	VH4187	83.25		LYNDA MORYL	Reimbursement	
	12/31/22	GJ0823	10/19/22		125.00	CK#2460 Lynda Moryl		
8310	Landscape Maintenance Contract			86,584.14	7,857.00	.00	7,857.00	94,441.14
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/01/22	AP1601	VH4195	7,857.00		GREENSCAPES	Dec Service	
8320	Plants/Shrubs/Sod			19.66	127.67	.00	127.67	147.33
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/06/22	AP8742	VH4181	127.67		LYNDA MORYL	Reimbursement	
8330	Mulch			17,062.58	.00	.00	.00	17,062.58
8350	Irrigation Repairs			5,595.73	936.31	.00	936.31	6,532.04

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"
Ending account #: "Last"
*** Not a standard period ***

Starting date: 12/01/22
Ending date: 12/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/15/22	AP1608	VH4202	215.17		GREENSCAPES	Irrigation Repair	
	12/21/22	AP1608	VH4203	139.50		GREENSCAPES	Irrigation Repair	
	12/28/22	AP1608	VH4200	334.03		GREENSCAPES	Irrigation Repair	
	12/28/22	AP1608	VH4201	61.50		GREENSCAPES	Irrigation Repair	
	12/30/22	AP1610	VH4206	186.11		GREENSCAPES	Irrigation Repair	
8410	Tree Trimming			17,092.00	.00	.00	.00	17,092.00
8490	Misc Landscaping Expense			2,261.59	1,454.00	.00	1,454.00	3,715.59
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/05/22	AP8742	VH4180	1,454.00		INFINITE AQUA	Install rock and weed bar	
8520	Building Pest Control			3,693.60	1,738.40	842.00	896.40	4,590.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/02/22	AP8742	VH4176	54.00		ARROW ENVIRONMENTAL SERVI	Pest Control	
	12/19/22	AP1601	VH4194	842.00		ARROW ENVIRONMENTAL SERVI	Pest Control	
	12/19/22	AP2945	4194		842.00	ARROW ENVIRONMENTAL SERVI	Pest Control	
	12/21/22	AP1606	VH4199	842.40		ARROW ENVIRONMENTAL SERVI	Pest Control	
8826	SA Roof Cleaning 2022			19,600.00	.00	.00	.00	19,600.00
8898	Hurricane Ian 2022			37,557.50	570.00	.00	570.00	38,127.50
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/05/22	AP8742	VH4179	445.00		CARTER FENCE CO.	Gate Repair	
	12/31/22	GJ0823	10/19/22	125.00		CK#2460 Lynda Moryl		
8900	Prior Year (Surplus)/Deficit			720.01CR	.00	.00	.00	720.01CR
9190	Reserves - General Fund			57,355.00	.00	.00	.00	57,355.00
9999	Year End Suspense			.00	65.25	.00	65.25	65.25
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/31/22	YD1231		65.25		Retaind earnings 12/31/22		
Gnd Total:				.00	181,508.42	181,508.42	.00	.00

RECONCILIATION

Bank #: 10 Operating Valley National Bank 1012 Operating Valley National
G/L Acct Bal: 66,726.76
Bank Balance: 80,971.74
Statement date: 12/31/22

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
2469	11/10/22	BONITA SPRINGS UTILITIES		77.88	
2492	12/22/22	GULF BREEZE MANAGEMENT SV		2,517.70	
2493	12/22/22	GREENSCAPES		7,857.00	
2495	12/29/22	BECKER		250.00	
2496	12/29/22	ARROW ENVIRONMENTAL SERVI		842.40	
2497	12/29/22	SUPERIOR EXTERIOR MAINTEN		2,700.00	
Total Outstanding				14,244.98	.00

Bank Reconciliation Summary

=====

Checkbook Balance	66,726.76	Reconciling Balance	80,971.74
Uncleared Checks, Credits	14,244.98 +	Bank Stmt. Balance	80,971.74
Uncleared Deposits, Debits	0.00	Difference	0.00



