

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON FEBRUARY 15, 2016
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Marilyn Hara, Swann Fredrickson, John Knoche, Rick Nye, Toni Paoello, Creighton Phillips, and Ralph Searce

Directors Absent: None

Representing Gulf Breeze Management Services LLC: Aharon Weidner

Ralph Searce called the meeting to order at 6:17 P.M. and quorum was established. The notice was posted timely.

On a motion by Swann Fredrickson, seconded by Creighton Phillips, and carried unanimously the Board approved the January 20, 2016 meeting minutes.

Election of Officers

On a motion by Swann Fredrickson, seconded by Creighton Phillips, and carried unanimously, Ralph Searce was made president.

On a motion by Swann Fredrickson, seconded by Creighton Phillips, and carried unanimously, Marilyn Hara was made Vice President

On a motion by Toni Paoello, seconded by Marilyn Hara, and carried unanimously the Board made Swann Fredrickson Secretary.

Marilyn Hara nominated Rick Nye as Treasurer. Swann Fredrickson seconded the Nomination.

Toni Paoello nominated John Knoche as Treasurer. Creighton Phillips seconded the Nomination.

John Knoche withdrew his name from candidacy for treasurer.

On a unanimous vote Rick Nye was made treasurer.

Open Discussion

Ralph Searce noted he was trying to plan a "special" meeting to discuss mulch, insurance, a construction request and several other topics.

The Board discussed moving meeting times to 5:00 PM. The Board agreed by consensus to attempt to move meeting times to 5:00PM if meeting space is available.

Meetings were proposed for March, April, May, July, September, October, November, December, January, and February. Ralph Searce will follow up on setting the meeting calendar.

On a motion by Creighton Phillips, seconded by Marilyn Hara, and carried unanimously Don Coulson was removed as a bank signor and Rick Nye was added therefore Rick Nye, Swann Fredrickson, and Ralph Searce shall be signors on all accounts and Nancy Weidner and Ralph Weidner were to remaining signors on the bank accounts at CNL Bank.

Next Meeting

The next regular meeting will be on Wednesday, March 16, 2016 at the Community Center at 5 p.m. (pending confirmation of room availability).

The possible "special" meeting will be held at a time to be determined.

With no further business, and on a motion by Creighton Phillips, seconded by Marilyn Hara, and carried unanimously the meeting was adjourned at 6:45 P.M.

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

RECONCILIATION

Bank #: 10 Operating Valley National Bank 1012 Operating Valley National
G/L Acct Bal: 94,045.17
Bank Balance: 111,522.21
Statement date: 02/29/16

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
1386	02/23/16	GULF BREEZE MANAGEMENT SV		1,962.97	
1387	02/25/16	CENTURYLINK		50.75	
1388	02/25/16	GREENSCAPES		6,506.89	
1389	02/25/16	BB&T OSWALD TRIPPE CO.INS		5,837.93	
1390	02/25/16	ARROW ENVIROMENTAL SERVIC		842.40	
1391	02/29/16	BAYCREST RESERVES		2,276.10	
Total Outstanding				17,477.04	.00

Bank Reconciliation Summary
=====

Checkbook Balance	94,045.17	Reconciling Balance	111,522.21
Uncleared Checks, Credits	17,477.04 +	Bank Stmt. Balance	111,522.21
Uncleared Deposits, Debits	0.00	Difference	0.00



CNLBank.

013870

BAYCREST HOMEOWNERS ASSOCIATION, INC
OPERATING ACCT
C/O GULF BREEZE MNGT SVCS OF SW FL, LLC
8910 TERRENE CT STE 200
BONITA SPRINGS, FL 34135

Date Feb 21, 2016
Period Feb 01, 2016 to Feb 21, 2016
Number days in period 21

Summary of Accounts

Account	Beginning Balance	Deposits/Credits	WD/Debits/Checks	Ending Balance
Property Mgmt NOW Account 0043019520	121 576 92	731 53	10,043 13	112,265 32

Property Mgmt NOW Account 0043019520

Baycrest Homeowners Association, Inc
Operating Acct

Enclosures. 7

Account Summary	Description	Amount	Description	Amount	Statement Period	02/01/16 - 02/21/16
	Beginning Balance	121,576 92	Low Balance	111 533 79		
	Deposits/Credits	731 53				
	Withdrawals/Debits	870 01				
	Checks	9 173 12				
	Ending Balance	112,265 32				

Deposits/ Credits

Date	Description	Amount
02/16	Deposit	728.25
02/21	Interest Credit	3 28

Withdrawals/ Debits

Date	Description	Amount
02/03	ACH Debit ELEC PYMT FPL DIRECT DEBIT ID: 1499561429 PPDA	694 45
02/03	ACH Debit ELEC PYMT FPL DIRECT DEBIT ID: 1320467283 PPDA	19 65
02/09	ACH Debit ELEC PYMT FPL DIRECT DEBIT ID: 1173152297 PPDA	155 91

Checks

Check	Date	Amount	Check	Date	Amount	Check	Date	Amount
1377	02/03	2,154 35	1379	02/08	6,648 02	1381	02/10	74 19
1378	02/11	50 69	1380	02/10	230 00	1382	02/09	15 87

* Indicates a break in the check number order Your check may have been in a previous statement or may still be outstanding.



CNLBank.

