

# **Baycrest Homeowners Association, INC.**

Balance Sheet  
As of 10/31/22

Account	Description	Operating	Reserves	Other	Totals
ASSETS					
CASH ACCOUNTS					
1012	Operating Valley National Bank	113,453.36			113,453.36
	Total Operating Accounts	113,453.36	.00	.00	113,453.36
1114	Reserves TIAA Bank		29,230.59		29,230.59
1116	Reserves Valley National Bank		54,038.72		54,038.72
	Total Reserve Accounts	.00	83,269.31	.00	83,269.31
ACCOUNTS RECEIVABLE					
1310	A/R Assessments	4,083.00			4,083.00
1330	A/R - Other	10.00			10.00
	Total Accounts Receivable	4,093.00	.00	.00	4,093.00
OTHER ASSETS					
	Total Other Assests	.00	.00	.00	.00
	Total Assets	117,546.36	83,269.31	.00	200,815.67
=====					
LIABILITIES & EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
3010	Accounts Payable	19,562.36			19,562.36
3026	A/P FPL Auto Pays	672.27			672.27
3031	A/P Vendor/Supplier	600.00			600.00
	Total Accounts Payable	20,834.63	.00	.00	20,834.63

# **Baycrest Homeowners Association, INC.**

Balance Sheet  
As of 10/31/22

Account	Description	Operating	Reserves	Other	Totals
<b>UNEARNED INCOME</b>					
3110	Deferred Owner Assessments	49,500.00			49,500.00
3129	Lessee Security Deposits	7,500.00			7,500.00
	<b>Total Unearned Income</b>	<b>57,000.00</b>	<b>.00</b>	<b>.00</b>	<b>57,000.00</b>
	<b>Total Liabilities</b>	<b>77,834.63</b>	<b>.00</b>	<b>.00</b>	<b>77,834.63</b>
<b>EQUITY</b>					
<b>RESERVES</b>					
5190	Reserves - General Fund		82,939.93		82,939.93
5490	Reserves - Earned Interest		329.38		329.38
	<b>Total Reserves</b>	<b>.00</b>	<b>83,269.31</b>	<b>.00</b>	<b>83,269.31</b>
<b>CAPITAL IMPROVEMENTS</b>					
5610	Capital Improvements	12,704.17			12,704.17
	<b>Total Capital Improvements</b>	<b>12,704.17</b>	<b>.00</b>	<b>.00</b>	<b>12,704.17</b>
<b>OTHER EQUITY</b>					
5510	Prior Year Surplus/(Deficit)	61,339.16			61,339.16
	Current Year Net Income	(34,331.60)	.00	.00	(34,331.60)
	<b>Total Other Equity</b>	<b>27,007.56</b>	<b>.00</b>	<b>.00</b>	<b>27,007.56</b>
	<b>Total Equity</b>	<b>39,711.73</b>	<b>83,269.31</b>	<b>.00</b>	<b>122,981.04</b>
	<b>Total Liabilities &amp; Equity</b>	<b>117,546.36</b>	<b>83,269.31</b>	<b>.00</b>	<b>200,815.67</b>