0143810 SP 1259 -C01-P43897-I
BAYCREST HOMEOWNERS ASSOCIATION INC
OPERATING ACCOUNT
C/O GULF BREEZE MNGT SVCS OF SW FL LLC
8910 TERRENE CT STE 200
BONITA SPRINGS FL 34135



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Journey to Homeownership Webinar
See dates and register at Valley.com/HomeWebinar

Account Statement

For the Period Ending: 12/30/22 | Page 1 of 6

1st HOA Business Cking PlusNow - XXXXXXXX9520

SUMMARY FOR THE PERIOD: 12/01/22 - 12/30/22

Beginning Balance	+	Deposits	+	Interest Paid	-	Withdrawals	-	Service Charge	=	Ending Balance
\$86,594.82		\$25,150.00		\$4.45		\$30,777.53		\$0.00		\$80,971.74

TRANSACTIONS

Date	Description	Debits	Credits	Balance
	Beginning Balance			\$86,594.82
12/01	FPL DIRECT DEBIT ELEC PYMT ID: 1320467283 PPDA	-\$31.09		\$86,563.73
12/01	FPL DIRECT DEBIT ELEC PYMT ID: 1499561429 PPDA	-\$511.03		\$86,052.70
12/12	FPL DIRECT DEBIT ELEC PYMT ID: 1173152297 PPDA	-\$253.61		\$85,799.09
12/12	Deposit		\$1,000.00	\$86,799.09
12/13	Deposit		\$2,000.00	\$88,799.09
12/13	Deposit		\$240.00	\$89,039.09
12/13	Check Number 2475	-\$818.99		\$88,220.10
12/13	Check Number 2478	-\$17,062.58		\$71,157.52
12/13	Check Number 2483	-\$127.67		\$71,029.85
12/13	Check Number 2477	-\$54.00		\$70,975.85
12/13	Check Number 2485	-\$54.00		\$70,921.85
12/14	Check Number 2476	-\$225.00		\$70,696.85

Have Questions? 800-522-4100

valley.com

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1st HOA Business Cking PlusNow - XXXXXXXX9520 (continued)

TRANSACTIONS (continued)

Date	Description	Debits	Credits	Balance
12/14	Check Number 2479	-\$445.00		\$70,251.85
12/14	Check Number 2481	-\$65.13		\$70,186.72
12/15	Check Number 2480	-\$863.36		\$69,323.36
12/15	Check Number 2482	-\$1,454.00		\$67,869.36
12/19	Deposit		\$4,000.00	\$71,869.36
12/19	Check Number 2484	-\$200.16		\$71,669.20
12/20	Deposit		\$5,000.00	\$76,669.20
12/20	Deposit		\$1,000.00	\$77,669.20
12/20	Check Number 2487	-\$88.22		\$77,580.98
12/20	Check Number 2488	-\$13.84		\$77,567.14
12/20	Check Number 2489	-\$83.25		\$77,483.89
12/20	Check Number 2490	-\$1,720.00		\$75,763.89
12/21	Deposited Item Rev Fee	-\$10.00		\$75,753.89
12/21	MARILYN REES	-\$1,000.00		\$74,753.89
12/21	Check Number 2486	-\$1,701.60		\$73,052.29
12/27	Deposit		\$2,910.00	\$75,962.29
12/29	Deposit		\$6,000.00	\$81,962.29
12/29	Check Number 2491	-\$1,075.00		\$80,887.29
12/30	Deposited Item Rev Fee	-\$10.00		\$80,877.29
12/30	EDWARD SPIEGEL	-\$2,910.00		\$77,967.29
12/30	Deposit		\$3,000.00	\$80,967.29
12/30	Interest Credited Deposit		\$4.45	\$80,971.74
Ending Balance				\$80,971.74