013870

BAYCREST HOMEOWNERS ASSOCIATION, INC
OPERATING ACCT
C/O GULF BREEZE MNGT SVCS OF SW FL, LLC
8910 TERRENE CT STE 200
BONITA SPRINGS, FL 34135

Date: Feb 21, 2016
Period: Feb 01 2016 to Feb 21 2016
Number days in period: 21

Property Mgmt NOW Account 0043019520 continued

Daily
Balance
Summary

Date	Amount	Date	Amount	Date	Amount
02/03	118,708.47	02/10	111,584.48	02/21	112,265.32
02/08	112,060.45	02/11	111,533.79		
02/09	111,888.67	02/16	112,262.04		

Auto Generated Deposit Ticket

Gulf Breeze Management
 Baycrest Homeowners Association Inc
 Date: 02/16/2016
 \$ 728.25
 CNL BANK Items: 1

COE1114289C 43014520P101 /000000072825/

Date 02/16/2016 Amount: \$728.25

****Credit Ticket****

013870

Baycrest Homeowners Assoc.
 600 Gulf Breeze Management, Inc.
 6010 Yonkers Ct. Suite 200
 Santa Tampa, FL 34708

Pay To: CNL BANK
 Amount: \$2,154.35

Date: 02/03/2016

Signature: *David C. Carter*

COE1114289C 0043014520P

Number 1377 Date: 02/03/2016 Amount: \$2,154.35

Back Image

Baycrest Homeowners Assoc.
 600 Gulf Breeze Management, Inc.
 6010 Yonkers Ct. Suite 200
 Santa Tampa, FL 34708

Pay To: CNL BANK
 Amount: \$50.69

Date: 02/11/2016

Signature: *David C. Carter*

COE1114289C 0043014520P

Number 1378 Date: 02/11/2016 Amount: \$50.69

Back Image

Baycrest Homeowners Assoc.
 600 Gulf Breeze Management, Inc.
 6010 Yonkers Ct. Suite 200
 Santa Tampa, FL 34708

Pay To: CNL BANK
 Amount: \$6,648.02

Date: 02/08/2016

Signature: *David C. Carter*

COE1114289C 0043014520P

Number 1379 Date: 02/08/2016 Amount: \$6,648.02

Back Image

Baycrest Homeowners Assoc.
 600 Gulf Breeze Management, Inc.
 6010 Yonkers Ct. Suite 200
 Santa Tampa, FL 34708

Pay To: CNL BANK
 Amount: \$230.00

Date: 02/10/2016

Signature: *David C. Carter*

COE1114289C 0043014520P

Number 1380 Date: 02/10/2016 Amount: \$230.00

Back Image

Baycrest Homeowners Assoc.
 600 Gulf Breeze Management, Inc.
 6010 Yonkers Ct. Suite 200
 Santa Tampa, FL 34708

Pay To: CNL BANK
 Amount: \$74.19

Date: 02/10/2016

Signature: *David C. Carter*

COE1114289C 0043014520P

Number 1381 Date: 02/10/2016 Amount: \$74.19

Back Image



BAYCREST HOMEOWNERS ASSOCIATION I
 OPERATING ACCT NC 0
 C-O GULF BREEZE MNGT SVCS OF SW FL
 8910 TERRENE CT STE 200 L
 BONITA SPRINGS FL 34135

Page 1
 Chks Paid 3
 Statement Date 02/29/16
 Account Number 43019520

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

Non-Check Transactions

Date	Description	Amount
02/23	LOCKBOX DEPOSIT 022216	630 00
02/29	Interest Credited Deposit	18 41

Checks in Order

Date	Number	Amount	Date	Number	Amount
02/22	1383	60 52	02/24	1385	761 00
02/25	1384	570 00			

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
01/31	112,265 32	02/23	112,834 80	02/25	111,503 80
02/22	112,204 80	02/24	112,073 80	02/29	111,522 21

Interest Rate Summary

DATE	0-	\$2,499	\$49,999	\$99,999	\$100,000 and up
02/01	0 010%		0 100%	0 200%	0 600%

Account Summary

Previous Statement Date 01/31/16

Beginning	Interest	Service	Ending
Balance + Deposits + Paid - Withdrawals - Charge	=	Balance	
112,265 32 + 630 00 + 18 41 - 1,391 52 - 00	=	111,522 21	

Statement from 02/19/16 Thru 02/29/16 Avg Stmt Collected Bal 139,974 13
 Average Collected Balance for Interest Calculation 111,979 30
 Interest Earned 18 41 *Annual Percentage Yield Earned 0 60%
 YTD Interest Paid 26 39

RECONCILIATION

Bank #: 09 Reserves EverBank 1114 Reserves EverBank
G/L Acct Bal: 92,359.75
Bank Balance: 90,083.65
Statement date: 02/29/16

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
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OUTSTANDING ITEMS:					
2355	02/29/16	BAYCREST RESERVES			2,276.10
Total Outstanding				.00	2,276.10

Bank Reconciliation Summary
=====

Checkbook Balance	92,359.75	Reconciling Balance	90,083.65
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	90,083.65
Uncleared Deposits, Debits	2,276.10 -	Difference	0.00