## Baycrest Homeowners Association, INC.

Income/Expense Statement  
Period: 10/01/22 to 10/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
INCOME:								
06010	Owner Maintenance Income	24,750.00	24,750.00	.00	247,500.00	247,500.00	.00	297,000.00
06040	Late Charges	.00	.00	.00	94.18	.00	94.18	.00
06060	Bank Interest - Operating	23.24	.00	23.24	220.08	.00	220.08	.00
06210	Application Fees	.00	.00	.00	550.00	.00	550.00	.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	24,773.24	24,750.00	23.24	267,981.26	247,500.00	20,481.26	297,000.00
EXPENSES								
General & Administrative								
07010	Legal	.00	250.00	250.00	1,194.00	2,500.00	1,306.00	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)	15,620.00	15,615.00	(5.00)	18,738.00
07060	Professional Fees	.00	.00	.00	1,325.00	.00	(1,325.00)	.00
07140	Office Expense	212.00	211.92	(.08)	2,409.00	2,119.17	(289.83)	2,543.00
07170	Misc Administrative Expense	91.00	107.34	16.34	807.88	1,073.34	265.46	1,288.00
	General & Administrative	1,865.00	2,130.76	265.76	25,767.13	25,718.51	(48.62)	29,980.00
Insurance								
07510	Insurance - General Liability	.00	.00	.00	13,496.18	13,050.00	(446.18)	13,050.00
07532	Insurance - Late Fee	.00	.00	.00	10.00	.00	(10.00)	.00
	Insurance	.00	.00	.00	13,506.18	13,050.00	(456.18)	13,050.00
Utilities								
07620	Water - Irrigation	600.00	833.34	233.34	6,521.84	8,333.34	1,811.50	10,000.00
07630	Sewer & Water	77.88	158.34	80.46	1,876.64	1,583.34	(293.30)	1,900.00
07640	Electricity	672.27	833.34	161.07	8,160.58	8,333.34	172.76	10,000.00
07670	Cable TV	13.84	12.50	(1.34)	138.40	125.00	(13.40)	150.00
	Utilities	1,363.99	1,837.52	473.53	16,697.46	18,375.02	1,677.56	22,050.00
Amenities Center								
07810	Amenities Repair	.00	166.67	166.67	1,408.94	1,666.67	257.73	2,000.00
08010	Pool/Spa Maintenance Contract	.00	694.00	694.00	5,468.17	6,940.00	1,471.83	8,328.00
08020	Pool/Spa Repairs	.00	416.67	416.67	1,730.56	4,166.67	2,436.11	5,000.00
08030	Pool/Spa Permits	.00	.00	.00	450.00	250.00	(200.00)	250.00

## Baycrest Homeowners Association, INC.

Income/Expense Statement  
Period: 10/01/22 to 10/31/22

Account	Description	Actual	Current Period		Actual	Year-To-Date		Yearly Budget
			Budget	Variance		Budget	Variance	
08090	Misc Pool/Spa Expense	.00	.00	.00	2,177.45	.00	(2,177.45)	.00
	Amenities Center	.00	1,277.34	1,277.34	11,235.12	13,023.34	1,788.22	15,578.00
Maintenance								
08134	Roof Cleaning Expense	.00	.00	.00	10,300.00	.00	(10,300.00)	.00
08140	Pressure Washing	.00	.00	.00	.00	.00	.00	1,500.00
08180	Fire Equipment	.00	.00	.00	.00	.00	.00	809.00
08220	Janitorial Supplies	.00	29.17	29.17	73.52	291.67	218.15	350.00
08230	Janitorial Services	309.00	212.50	(96.50)	1,699.50	2,125.00	425.50	2,550.00
08290	Misc Maintenance Expense	125.00	333.34	208.34	2,376.78	3,333.34	956.56	4,000.00
	Maintenance	434.00	575.01	141.01	14,449.80	5,750.01	(8,699.79)	9,209.00
Landscaping								
08310	Landscape Maintenance Contrac	7,857.00	7,857.00	.00	78,727.14	78,570.00	(157.14)	94,284.00
08320	Plants/Shrubs/Sod	.00	500.00	500.00	19.66	5,000.00	4,980.34	6,000.00
08330	Mulch	.00	.00	.00	.00	.00	.00	13,960.00
08350	Irrigation Repairs	143.08	833.34	690.26	5,070.69	8,333.34	3,262.65	10,000.00
08410	Tree Trimming	.00	.00	.00	17,092.00	17,092.00	.00	18,000.00
08490	Misc Landscaping Expense	26.59	250.00	223.41	2,261.59	2,500.00	238.41	3,000.00
	Landscaping	8,026.67	9,440.34	1,413.67	103,171.08	111,495.34	8,324.26	145,244.00
Pest Control								
08520	Building Pest Control	896.40	377.84	(518.56)	3,693.60	3,778.34	84.74	4,534.00
	Pest Control	896.40	377.84	(518.56)	3,693.60	3,778.34	84.74	4,534.00
Other								
08826	SA Roof Cleaning 2022	.00	.00	.00	19,600.00	.00	(19,600.00)	.00
08898	Hurricane Ian 2022	37,557.50	.00	(37,557.50)	37,557.50	.00	(37,557.50)	.00
08900	Prior Year (Surplus)/Deficit	.00	.00	.00	(720.01)	.00	720.01	.00
	Other	37,557.50	.00	(37,557.50)	56,437.49	.00	(56,437.49)	00
Reserves								
09190	Reserves - General Fund	14,338.75	14,338.75	.00	57,355.00	57,355.00	.00	57,355.00
	Reserves	14,338.75	14,338.75	.00	57,355.00	57,355.00	.00	57,355.00
	TOTAL EXPENSES	64,482.31	29,977.56	(34,504.75)	302,312.86	248,545.56	(53,767.30)	297,000.00