CHECKS IN ORDER

Date	Number	Amount	Date	Number	Amount
12/13	2475	\$818.99	12/19	2484	\$200.16
12/14	2476	\$225.00	12/13	2485	\$54.00
12/13	2477	\$54.00	12/21	2486	\$1,701.60
12/13	2478	\$17,062.58	12/20	2487	\$88.22
12/14	2479	\$445.00	12/20	2488	\$13.84
12/15	2480	\$863.36	12/20	2489	\$83.25
12/14	2481	\$65.13	12/20	2490	\$1,720.00
12/15	2482	\$1,454.00	12/29	2491	\$1,075.00
12/13	2483	\$127.67			

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.



1st HOA Business Cking PlusNow - XXXXXXXX9520 (continued)

RATE SUMMARY

As of 12/01	\$0 - \$2,499	\$2,500 - \$49,999	\$50,000 - \$99,999	\$100,000+
Interest Rate	0.000%	0.030%	0.070%	0.200%

Interest Rate Calculations

Avg Stmt Collected Bal: \$77,344.69

Annual % Yield Earned: 0.070%

Interest Earned: \$4.45

Year-to-Date Interest Paid: \$233.84

Beginning 9/1/2022, no fees will be assessed to your account on any checks or ACH transactions that are returned unpaid due to non-sufficient/insufficient funds upon presentment

1st HOA Business Cking PlusNow - XXXXXXXX9520 (continued)

POSTED CHECKS

For more details and bigger images log on to your account at valley.com

Baymont Homeowners Assoc.
c/o Gulf Stream Management Bco
8910 Tamiami Trl, Suite 200
Bonita Springs FL 34135

Valley National Bank
Bonita Springs, FL

002475

Date: 12/01/23

Pay To The Order Of: ABC TREE EQUIPMENT CORP
8770 - Hammer Road
Hialeah, FL 33118

Pay Amount: EIGHT HUNDRED EIGHTEEN AND 99/100 DOLLARS \$818.99

Signature: [Signature]

POD 2475# 10212013831 0043019520#

Baymont Homeowners Assoc.
c/o Gulf Stream Management Bco
8910 Tamiami Trl, Suite 200
Bonita Springs FL 34135

Valley National Bank
Bonita Springs, FL

002476

Date: 12/01/23

Pay To The Order Of: AQUA GAIL
2787 3rd Street, North
St. Petersburg, FL 33713-4

Pay Amount: TWO HUNDRED TWENTY-FIVE AND 00/100 DOLLARS \$225.00

Signature: [Signature]

POD 2476# 10212013831 0043019520#

12/13 Check#: 0000002475 Amount: \$818.99

12/14 Check#: 0000002476 Amount: \$225.00

Baymont Homeowners Assoc.
c/o Gulf Stream Management Bco
8910 Tamiami Trl, Suite 200
Bonita Springs FL 34135

Valley National Bank
Bonita Springs, FL

002477

Date: 12/01/23

Pay To The Order Of: ARVO ENVIRONMENTAL SERVICES
PO Box 600730
Jacksonville, FL 32260

Pay Amount: FIFTY-FOUR AND 00/100 DOLLARS \$54.00

Signature: [Signature]

POD 2477# 10212013831 0043019520#

Baymont Homeowners Assoc.
c/o Gulf Stream Management Bco
8910 Tamiami Trl, Suite 200
Bonita Springs FL 34135

Valley National Bank
Bonita Springs, FL

002478

Date: 12/01/23

Pay To The Order Of: SOUTHEAST SPREADING CO., LLC
CHRP 9988
P O Box 868001
Orlando, FL 32886-9988

Pay Amount: SEVENTEEN THOUSAND SIXTY-TWO AND 89/100 DOLLARS \$17,062.89

Signature: [Signature]

POD 2478# 10212013831 0043019520#

12/13 Check#: 0000002477 Amount: \$54.00

12/13 Check#: 0000002478 Amount: \$17,062.89

Baymont Homeowners Assoc.
c/o Gulf Stream Management Bco
8910 Tamiami Trl, Suite 200
Bonita Springs FL 34135