Statement of Account
0960056688



220 M0 ##044704
BAY CREST HOMEOWNERS ASSOC INC
8910 TERRENE CT SUITE 200
BONITA SPRINGS FL 34135-9514

February 29, 2016
Days in stmt period 31
(0)
Page 1 of 2

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	\$90,083 65

100

Check	Amount
1	100.00
2	200.00
3	300.00
4	400.00
5	500.00
6	600.00
7	700.00
8	800.00
9	900.00
10	1000.00
11	1100.00
12	1200.00
13	1300.00
14	1400.00
15	1500.00
16	1600.00
17	1700.00
18	1800.00
19	1900.00
20	2000.00
21	2100.00
22	2200.00
23	2300.00
24	2400.00
25	2500.00
26	2600.00
27	2700.00
28	2800.00
29	2900.00
30	3000.00
31	3100.00
32	3200.00
33	3300.00
34	3400.00
35	3500.00
36	3600.00
37	3700.00
38	3800.00
39	3900.00
40	4000.00
41	4100.00
42	4200.00
43	4300.00
44	4400.00
45	4500.00
46	4600.00
47	4700.00
48	4800.00
49	4900.00
50	5000.00
51	5100.00
52	5200.00
53	5300.00
54	5400.00
55	5500.00
56	5600.00
57	5700.00
58	5800.00
59	5900.00
60	6000.00
61	6100.00
62	6200.00
63	6300.00
64	6400.00
65	6500.00
66	6600.00
67	6700.00
68	6800.00
69	6900.00
70	7000.00
71	7100.00
72	7200.00
73	7300.00
74	7400.00
75	7500.00
76	7600.00
77	7700.00
78	7800.00
79	7900.00
80	8000.00
81	8100.00
82	8200.00
83	8300.00
84	8400.00
85	8500.00
86	8600.00
87	8700.00
88	8800.00
89	8900.00
90	9000.00
91	9100.00
92	9200.00
93	9300.00
94	9400.00
95	9500.00
96	9600.00
97	9700.00
98	9800.00
99	9900.00
100	10000.00

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

Business Money Market 0960056688

Interest paid year to date \$68 00

Date	Description	Additions	Subtractions	Balance
01-29	Beginning balance			\$90,048 46
02-29	#Interest Credit	35 19		90,083 65
02-29	Ending totals	35 19	.00	\$90,083 65

Annual percentage yield earned 0 46 %
Interest-bearing days 31
Average balance for APY \$90,048 46
Interest earned \$35 19

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

Check	Amount
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From Baycrest Homeowners Assoc
To GULF BREEZE MANAGEMENT SVC INC
GBMS

Check Date Check Amount Check Number
2/23/16 1,962 97 001386

Batch	Date	Invoice Number	Reference	Gross	Discount	Net
2349	2/29/16	FEBRUARY 16	February services	1,962 97	00	1,962 97

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

STATEMENT

Statement Date Feb 29, 2016

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
2/2/16	2/29/16	67302			25 00	25 00
2/3/16	2/29/16	67625			131 32	156 32
2/17/16	2/29/16	67593			1 65	157 97
2/29/16	2/29/16	67301			1,805 00	1,962 97
					TOTAL	1,962.97

0 - 30	31 - 60	61 - 90	Over 90 days
1,962 97	0 00	0 00	0 00

Gulf Breeze Mgmt Services of SW FL, Inc
Items Sold to Customers
For the Period From Feb 1, 2016 to Feb 29, 2016

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 Baycrest Homeowners Assoc	JANITORIAL		206 00		206 00	100 00
	MISC OFFICE INCO		25 00		25 00	100 00
	PROPERTY MANAG		1,408 00		1,408 00	100 00
	PURCHASES-MISC		76 32		76 32	100 00
	SERVICE INCOME-A		191 00		191 00	100 00
	SERVICE INCOME-J		55 00		55 00	100 00
	TELEPHONE CHAR		1 65		1 65	100 00
			1,962 97		1,962 97	100 00
Report Totals			1,962 97		1,962 97	100 00

	Subtotal	1,805 00
	Sales Tax	
	Total Invoice Amount	1,805 00
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	1,805 00

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

Invoice
Invoice Number
67302

Invoice Date
2/2/16

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		2/29/16

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

2/9/2016

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				
201602021310093442	Process additional delinquency notices		Jacque Fisher	
<u>2/2/2016</u>				
Additional delinquency notice		Hard Charge		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
67593

Invoice Date
2/17/16

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		2/29/16

Description	Amount
Telephone charges - January	1 65
7172	

	Subtotal	1 65
	Sales Tax	
	Total Invoice Amount	1 65
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	1 65

2/22/2016

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.			
201602170859234252	January Conference Call		Amanda Smith	
2/17/2016	Telephone charges	Hard Charge		1 65
Total	Status New			1 65
Baycrest Homeowners Assoc				1 65

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

Invoice
Invoice Number
67625

Invoice Date
2/3/16

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		2/29/16

Description	Amount
Sign	76 32
Pick up No Smoking sign & install @ pool	55 00
8290	

	Subtotal	131 32
	Sales Tax	
	Total Invoice Amount	131 32
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	131 32

GULF BREEZE MANAGEMENT

SERVICE INVOICE

DATE START	2/3/2016
DATE FINISH	
ASSOCIATION	baycrest
ADDRESS	community
BILLING ADDRESS	

DATE SCHEDULED FOR

*ENTRY PERMISSION BY UNIT OWNER	Yes	APPROVED
AUTHORIZED BY		NOT APPROVED

CHARGE TO	
UNIT	
ASSOCIATION	Yes

DESCRIPTION OF WORK
pick up the NO SMOKING sign at naples and install at the pool

QTY	PARTS USED	PRICE	TOTAL
1	sign	76 32	76 32

SERVICE PERSON	DATE	HOURS	AMOUNT	PARTS	
julio		1 0	\$55 00	LABOR	55 00
				TOTAL	\$131 32

COMMENTS	LABOR TOTAL \$55 00

SERVICE SUPERVISED BY

SIGNED

A / P O P E N I T E M D E T A I L

Starting vendor: "First" Ending vendor: "Last"
Cut off date: 02/29/16

Vendor		Vchr #	Invoice	Reference	Date	Amount
BSU	BONITA SPRINGS UTILITIES	2357	FEBRUARY 16	1/21-2/18 L012919C0049245	02/25/16	62.73
FL/D/S	FLORIDA DEPT OF STATE	2356	FEBRUARY 16	Doc No. N94000000975	02/29/16	61.25
GOGREEGO GREEN LAWN & TREE, INC		2358 3250		Trees Trimming	02/18/16	1500.00
Grand total:						1,623.98