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### Income/Expense Statement

Current Period

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Current Year Net Income/(loss)	(39,709.07)	(5,227.56)	(34,481.51)	(34,331.60)	(1,045.56)	(33,286.04)	.00

Baycrest Homeowners Association, INC.

Reserve Statement  
As of 10/31/22

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
RESERVES:					
5190	Reserves - General Fund	91,128.97	101,263.33	109,452.37	82,939.93
5326	Reserves - SA Roof Clean 2022	0.00	20,400.00	20,400.00	0.00
5490	Reserves - Earned Interest	271.46	329.38	271.46	329.38
Subtotal Reserves		91,400.43	121,992.71	130,123.83	83,269.31
TOTAL RESERVES		91,400.43	121,992.71	130,123.83	83,269.31
		=====	=====	=====	=====

A/P OPEN ITEM DETAIL

Starting vendor: "First" Ending vendor: "Last"  
Cut off date: 10/31/22

Vendor		Vchr #	Invoice	Reference	Date	Amount
BSU	BONITA SPRINGS UTILITIES	4164	OCT 22	L012919-C0049245	10/27/22	77.88
CARTER	CARTER FENCE CO.	4157	44067-DEPOS	Deposit	10/31/22	445.00
GREEN	GREENSCAPES	4159	144890	Irrigation Repair	10/31/22	143.08
JTS	JOHNSON'S TREE SERVICE & STUMP	4156	10710	Isn Clean Up	10/24/22	18000.00
PROTE	ARROW ENVIRONMENTAL SERVICES	4158	16934796	Pest Control	10/29/22	842.40
Grand total:						19,508.36

## CASH DISBURSEMENTS

Starting Check Date: 10/01/22 Cash account #: 1012  
 Ending Check Date: 10/31/22