Valley National Bank
Bonita Springs, FL

002479

Date: 12/06/23

Pay To The Order Of: CARTER PENCE CO.
3480 International Dr
Suite 2
Naples, FL 34117

Pay Amount: FOUR HUNDRED FORTY-FIVE AND 00/100 DOLLARS \$445.00

Signature: [Signature]

POD 2479# 10212013831 0043019520#

Baymont Homeowners Assoc.
c/o Gulf Stream Management Bco
8910 Tamiami Trl, Suite 200
Bonita Springs FL 34135

Valley National Bank
Bonita Springs, FL

002480

Date: 12/06/23

Pay To The Order Of: COLONIAL POOL & SPA
4280 Cleveland Avenue
Fort Myers, FL 33901

Pay Amount: EIGHT HUNDRED SIXTY-THREE AND 34/100 DOLLARS \$863.34

Signature: [Signature]

POD 2480# 10212013831 0043019520#

12/14 Check#: 0000002479 Amount: \$445.00

12/15 Check#: 0000002480 Amount: \$863.36

Baymont Homeowners Assoc.
c/o Gulf Stream Management Bco
8910 Tamiami Trl, Suite 200
Bonita Springs FL 34135

Valley National Bank
Bonita Springs, FL

002481

Date: 12/06/23

Pay To The Order Of: GIBBS & GIBBS
14370 Collier Blvd
Naples, FL 34119

Pay Amount: SIXTY-FIVE AND 13/100 DOLLARS \$65.13

Signature: [Signature]

POD 2481# 10212013831 0043019520#

Baymont Homeowners Assoc.
c/o Gulf Stream Management Bco
8910 Tamiami Trl, Suite 200
Bonita Springs FL 34135

Valley National Bank
Bonita Springs, FL

002482

Date: 12/06/23

Pay To The Order Of: SEPRITE AQUA
816 N W 125 Avenue
Coral Gables, FL 33131

Pay Amount: ONE THOUSAND FOUR HUNDRED FORTY-FOUR AND 00/100 DOLLARS \$1,444.00

Signature: [Signature]

POD 2482# 10212013831 0043019520#

12/14 Check#: 0000002481 Amount: \$65.13

12/15 Check#: 0000002482 Amount: \$1,454.00

Baymont Homeowners Assoc.
c/o Gulf Stream Management Bco
8910 Tamiami Trl, Suite 200
Bonita Springs FL 34135

Valley National Bank
Bonita Springs, FL

002483

Date: 12/06/23

Pay To The Order Of: LYNDIA MORYL
28400 Collier Blvd
Bonita Springs, FL 34134

Pay Amount: ONE HUNDRED TWENTY-SEVEN AND 67/100 DOLLARS \$127.67

Signature: [Signature]

POD 2483# 10212013831 0043019520#

Baymont Homeowners Assoc.
c/o Gulf Stream Management Bco
8910 Tamiami Trl, Suite 200
Bonita Springs FL 34135

Valley National Bank
Bonita Springs, FL

002484

Date: 12/06/23

Pay To The Order Of: BOB FACIELLO
28360 Collier Blvd
Bonita Springs, FL 34134

Pay Amount: TWO HUNDRED AND 16/100 DOLLARS \$200.16

Signature: [Signature]

POD 2484# 10212013831 0043019520#

12/13 Check#: 0000002483 Amount: \$127.67

12/19 Check#: 0000002484 Amount: \$200.16

1st HOA Business Cking PlusNow - XXXXXXXX9520 (continued)

POSTED CHECKS (continued)

Baywest Homeowners Assoc.
c/o Gulf Stream Management Svc
8910 Tarzana Ct. Suite 200
Dania Springs FL 33138