CASH DISBURSEMENTS

Starting Check Date: 2/01/16 Cash account #: 1012

Ending Check Date: 2/29/16

Check-date	Check-#	Vend-#	Vendor Name		Check-amount	Reference		
2/04/16	1381	GREEN	GREENSCAPES		74.19	Irrigation		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2341	158136	1/22/16	8350	1/22/16	74.19	Irrigation
2/04/16	1382	JKNOCH	JOHN KNOCH		15.87	Reimburse Trash Can		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2342	FEBRUARY 16	2/01/16	8290	2/01/16	15.87	Reimburse Trash Can
2/11/16	1383	BSU	BONITA SPRINGS UTILITIES		60.52	12/15-1/L012919C0049245		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2343	JANUARY 16	1/28/16	7630	1/28/16	60.52	12/15-1/L012919C0049245
2/11/16	1384	COMMEP	COMMERCIAL POOL SPECIALIST, IN		570.00	January Services		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2345	CPS20154634	1/30/16	8010	1/30/16	570.00	January Services
2/11/16	1385	HART	THE HARTFORD		761.00	Policy# 21BDDGX3179		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2344	JANUARY 16	1/29/16	1420	1/29/16	761.00	Policy# 21BDDGX3179
2/23/16	1386	GBMS	GULF BREEZE MANAGEMENT SVC INC		1,962.97	February services		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2349	FEBRUARY 16	2/29/16	7050	2/29/16	1,408.00	February services
		2349	FEBRUARY 16	2/29/16	8230	2/29/16	206.00	
		2349	FEBRUARY 16	2/29/16	7140	2/29/16	191.00	
		2349	FEBRUARY 16	2/29/16	7170	2/29/16	25.00	
		2349	FEBRUARY 16	2/29/16	7170	2/29/16	1.65	
		2349	FEBRUARY 16	2/29/16	8290	2/29/16	131.32	
		Totals:					1,962.97	
2/25/16	1387	EMBA	CENTURYLINK		50.75	2/10-3/9 311723299		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2348	FEBRUARY 16	2/10/16	7650	2/10/16	50.75	2/10-3/9 311723299
2/25/16	1388	GREEN	GREENSCAPES		6,506.89			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2350	158554	2/15/16	8350	2/15/16	27.50	Irrigation
		2351	158989	2/20/16	8310	2/20/16	6,430.00	February Services
		2353	158658	2/17/16	8350	2/17/16	49.39	Irrigation

CASH DISBURSEMENTS

Starting Check Date: 2/01/16 Cash account #: 1012
Ending Check Date: 2/29/16

Check-date	Check-#	Vend-#	Vendor Name			Check-amount	Reference	
2/25/16	1389	OSWALD	BB&T OSWALD TRIPPE CO.INS			Totals: 5,837.93	6,506.89 Client Code: 132BAYCRHOM	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2354	FEBRUARY 16	2/24/16	1420	2/24/16	5,837.93	Client Code: 132BAYCRHOM
2/25/16	1390	PROTE	ARROW ENVIROMENTAL SERVICES			842.40	Pest Control	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2352	5023369	2/17/16	8520	2/17/16	842.40	Pest Control
2/29/16	1391	BCR RE	BAYCREST RESERVES			2,276.10	Transfer from Ope to Res	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2355	FEBRUARY 16	2/29/16	1114	2/29/16	2,276.10	Transfer from Ope to Res
Totals:						18,958.62		

AGED OWNER BALANCES: AS OF Feb. 29, 2016
LOT/UNIT NUMBER SEQUENCE

* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
TOTAL:			0.00	0.00	0.00	0.00	0.00	

PREPAYS AS OF Feb. 29, 2016
Lot/Unit Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
Ralph & Mary Shippee 25442 Galashields Circle	07	25442	PP	630.00
Dr. Ehsan & Camille Afshani 25432 Galashields Circle	10	25432	PP	610.00
Bob & Robin Shepherd 25414 Galashields Circle	15	25414	PP	1,890.00
Bill & Andrea Douglas 25292 Galashields Circle	48	25292	PP	10.00
Edward P. & Amy M. Spiegel 25262 Galashields Circle	56	25262	PP	765.55
Sidor & Agrio Hadgis 25257 Galashields Circle	77	25257	PP	1,900.00
Eugene J. & Wanda Ciarkowski 25355 Galashields Circle	87	25355	PP	630.00
				=====
TOTAL HOMES:	7	TOTAL PREPAYS		6,435.55
		TOTAL DISTR:	PP	6,435.55