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
10/06/22	2453	BCR RE	BAYCREST RESERVES	14,338.75	QUARTERLY RESERVE FUNDING
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>
		4137	RESERVES	10/05/22	1114
				<b>Eff-date</b>	<b>Amount-paid</b>
				10/05/22	14,338.75
				<b>Reference</b>	QUARTERLY RESERVE FUNDING
10/06/22	2454	GREEN	GREENSCAPES	82.26	Irrigation Repair
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>
		4136	132879	9/23/22	8350
				<b>Eff-date</b>	<b>Amount-paid</b>
				9/23/22	82.26
				<b>Reference</b>	Irrigation Repair
10/13/22	2455	BSU	BONITA SPRINGS UTILITIES	350.38	L012919-C0049245
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>
		4138	SEPT 22	9/30/22	7630
				<b>Eff-date</b>	<b>Amount-paid</b>
				9/30/22	350.38
				<b>Reference</b>	L012919-C0049245
10/13/22	2456	GREEN	GREENSCAPES	3,465.00	
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>
		4140	140170	10/03/22	8898
		4141	138030	9/30/22	8350
				<b>Eff-date</b>	<b>Amount-paid</b>
				10/03/22	3,390.00
				9/30/22	75.00
				<b>Reference</b>	Ian Clean Up
					Irrigation Repair
				<b>Totals:</b>	3,465.00
10/13/22	2457	HOTWIR	HOTWIRE COMMUNICATION	13.84	24602315 10/1 to 10/31
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>
		4139	OCT 22	10/01/22	7670
				<b>Eff-date</b>	<b>Amount-paid</b>
				10/01/22	13.84
				<b>Reference</b>	24602315 10/1 to 10/31
10/13/22	2458	PAOLEL	BOB PAOLELLO	26.59	Supplies Reimbursement
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>
		4142	OCT 22	10/12/22	8490
				<b>Eff-date</b>	<b>Amount-paid</b>
				10/12/22	26.59
				<b>Reference</b>	Supplies Reimbursement
10/20/22	2459	GREEN	GREENSCAPES	10,667.00	
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>
		4144	135448	10/01/22	8310
		4145	141088	10/14/22	8898
				<b>Eff-date</b>	<b>Amount-paid</b>
				10/01/22	7,857.00
				10/14/22	2,810.00
				<b>Reference</b>	Oct Service
					Ian Clean Up
				<b>Totals:</b>	10,667.00
10/20/22	2460	LYNIMO	LYNDA MORYL	125.00	Gate Repair Deposit
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>
		4147	OCT 22	10/19/22	8110
				<b>Eff-date</b>	<b>Amount-paid</b>
				10/19/22	125.00
				<b>Reference</b>	Gate Repair Deposit
10/27/22	2461	BAY CR	BAY CREEK CDD	665.20	8/29-10/6 050-0360-02
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>
		4152	SEP 22	10/06/22	3031
				<b>Eff-date</b>	<b>Amount-paid</b>
				10/06/22	665.20
				<b>Reference</b>	8/29-10/6 050-0360-02

CASH DISBURSEMENTS

Starting Check Date: 10/01/22    Cash account #: 1012  
Ending Check Date: 10/31/22

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference			
10/27/22	2462	VOID		.00	Void			
10/27/22	2463	GREEN	GREENSCAPES	12,912.50	Ian Clean Up			
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
		4150	142005	10/20/22	8898	10/20/22	12,912.50	Ian Clean Up
10/27/22	2464	GBMS	GULF BREEZE MANAGEMENT SVC INC	2,174.00				
		<b>Vchr-#</b>	<b>Invoice-#</b>	<b>Inv-date</b>	<b>Acct #</b>	<b>Eff-date</b>	<b>Amount-paid</b>	<b>Reference</b>
		4154	100261	10/01/22	7050	10/01/22	1,562.00	Oct Service
		4154	100261	10/01/22	8230	10/01/22	206.00	
		4154	100261	10/01/22	7140	10/01/22	212.00	
		4154	100261	10/01/22	7050	10/01/22	103.00	
		4155	100371	10/01/22	7170	10/01/22	91.00	4th Qtr Statements
						Totals:	2,174.00	
						Totals:	44,820.52	

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

\* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
26	25374	VJP Holdings, LLLP	825.00	0.00	0.00	0.00	825.00	Late Notice
29	25364	Glenn & Jane M. Sciotti	0.00	40.00	0.00	0.00	40.00	
35	25344	Marilyn J. Rees	835.00	0.00	0.00	0.00	835.00	Late Notice
46	25300	Michael & Madelin Oshan	0.00	743.00	0.00	0.00	743.00	
59	25250	Robert G. & Kathleen M. Durney	0.00	825.00	0.00	0.00	825.00	Late Notice
81	25381	Richard L. Hayes, Trustee	0.00	825.00	0.00	0.00	825.00	Late Notice
TOTAL:			1660.00	2433.00	0.00	0.00	4093.00	

AGED OWNER BALANCES: AS OF Oct. 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	1650.00	2433.00	0.00	0.00	4083.00
02		NSF charges	1330	10.00	0.00	0.00	0.00	10.00
GRAND TOTAL:				1660.00	2433.00	0.00	0.00	4093.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01310	A/R Assessments	4083.00
01330	A/R - Other	10.00
TOTAL		\$4093.00

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

\* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				



## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"Starting date: 10/01/22  
Ending date: 10/31/22