Valley National Bank
Dania Springs, FL

002485

Date: 12/15/22

Pay
Amount: FIFTY-FOUR AND 00/100 DOLLARS *****54.00

To The
Order Of: ARROW ENVIRONMENTAL SERVICES
PO Box 802702
Jacksonville, FL 32280

12/15/22

12/15/22

12/13 Check#: 0000002485 Amount: \$54.00

Baywest Homeowners Assoc.
c/o Gulf Stream Management Svc
8910 Tarzana Ct. Suite 200
Dania Springs FL 33138

Valley National Bank
Dania Springs, FL

002486

Date: 12/15/22

Pay
Amount: ONE THOUSAND SEVEN HUNDRED ONE AND 60/100 DOLLARS *****1,701.60

To The
Order Of: RAY CREEK CDD
10320 NW 11th Street
Coral Springs, FL 33071

12/15/22

12/15/22

12/21 Check#: 0000002486 Amount: \$1,701.60

Baywest Homeowners Assoc.
c/o Gulf Stream Management Svc
8910 Tarzana Ct. Suite 200
Dania Springs FL 33138

Valley National Bank
Dania Springs, FL

002487

Date: 12/15/22

Pay
Amount: EIGHTY-EIGHT AND 22/100 DOLLARS *****88.22

To The
Order Of: RONITA SPRINGS UTILITIES
PO Box 1898
Naples, FL 34101-1898
L012915 C.0049245

12/15/22

12/15/22

12/20 Check#: 0000002487 Amount: \$88.22

Baywest Homeowners Assoc.
c/o Gulf Stream Management Svc
8910 Tarzana Ct. Suite 200
Dania Springs FL 33138

Valley National Bank
Dania Springs, FL

002488

Date: 12/15/22

Pay
Amount: THIRTEEN AND 60/100 DOLLARS *****13.84

To The
Order Of: HOTWIRE COMMUNICATION
P.O. Box 87330
Philadelphia, PA 19111
24609315

12/15/22

12/15/22

12/20 Check#: 0000002488 Amount: \$13.84

Baywest Homeowners Assoc.
c/o Gulf Stream Management Svc
8910 Tarzana Ct. Suite 200
Dania Springs FL 33138

Valley National Bank
Dania Springs, FL

002489

Date: 12/15/22

Pay
Amount: EIGHTY-THREE AND 25/100 DOLLARS *****83.25

To The
Order Of: LYNDIA MORTYLL
25400 Delwoodville Cir
Dania Springs, FL 33134

12/15/22

12/15/22

12/20 Check#: 0000002489 Amount: \$83.25

Baywest Homeowners Assoc.
c/o Gulf Stream Management Svc
8910 Tarzana Ct. Suite 200
Dania Springs FL 33138

Valley National Bank
Dania Springs, FL

002490

Date: 12/15/22

Pay
Amount: ONE THOUSAND SEVEN HUNDRED TWENTY AND 00/100 DOLLARS *****1,720.00

To The
Order Of: ONE GREAT BEACHES
3151 Executive Way
Aventura, FL 33128

12/15/22

12/15/22

12/20 Check#: 0000002490 Amount: \$1,720.00

Baywest Homeowners Assoc.
c/o Gulf Stream Management Svc
8910 Tarzana Ct. Suite 200
Dania Springs FL 33138

Valley National Bank
Dania Springs, FL

002491

Date: 12/15/22

Pay
Amount: ONE THOUSAND SEVENTY-FIVE AND 00/100 DOLLARS *****1,075.00

To The
Order Of: COLOMBAL POOL & SPA
4380 Cleveland Avenue
Fort Myers, FL 33901

12/15/22

12/15/22

12/29 Check#: 0000002491 Amount: \$1,075.00



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 (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 checking transactions on your statement which did not arise from an electronic transfer, write us as soon as possible at Valley National Bank, Attn: Customer Care, 1445 Valley Road, Wayne, NJ 07470-2088, or email us at contactus@valley.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 contact 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.)