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/16
Ending date: 02/29/16

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			112,493.86	1,379.94	19,828.63	18,448.69CR	94,045.17
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/04/16	AP8258	1382		15.87	JOHN KNOCHE	Reimburse Trash Can	
	02/04/16	AP9489	1381		74.19	GREENSCAPES	Irrigation	
	02/09/16	RJ0021	REVERSE		870.01	FPL 12/21/15 - 01/22/16		
	02/11/16	AP9528	1383		60.52	BONITA SPRINGS UTILITIES	12/15-1/L012919C0049245	
	02/11/16	AP9528	1384		570.00	COMMERCIAL POOL SPECIALIS	January Services	
	02/11/16	AP9528	1385		761.00	THE HARTFORD	Policy# 21BDDGX3179	
	02/16/16	AR0000	AR04	728.25		Owner Cash Receipts		
	02/21/16	CR0000	ADJUST	3.28		Feb 16 Interest Income		
	02/22/16	AR0000	AR04	630.00		Owner Cash Receipts		
	02/23/16	AP8365	1386		1,962.97	GULF BREEZE MANAGEMENT SV	February services	
	02/25/16	AP9573	1387		50.75	CENTURYLINK	2/10-3/9 311723299	
	02/25/16	AP9573	1388		6,506.89	GREENSCAPES	Irrigation	
	02/25/16	AP9573	1389		5,837.93	BB&T OSWALD TRIPPE CO.INS	Client Code: 132BAYCRHOM	
	02/25/16	AP9573	1390		842.40	ARROW ENVIROMENTAL SERVIC	Pest Control	
	02/29/16	AP8375	1391		2,276.10	BAYCREST RESERVES	Transfer from Ope to Res	
	02/29/16	CR0000	ADJUST	18.41		Feb 16 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			90,048.46	2,311.29	.00	2,311.29	92,359.75
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/16	AP8374	VH2355	2,276.10		BAYCREST RESERVES	Transfer from Ope to Res	
	02/29/16	CR0000	ADJUST	35.19		Feb 16 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 07/06/12 1.32%			.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/16
Ending date: 02/29/16

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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 02/21/17 1.35%			55,378.41	79.72	.00	79.72	55,458.13
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/21/16	GJ0616	CD#1125	63.32		Feb 16 Earned Interest		
	02/29/16	RJ0024	CD#1125	16.40		2016 CD Accrued Interest		
1126	CD Ever 02/26/20 2.30%			63,964.81	116.57	.00	116.57	64,081.38
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/16	RJ0024	CD#1126	116.57		2016 CD Accrued Interest		
1310	A/R Assessments			693.00	10.25	703.25	693.00CR	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/02/16	AR0000	AR03	10.25		Apply Interest		
	02/16/16	AR0000	AR04		703.25	Owner Cash Receipts		
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			.00	25.00	25.00	.00	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/02/16	AR0000	AR06	25.00		Owner Expense Adjust.		
	02/16/16	AR0000	AR04		25.00	Owner Cash Receipts		
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			2,276.10	.00	2,276.10	2,276.10CR	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/16	GJ0613	REPAY		2,276.10	Repay CK#1391		

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 02/01/16
Ending date: 02/29/16

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
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	5,837.93	5,837.93	.00	.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/24/16	AP7361	VH2354	5,837.93		BB&T OSWALD TRIPPE CO.INS	Client Code: 132BAYCRHOM
	02/24/16	GJ0612	EXPENSE		3,477.93	CK#1389 Package	
	02/24/16	GJ0612	EXPENSE		1,310.00	CK#1389 D&O	
	02/24/16	GJ0612	EXPENSE		1,050.00	CK#1389 Umbrella	
1422	Insurance Refund	.00	.00	.00	.00	.00	.00
1440	Prepaid FPL Auto Pays	.00	.00	.00	.00	.00	.00
1442	Prepaid FPL	.00	.00	.00	.00	.00	.00
1446	Prepaid CenturyLink Auto Pays	.00	.00	.00	.00	.00	.00
1510	Security Deposits	.00	.00	.00	.00	.00	.00
1520	Utility Deposits	.00	.00	.00	.00	.00	.00
1522	Foreclosure Deposits	.00	.00	.00	.00	.00	.00
3010	Accounts Payable	1,465.71CR	18,958.62	19,116.89	158.27CR	1,623.98CR	

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
02/01/16	AP8257	VH2342		15.87	JOHN KNOCHE	Reimburse Trash Can
02/04/16	AP8258	1382	15.87		JOHN KNOCHE	Reimburse Trash Can
02/04/16	AP9489	1381	74.19		GREENSCAPES	Irrigation
02/10/16	AP8364	VH2348		50.75	CENTURYLINK	2/10-3/9 311723299
02/11/16	AP9528	1383	60.52		BONITA SPRINGS UTILITIES	12/15-1/ L012919C0049245
02/11/16	AP9528	1384	570.00		COMMERCIAL POOL SPECIALIS	January Services
02/11/16	AP9528	1385	761.00		THE HARTFORD	Policy# 21BDDGX3179
02/15/16	AP7361	VH2350		27.50	GREENSCAPES	Irrigation
02/17/16	AP7361	VH2352		842.40	ARROW ENVIROMENTAL SERVIC	Pest Control
02/17/16	AP7361	VH2353		49.39	GREENSCAPES	Irrigation
02/18/16	AP7371	VH2358		1,500.00	GO GREEN LAWN & TREE, INC	Trees Trimming
02/20/16	AP7361	VH2351		6,430.00	GREENSCAPES	February Services
02/23/16	AP8365	1386	1,962.97		GULF BREEZE MANAGEMENT SV	February services
02/24/16	AP7361	VH2354		5,837.93	BB&T OSWALD TRIPPE CO.INS	Client Code: 132BAYCRHOM

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 02/01/16

Ending account #: "Last"