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			111,524.54	49,910.24	47,981.42	1,928.82	113,453.36
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/03/22	AR0000	AR04	2,475.00		Owner Cash Receipts		
	10/04/22	AR0000	AR04	1,650.00		Owner Cash Receipts		
	10/05/22	AR0000	AR04	37,125.00		Owner Cash Receipts		
	10/05/22	AR0000	AR04	4,950.00		Owner Cash Receipts		
	10/06/22	AP9348	2453		14,338.75	BAYCREST RESERVES	QUARTERLY RESERVE FUNDING	
	10/06/22	AP9348	2454		82.26	GREENSCAPES	Irrigation Repair	
	10/07/22	AR0000	AR04	82.00		Owner Cash Receipts		
	10/07/22	AR0000	AR07		825.00	Payment Adjustment		
	10/11/22	AR0000	AR07		825.00	Payment Adjustment		
	10/11/22	GJ0809	BK STMT		10.00	NSF Fee Unit#35		
	10/12/22	RJ0021	REVERSE		610.90	FPL 08/26/22 - 09/27/22		
	10/13/22	AP9422	2455		350.38	BONITA SPRINGS UTILITIES	L012919-C0049245	
	10/13/22	AP9422	2456		3,465.00	GREENSCAPES	Ian Clean Up	
	10/13/22	AP9422	2457		13.84	HOTWIRE COMMUNICATION	24602315 10/1 to 10/31	
	10/13/22	AP9422	2458		26.59	BOB PAOLELLO	Supplies Reimbursement	
	10/17/22	AR0350	AR-350	240.00		Owner Cash Receipts		
	10/18/22	AR0000	AR04	825.00		Owner Cash Receipts		
	10/19/22	AR0351	AR-351	825.00		Owner Cash Receipts		
	10/20/22	AP9453	2459		10,667.00	GREENSCAPES	Oct Service	
	10/20/22	AP9453	2460		125.00	LYNDA MORYL	Gate Repair Deposit	
	10/25/22	AR0000	AR04	825.00		Owner Cash Receipts		
	10/27/22	AP0000	2462	890.00		Void chk, CARTER FENCE CO	Void Per Cathy	
	10/27/22	AP4760	2464		2,174.00	GULF BREEZE MANAGEMENT SV	Oct Service	
	10/27/22	AP9513	2461		665.20	BAY CREEK CDD	8/29-10/6 050-0360-02	
	10/27/22	AP9513	2462		890.00	CARTER FENCE CO.	Fence Repair	
	10/27/22	AP9513	2463		12,912.50	GREENSCAPES	Ian Clean Up	
	10/31/22	CR0000	ADJUST	23.24		Oct 22 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 TIAA Bank			23,034.89	14,350.70	8,155.00	6,195.70	29,230.59
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/22  
Ending date: 10/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	10/05/22	AP0001	VH4137	14,338.75		BAYCREST RESERVES		QUARTERLY RESERVE FUNDING
	10/13/22	AP9422	1068		8,155.00	COLONIAL POOL & SPA		Pool Project
	10/31/22	CR0000	ADJUST	11.95		Oct 22 Interest Income		
1115	Reserves CNL Bank CLOSED			.00	.00	.00	.00	.00
1116	Reserves Valley National Bank			85,633.18	66.54	31,661.00	31,594.46CR	54,038.72
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/27/22	AP9513	1007		31,661.00	INFINITE AQUA	Completed Pool & Spa Equi	
	10/31/22	CR0000	ADJUST	66.54		Oct 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			.00	75,900.00	71,817.00	4,083.00	4,083.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/01/22	AR0000	AR01	74,250.00		Apply Assmt/Opt Charges		
	10/01/22	AR0000	AR08		22,820.00	Prepaid Application		
	10/03/22	AR0000	AR04		2,475.00	Owner Cash Receipts		
	10/04/22	AR0000	AR04		1,650.00	Owner Cash Receipts		
	10/05/22	AR0000	AR04		37,125.00	Owner Cash Receipts		
	10/05/22	AR0000	AR04		4,950.00	Owner Cash Receipts		
	10/07/22	AR0000	AR04		82.00	Owner Cash Receipts		
	10/07/22	AR0000	AR07	825.00		Payment Adjustment		
	10/11/22	AR0000	AR07	825.00		Payment Adjustment		
	10/17/22	AR0350	AR-350		240.00	Owner Cash Receipts		
	10/18/22	AR0000	AR04		825.00	Owner Cash Receipts		