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For Additional Terms And Conditions Applicable To Your Account Statement, Please Reference Our "All About Your Accounts" Booklet.



RECONCILIATION

Bank #: 09 Reserves TIAA Bank

G/L Acct Bal: 25,673.67

Bank Balance: 25,673.67

Statement date: 12/31/22

1114 Reserves TIAA Bank

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding

.00

.00

Bank Reconciliation Summary

Checkbook Balance	25,673.67	Reconciling Balance	25,673.67
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	25,673.67
Uncleared Deposits, Debits	0.00	Difference	0.00

Statement of Account
0960056688



000005571 MD02201230non1559721 01 000000 065579 002 0



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

December 30, 2022
Days in stmt period: 30
(0)
Page 1 of 2

Direct Inquiries to:
888-882-3837

TIAA Bank
1185 Immokalee RD.
Naples, FL 34110

Summary of Account Balance

<i>Account</i>	<i>Number</i>	<i>Ending Balance</i>
Business Money Market	0960056688	\$25,673.67



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Statement of Account
 0960056688
 Gulf Breeze Management Services
 Page 2 of 2

Business Money Market 0960056688

Interest paid year to date \$80.56

Date	Description	Additions	Subtractions	Balance	Number	Date	Amount
11-30	Beginning balance			\$29,248.45			
12-29	Check 1070		-3,592.50	25,655.95	1070	12-29	3,592.50
12-30	#Interest Credit	17.72		25,673.67			
12-30	Ending totals	17.72	-3,592.50	\$25,673.67			

Annual percentage yield earned 0.75 %
 Interest-bearing days 30
 Average balance for APY \$29,008.95
 Interest earned \$17.72

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

RECONCILIATION

Bank #: 12 Reserves Valley National Bank 1116 Reserves Valley National B
G/L Acct Bal: 54,161.12
Bank Balance: 54,161.12
Statement date: 12/31/22

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:

Total Outstanding				.00	.00
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Bank Reconciliation Summary
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Checkbook Balance	54,161.12	Reconciling Balance	54,161.12
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	54,161.12
Uncleared Deposits, Debits	0.00	Difference	0.00



0122931 SP 2259 -C01-P22978-I
BAYCREST HOMEOWNERS ASSOCIATION INC
C/O GULF BREEZE MNGT SVCS OF SW FL LLC
8910 TERRENE CT STE 200
BONITA SPRINGS FL 34135



TAKE THE NEXT STEPS IN
BECOMING A HOMEOWNER

Join us for our information-packed
Journey to Homeownership Webinar
See dates and register at Valley.com/HomeWebinar

Account Statement

For the Period Ending: 12/30/22 | Page 1 of 2

Valley Business Choice MMA - XXXXXXXX6928

SUMMARY FOR THE PERIOD: 12/01/22 - 12/30/22

Beginning Balance	+	Deposits	+	Interest Paid	-	Withdrawals	-	Service Charge	=	Ending Balance
\$54,101.06		\$0.00		\$60.06		\$0.00		\$0.00		\$54,161.12

TRANSACTIONS

Date	Description	Debits	Credits	Balance
	Beginning Balance			\$54,101.06
12/30	Interest Credited Deposit		\$60.06	\$54,161.12
	Ending Balance			\$54,161.12

RATE SUMMARY

As of 12/01	\$0 - \$9,999	\$10,000 - \$4,999,999	\$5,000,000+
Interest Rate	0.500%	1.350%	1.350%

Interest Rate Calculations

Avg Stmt Collected Bal: \$54,101.06

Annual % Yield Earned: 1.360%

Interest Earned: \$60.06

Year-to-Date Interest Paid: \$406.80

Beginning 9/1/2022, no fees will be assessed to your account on any checks or ACH transactions that are returned unpaid due to non-sufficient/insufficient funds upon presentment

Have Questions? 800-522-4100

valley.com

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