Ending date: 02/29/16

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	02/25/16	AP7371 VH2357		62.73	BONITA SPRINGS UTILITIES	1/21-2/18 L012919C0049245	
	02/25/16	AP9573 1387	50.75		CENTURYLINK	2/10-3/9 311723299	
	02/25/16	AP9573 1388	6,506.89		GREENSCAPES	Irrigation	
	02/25/16	AP9573 1389	5,837.93		BB&T OSWALD TRIPPE CO.INS	Client Code: 132BAYCRHOM	
	02/25/16	AP9573 1390	842.40		ARROW ENVIROMENTAL SERVIC	Pest Control	
	02/29/16	AP7371 VH2356		61.25	FLORIDA DEPT OF STATE	Doc No. N94000000975	
	02/29/16	AP8364 VH2349		1,962.97	GULF BREEZE MANAGEMENT SV	February services	
	02/29/16	AP8374 VH2355		2,276.10	BAYCREST RESERVES	Transfer from Ope to Res	
	02/29/16	AP8375 1391	2,276.10		BAYCREST RESERVES	Transfer from Ope to Res	
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		870.01CR	870.01	881.69	11.68CR	881.69CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/09/16	RJ0021	REVERSE	870.01		FPL 12/21/15 - 01/22/16	
	02/29/16	RJ0014	AUTO PAY		881.69	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		2,276.10CR	2,276.10	.00	2,276.10	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/29/16	GJ0613	REPAY	2,276.10		Repay CK#1391	
3045	Due To Operating		.00	.00	.00	.00	.00
3050	Due DO NOT USE		.00	.00	.00	.00	.00
3110	Deferred Owner Assessments		37,800.00CR	18,900.00	.00	18,900.00	18,900.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/29/16	RJ0022	16 MONTH	15,545.00		2016 Monthly Allocation	
	02/29/16	RJ0022	16 MONTH	3,355.00		2016 Monthly Allocation	
3111	Deferred Reserve Assessments		.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 02/01/16

Ending account #: "Last"

Ending date: 02/29/16

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
3115	Deferred TIB Bank	.00	.00	.00	.00	.00	
3120	Prepaid Owner Assessments	5,805.55CR	.00	630.00	630.00CR	6,435.55CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/22/16	AR0000	AR04		630.00	Owner Cash Receipts	
3121	Deferred Tree Replcemnt Jun 07	.00	.00	.00	.00	.00	.00
3122	Deferred Pre Washing Mar 2008	.00	.00	.00	.00	.00	.00
3123	Deferred Tree Replcemnt May 08	.00	.00	.00	.00	.00	.00
3124	Deferred Lattice Repairs	.00	.00	.00	.00	.00	.00
3129	Lessee Security Deposits	8,500.00CR	.00	.00	.00	.00	8,500.00CR
5020	Reserves - Painting	.00	.00	.00	.00	.00	.00
5030	Reserves - Pavement	.00	.00	.00	.00	.00	.00
5040	Reserves - Pool	.00	.00	.00	.00	.00	.00
5110	Reserves - Landscape	.00	.00	.00	.00	.00	.00
5190	Reserves - General Fund	211,447.29CR	.00	3,355.00	3,355.00CR	214,802.29CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/29/16	RJ0022	16 MONTH		3,355.00	2016 Monthly Allocation	
5490	Reserves - Earned Interest	96.12CR	.00	98.51	98.51CR	194.63CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/21/16	GJ0616	CD#1125		63.32	Feb 16 Earned Interest	
	02/29/16	CR0000	ADJUST		35.19	Feb 16 Interest Income	
5491	Reserves - Accrued Interest	124.37CR	.00	132.97	132.97CR	257.34CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/29/16	RJ0024	CD#1125		16.40	2016 CD Accrued Interest	
	02/29/16	RJ0024	CD#1126		116.57	2016 CD Accrued Interest	
5510	Prior Year Surplus/(Deficit)	40,912.91CR	1,497.33	.00	1,497.33	39,415.58CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/29/16	RJ0023	16 MONTH	1,497.33		2016 Monthly Prior Year	
5520	Current Year Surplus/(Deficit)	.00	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 02/01/16

Ending account #: "Last"

Ending date: 02/29/16

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5610	Capital Improvements			9,353.90CR	.00	.00	.00	9,353.90CR
6010	Owner Maintenance Income			18,900.00CR	.00	18,900.00	18,900.00CR	37,800.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/16	RJ0022	16 MONTH		15,545.00	2016 Monthly Allocation		
	02/29/16	RJ0022	16 MONTH		3,355.00	2016 Monthly Allocation		
6040	Late Charges			63.00CR	.00	35.25	35.25CR	98.25CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/02/16	AR0000	AR03		10.25	Apply Interest		
	02/02/16	AR0000	AR06		25.00	Owner Expense Adjust.		
6060	Bank Interest - Operating			4.70CR	.00	21.69	21.69CR	26.39CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/21/16	CR0000	ADJUST		3.28	Feb 16 Interest Income		
	02/29/16	CR0000	ADJUST		18.41	Feb 16 Interest Income		
6210	Application Fees			300.00CR	.00	.00	.00	300.00CR
6280	Prior Year Surplus			1,497.37CR	.00	1,497.33	1,497.33CR	2,994.70CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/16	RJ0023	16 MONTH		1,497.33	2016 Monthly Prior Year		
7020	Filing Fees - State of Florida			.00	61.25	.00	61.25	61.25
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/16	AP7371	VH2356	61.25		FLORIDA DEPT OF STATE	Doc No. N94000000975	
7050	Management Fees			1,408.00	1,408.00	.00	1,408.00	2,816.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/16	AP8364	VH2349	1,408.00		GULF BREEZE MANAGEMENT SV	February services	
7140	Office Expense			191.00	191.00	.00	191.00	382.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/16	AP8364	VH2349	191.00		GULF BREEZE MANAGEMENT SV	February services	
7170	Misc Administrative Expense			349.35	26.65	.00	26.65	376.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/16	AP8364	VH2349	25.00		GULF BREEZE MANAGEMENT SV	February services	
	02/29/16	AP8364	VH2349	1.65		GULF BREEZE MANAGEMENT SV	February services	
7510	Insurance - General Liability			761.00	5,837.93	.00	5,837.93	6,598.93

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 02/01/16

Ending account #: "Last"