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/22  
Ending date: 10/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	10/19/22	AR0351	AR-351		825.00	Owner Cash Receipts		
	10/25/22	AR0000	AR04		825.00	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
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	10.00	.00	10.00	10.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/11/22	AR0000	AR07	10.00		Payment Adjustment		
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
1385	A/R GBMS			.00	.00	.00	.00	.00
1386	A/R Owner			.00	.00	.00	.00	.00
1395	A/R Allow Doubtful Accounts			.00	.00	.00	.00	.00
1420	Prepaid Insurance			.00	.00	.00	.00	.00
1422	Insurance Refund			.00	.00	.00	.00	.00
1440	Prepaid FPL Auto Pays			.00	.00	.00	.00	.00
1442	Prepaid FPL			.00	.00	.00	.00	.00

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/22  
Ending date: 10/31/22

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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	507.64CR	86,416.52	105,471.24	19,054.72CR	19,562.36CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/01/22	AP1463	VH4139		13.84	HOTWIRE COMMUNICATION	24602315 10/1 to 10/31
10/01/22	AP1496	VH4144		7,857.00	GREENSCAPES	Oct Service
10/01/22	AP4059	VH4154		2,083.00	GULF BREEZE MANAGEMENT SV	Oct Service
10/01/22	AP4059	VH4155		91.00	GULF BREEZE MANAGEMENT SV	4th Qtr Statements
10/03/22	AP1463	VH4140		3,390.00	GREENSCAPES	Ian Clean Up
10/05/22	AP0001	VH4137		14,338.75	BAYCREST RESERVES	QUARTERLY RESERVE FUNDING
10/06/22	AP1547	VH4172		54.00	ARROW ENVIRONMENTAL SERVI	Pest Control
10/06/22	AP2831	VH4151		31,661.00	INFINITE AQUA	Completed Pool & Spa Equi
10/06/22	AP2832	VH4152		665.20	BAY CREEK CDD	8/29-10/6 050-0360-02
10/06/22	AP9348	2453	14,338.75		BAYCREST RESERVES	QUARTERLY RESERVE FUNDING
10/06/22	AP9348	2454	82.26		GREENSCAPES	Irrigation Repair
10/12/22	AP1463	VH4142		26.59	BOB PAOLELLO	Supplies Reimbursement
10/13/22	AP9422	1068	8,155.00		COLONIAL POOL & SPA	Pool Project
10/13/22	AP9422	2455	350.38		BONITA SPRINGS UTILITIES	L012919-C0049245
10/13/22	AP9422	2456	3,465.00		GREENSCAPES	Ian Clean Up
10/13/22	AP9422	2457	13.84		HOTWIRE COMMUNICATION	24602315 10/1 to 10/31
10/13/22	AP9422	2458	26.59		BOB PAOLELLO	Supplies Reimbursement
10/13/22	GJ0811	RECLASS		8,155.00	CK#1068 Colonial Pool	
10/14/22	AP1496	VH4145		2,810.00	GREENSCAPES	Ian Clean Up
10/19/22	AP1496	VH4147		125.00	LYNDA MORYL	Gate Repair Deposit
10/19/22	AP2831	VH4149		890.00	CARTER FENCE CO.	Fence Repair
10/19/22	AP2842	4149	890.00		CARTER FENCE CO.	Void Per Cathy
10/20/22	AP2831	VH4150		12,912.50	GREENSCAPES	Ian Clean Up
10/20/22	AP9453	2459	10,667.00		GREENSCAPES	Oct Service
10/20/22	AP9453	2460	125.00		LYNDA MORYL	Gate Repair Deposit
10/24/22	AP1506	VH4156		18,000.00	JOHNSON'S TREE SERVICE &	Ian Clean Up
10/27/22	AP0000	2462		890.00	Void chk, CARTER FENCE CO	Void Per Cathy
10/27/22	AP1522	VH4164		77.88	BONITA SPRINGS UTILITIES	L012919-C0049245
10/27/22	AP4760	2464	2,174.00		GULF BREEZE MANAGEMENT SV	Oct Service
10/27/22	AP9513	1007	31,661.00		INFINITE AQUA	Completed Pool & Spa Equi
10/27/22	AP9513	2461	665.20		BAY CREEK CDD	8/29-10/6 050-0360-02
10/27/22	AP9513	2462	890.00		CARTER FENCE CO.	Fence Repair
10/27/22	AP9513	2463	12,912.50		GREENSCAPES	Ian Clean Up
10/29/22	AP1506	VH4158		842.40	ARROW ENVIRONMENTAL SERVI	Pest Control