Ending date: 02/29/16

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/24/16	GJ0612	EXPENSE	3,477.93		CK#1389 Package		
	02/24/16	GJ0612	EXPENSE	1,310.00		CK#1389 D&O		
	02/24/16	GJ0612	EXPENSE	1,050.00		CK#1389 Umbrella		
7630	Sewer & Water			60.52	62.73	.00	62.73	123.25
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/25/16	AP7371	VH2357	62.73		BONITA SPRINGS UTILITIES	1/21-2/18 L012919C0049245	
7640	Electricity			870.01	881.69	.00	881.69	1,751.70
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/16	RJ0014	AUTO PAY	709.59		FPL 01/22/16 - 02/19/16		
	02/29/16	RJ0014	AUTO PAY	155.91		FPL 01/27/16 - 02/25/16		
	02/29/16	RJ0014	AUTO PAY	16.19		FPL 01/22/16 - 02/19/16		
7650	Telephone			50.75	50.75	.00	50.75	101.50
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/10/16	AP8364	VH2348	50.75		CENTURYLINK	2/10-3/9 311723299	
8010	Pool/Spa Maintenance Contract			375.00	.00	.00	.00	375.00
8040	Pool Testing			195.00	.00	.00	.00	195.00
8230	Janitorial Services			206.00	206.00	.00	206.00	412.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/29/16	AP8364	VH2349	206.00		GULF BREEZE MANAGEMENT SV	February services	
8290	Misc Maintenance Expense			.00	147.19	.00	147.19	147.19
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/01/16	AP8257	VH2342	15.87		JOHN KNOCHE	Reimburse Trash Can	
	02/29/16	AP8364	VH2349	131.32		GULF BREEZE MANAGEMENT SV	February services	
8310	Landscape Maintenance Contract			6,430.00	6,430.00	.00	6,430.00	12,860.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/20/16	AP7361	VH2351	6,430.00		GREENSCAPES	February Services	
8350	Irrigation Repairs			292.21	76.89	.00	76.89	369.10
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	02/15/16	AP7361	VH2350	27.50		GREENSCAPES	Irrigation	
	02/17/16	AP7361	VH2353	49.39		GREENSCAPES	Irrigation	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Ending account #: "Last"

Starting date: 02/01/16

Ending date: 02/29/16

Acct-#	Description		Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8410	Tree Trimming		.00	1,500.00	.00	1,500.00	1,500.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/18/16	AP7371	VH2358	1,500.00		GO GREEN LAWN & TREE, INC	Trees Trimming
8520	Building Pest Control		.00	842.40	.00	842.40	842.40
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/17/16	AP7361	VH2352	842.40		ARROW ENVIROMENTAL SERVIC	Pest Control
8890	Miscellaneous/Contingency		18.55	.00	.00	.00	18.55
9190	Reserves - General Fund		3,355.00	3,355.00	.00	3,355.00	6,710.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	02/29/16	RJ0022	16 MONTH	3,355.00		2016 Monthly Allocation	
9490	Reserves - Earned Interest		.00	.00	.00	.00	.00
9491	Reserves - Accrued Interest		.00	.00	.00	.00	.00
Gnd Total:			.00	73,340.24	73,340.24	.00	.00

Baycrest Homeowners Association, INC.

Balance Sheet

As of 02/29/16

ASSETS

CASH ACCOUNTS

1012	Operating Valley National Bank	\$	94,045.17	
	Total Operating Accounts			\$ 94,045.17

1114	Reserves EverBank	\$	92,359.75	
1125	CD Valley #0988 02/21/17 1.35%		55,458.13	
1126	CD Ever 02/26/20 2.30%		64,081.38	
	Total Reserve Accounts			\$ 211,899.26

ACCOUNTS RECEIVABLE

Total Accounts Receivable	\$.00
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OTHER ASSETS

Total Other Assests	\$.00
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Total Assets	\$	305,944.43
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LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE

3010	Accounts Payable	\$	1,623.98	
3026	A/P FPL Auto Pays		881.69	
	Total Accounts Payable			\$ 2,505.67

Baycrest Homeowners Association, INC.

Balance Sheet

As of 02/29/16

UNEARNED INCOME

3110	Deferred Owner Assessments	\$	18,900.00	
3120	Prepaid Owner Assessments		6,435.55	
3129	Lessee Security Deposits		8,500.00	
				<hr/>
	Total Unearned Income		\$	33,835.55
	Total Liabilities		\$	36,341.22
				<hr/>

EQUITY

RESERVES

5190	Reserves - General Fund	\$	214,802.29	
5490	Reserves - Earned Interest		194.63	
5491	Reserves - Accrued Interest		257.34	
				<hr/>
	Total Reserves		\$	215,254.26

CAPITAL IMPROVEMENTS

5610	Capital Improvements	\$	9,353.90	
				<hr/>
	Total Capital Improvements		\$	9,353.90

OTHER EQUITY

5510	Prior Year Surplus/(Deficit)	\$	39,415.58	
	Current Year Net Income		5,579.47	
				<hr/>
	Total Other Equity		\$	44,995.05
	Total Equity		\$	269,603.21
				<hr/>
	Total Liabilities & Equity		\$	305,944.43

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Baycrest Homeowners Association, INC.

Income/Expense Statement

Period: 02/01/16 to 02/29/16

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06010	Owner Maintenance Income	18,900.00	18,900.00	.00	37,800.00	37,800.00	.00	226,800.00
06040	Late Charges	35.25	.00	35.25	98.25	.00	98.25	.00
06060	Bank Interest - Operating	21.69	.00	21.69	26.39	.00	26.39	.00
06210	Application Fees	.00	.00	.00	300.00	.00	300.00	.00
06280	Prior Year Surplus	1,497.33	1,497.33	.00	2,994.70	2,994.70	.00	17,968.00
	Subtotal Income	20,454.27	20,397.33	56.94	41,219.34	40,794.70	424.64	244,768.00
EXPENSES								
General & Administrative								
07010	Legal	.00	208.33	208.33	.00	416.67	416.67	2,500.00
07020	Filing Fees - State of Florid	61.25	61.00	(.25)	61.25	61.00	(.25)	61.00
07030	Accounting Fees	.00	.00	.00	.00	.00	.00	4,125.00
07050	Management Fees	1,408.00	1,408.00	.00	2,816.00	2,816.00	.00	16,896.00
07140	Office Expense	191.00	191.00	.00	382.00	382.00	.00	2,292.00
07170	Misc Administrative Expense	26.65	104.17	77.52	376.00	208.34	(167.66)	1,250.00
	General & Administrative	1,686.90	1,972.50	285.60	3,635.25	3,884.01	248.76	27,124.00
Insurance								
07510	Insurance - General Liability	5,837.93	5,837.93	.00	6,598.93	6,598.93	.00	7,800.00
	Insurance	5,837.93	5,837.93	.00	6,598.93	6,598.93	.00	7,800.00
Utilities								
07620	Water - Irrigation	.00	375.00	375.00	.00	750.00	750.00	4,500.00
07630	Sewer & Water	62.73	79.17	16.44	123.25	158.34	35.09	950.00
07640	Electricity	881.69	666.67	(215.02)	1,751.70	1,333.34	(418.36)	8,000.00
07650	Telephone	50.75	58.33	7.58	101.50	116.67	15.17	700.00
	Utilities	995.17	1,179.17	184.00	1,976.45	2,358.35	381.90	14,150.00
Amenities Center								
07810	Amenities Repair	.00	333.33	333.33	.00	666.67	666.67	4,000.00
08010	Pool/Spa Maintenance Contract	.00	375.00	375.00	375.00	750.00	375.00	4,500.00
08020	Pool/Spa Repairs	.00	416.67	416.67	.00	833.34	833.34	5,000.00
08030	Pool/Spa Permits	.00	.00	.00	.00	.00	.00	500.00
08040	Pool Testing	.00	195.00	195.00	195.00	390.00	195.00	2,340.00
08090	Misc Pool/Spa Expense	.00	125.00	125.00	.00	250.00	250.00	1,500.00

Period: 02/01/16 to 02/29/16

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
	Amenities Center	.00	1,445.00	1,445.00	570.00	2,890.01	2,320.01	17,840.00
Maintenance								
08140	Pressure Washing	.00	.00	.00	.00	.00	.00	7,500.00
08180	Fire Equipment	.00	125.00	125.00	.00	250.00	250.00	1,500.00
08220	Janitorial Supplies	.00	29.17	29.17	.00	58.34	58.34	350.00
08230	Janitorial Services	206.00	206.00	.00	412.00	412.00	.00	2,472.00
08290	Misc Maintenance Expense	147.19	166.67	19.48	147.19	333.34	186.15	2,000.00
	Maintenance	353.19	526.84	173.65	559.19	1,053.68	494.49	13,822.00
Landscaping								
08310	Landscape Maintenance Contrac	6,430.00	6,380.00	(50.00)	12,860.00	12,760.00	(100.00)	76,560.00
08320	Plants/Shrubs/Sod	.00	125.00	125.00	.00	250.00	250.00	1,500.00
08330	Mulch	.00	.00	.00	.00	.00	.00	17,000.00
08350	Irrigation Repairs	76.89	833.33	756.44	369.10	1,666.67	1,297.57	10,000.00
08410	Tree Trimming	1,500.00	1,500.00	.00	1,500.00	1,500.00	.00	12,000.00
08490	Misc Landscaping Expense	.00	208.33	208.33	.00	416.67	416.67	2,500.00
	Landscaping	8,006.89	9,046.66	1,039.77	14,729.10	16,593.34	1,864.24	119,560.00
Pest Control								
08520	Building Pest Control	842.40	351.00	(491.40)	842.40	702.00	(140.40)	4,212.00
	Pest Control	842.40	351.00	(491.40)	842.40	702.00	(140.40)	4,212.00
Other								
08890	Miscellaneous/Contingency	.00	.00	.00	18.55	.00	(18.55)	.00
	Other	.00	.00	.00	18.55	.00	(18.55)	.00
Reserves								
09190	Reserves - General Fund	3,355.00	3,355.00	.00	6,710.00	6,710.00	.00	40,260.00
	Reserves	3,355.00	3,355.00	.00	6,710.00	6,710.00	.00	40,260.00
	TOTAL EXPENSES	21,077.48	23,714.10	2,636.62	35,639.87	40,790.32	5,150.45	244,768.00
	Current Year Net Income/(loss	(623.21)	(3,316.77)	2,693.56	5,579.47	4.38	5,575.09	.00

Baycrest Homeowners Association, INC.
Reserve Statement
As of 02/29/16

		BEGINNING	YTD	YTD	AVAILABLE
		OF YEAR	ALLOCATION	DISBURSEMENT	BALANCE
RESERVES:					
5030	Reserves - Pavement	(9,267.50)	9,267.50	0.00	0.00
5040	Reserves - Pool	(1,165.00)	1,165.00	0.00	0.00
5190	Reserves - General Fund	206,799.38	22,811.91	14,809.00	214,802.29
5490	Reserves - Earned Interest	10,499.49	836.30	11,141.16	194.63
5491	Reserves - Accrued Interest	1,225.92	700.59	1,669.17	257.34
Subtotal Reserves		208,092.29	34,781.30	27,619.33	215,254.26
TOTAL RESERVES		208,092.29	34,781.30	27,619.33	215,254.26
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