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"Starting date: 10/01/22  
Ending date: 10/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	10/31/22	AP1506	VH4157		445.00	CARTER FENCE CO.	Deposit	
	10/31/22	AP1506	VH4159		143.08	GREENSCAPES	Irrigation Repair	
3011	Accounts Payable Reserves			8,155.00CR	8,155.00	.00	8,155.00	.00
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>	
	10/13/22	GJ0811	RECLASS	8,155.00		CK#1068 Colonial Pool		
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
3026	A/P FPL Auto Pays			610.90CR	610.90	672.27	61.37CR	672.27CR
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>	
	10/12/22	RJ0021	REVERSE	610.90		FPL 08/26/22 - 09/27/22		
	10/31/22	RJ0014	AUTO PAY		672.27	FPL Monthly Auto Pays		
3031	A/P Vendor/Supplier			665.20CR	665.20	600.00	65.20	600.00CR
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>	
	10/06/22	AP2832	VH4152	665.20		BAY CREEK CDD	8/29-10/6 050-0360-02	
	10/31/22	GJ0816	OCT 22		600.00	Oct 22 Bay Creek Accrual		
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			.00	24,750.00	74,250.00	49,500.00CR	49,500.00CR
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>	
	10/01/22	AR0000	AR01		74,250.00	Apply Assmt/Opt Charges		
	10/31/22	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

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/22  
Ending date: 10/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
3120	Prepaid Owner Assessments			22,820.00CR	22,820.00	.00	22,820.00	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/01/22	AR0000	AR08	22,820.00		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
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	.00	.00	.00	7,500.00CR
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			100,262.18CR	31,661.00	14,338.75	17,322.25	82,939.93CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/06/22	AP2831	VH4151	31,661.00		INFINITE AQUA	Completed Pool & Spa Equi	
	10/31/22	RJ0039	22 QTRLY		14,338.75	2022 Quarterly Allocation		
5326	Reserves - SA Roof Clean 2022			.00	.00	.00	.00	.00
5490	Reserves - Earned Interest			250.89CR	.00	78.49	78.49CR	329.38CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/31/22	CR0000	ADJUST		11.95	Oct 22 Interest Income		
	10/31/22	CR0000	ADJUST		66.54	Oct 22 Interest Income		

## GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/22  
Ending date: 10/31/22

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5491	Reserves - Accrued Interest	.00	.00	.00	.00	.00
5510	Prior Year Surplus/(Deficit)	61,339.16CR	.00	.00	.00	61,339.16CR
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	222,750.00CR	.00	24,750.00	24,750.00CR	247,500.00CR
	<div> <div>DATE</div> <div>SOURCE</div> <div>REFERENCE</div> <div>DR-AMOUNT</div> <div>CR-AMOUNT</div> <div>DESCRIPTION</div> <div>A/P REFERENCE</div> </div> <div> <div>10/31/22</div> <div>RJ0038</div> <div>22 MONTH</div> <div></div> <div>24,750.00</div> <div>2022 Monthly Allocation</div> <div></div> </div>					
6040	Late Charges	94.18CR	10.00	10.00	.00	94.18CR
	<div> <div>DATE</div> <div>SOURCE</div> <div>REFERENCE</div> <div>DR-AMOUNT</div> <div>CR-AMOUNT</div> <div>DESCRIPTION</div> <div>A/P REFERENCE</div> </div> <div> <div>10/11/22</div> <div>AR0000</div> <div>AR07</div> <div></div> <div>10.00</div> <div>Payment Adjustment</div> <div></div> </div> <div> <div>10/11/22</div> <div>GJ0809</div> <div>BK STMT</div> <div>10.00</div> <div></div> <div>NSF Fee Unit#35</div> <div></div> </div>					
6060	Bank Interest - Operating	196.84CR	.00	23.24	23.24CR	220.08CR
	<div> <div>DATE</div> <div>SOURCE</div> <div>REFERENCE</div> <div>DR-AMOUNT</div> <div>CR-AMOUNT</div> <div>DESCRIPTION</div> <div>A/P REFERENCE</div> </div> <div> <div>10/31/22</div> <div>CR0000</div> <div>ADJUST</div> <div></div> <div>23.24</div> <div>Oct 22 Interest Income</div> <div></div> </div>					
6210	Application Fees	550.00CR	.00	.00	.00	550.00CR
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	.00	.00	.00	1,194.00
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	14,058.00	1,665.00	103.00	1,562.00	15,620.00
	<div> <div>DATE</div> <div>SOURCE</div> <div>REFERENCE</div> <div>DR-AMOUNT</div> <div>CR-AMOUNT</div> <div>DESCRIPTION</div> <div>A/P REFERENCE</div> </div> <div> <div>10/01/22</div> <div>AP4059</div> <div>VH4154</div> <div>1,562.00</div> <div></div> <div>GULF BREEZE MANAGEMENT SV</div> <div>Oct Service</div> </div> <div> <div>10/01/22</div> <div>AP4059</div> <div>VH4154</div> <div>103.00</div> <div></div> <div>GULF BREEZE MANAGEMENT SV</div> <div>Oct Service</div> </div> <div> <div>10/01/22</div> <div>GJ0814</div> <div>AVENATTI</div> <div></div> <div>103.00</div> <div>CK#2464 GBMS</div> <div></div> </div>					
7060	Professional Fees	1,325.00	.00	.00	.00	1,325.00
7140	Office Expense	2,197.00	212.00	.00	212.00	2,409.00
	<div> <div>DATE</div> <div>SOURCE</div> <div>REFERENCE</div> <div>DR-AMOUNT</div> <div>CR-AMOUNT</div> <div>DESCRIPTION</div> <div>A/P REFERENCE</div> </div>					

## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"Starting date: 10/01/22  
Ending date: 10/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	10/01/22	AP4059	VH4154	212.00		GULF BREEZE MANAGEMENT SV	Oct Service	
7170	Misc Administrative Expense			716.88	91.00	.00	91.00	807.88
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>	
	10/01/22	AP4059	VH4155	91.00		GULF BREEZE MANAGEMENT SV	4th Qtr Statements	
7510	Insurance - General Liability			13,496.18	.00	.00	.00	13,496.18
7532	Insurance - Late Fee			10.00	.00	.00	.00	10.00
7620	Water - Irrigation			5,921.84	600.00	.00	600.00	6,521.84
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>	
	10/31/22	GJ0816	OCT 22	600.00		Oct 22 Bay Creek Accrual		
7630	Sewer & Water			1,798.76	77.88	.00	77.88	1,876.64
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>	
	10/27/22	AP1522	VH4164	77.88		BONITA SPRINGS UTILITIES	L012919-C0049245	
7640	Electricity			7,488.31	672.27	.00	672.27	8,160.58
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>	
	10/31/22	RJ0014	AUTO PAY	253.61		FPL 09/27/22 - 10/27/22		
	10/31/22	RJ0014	AUTO PAY	387.94		FPL 09/21/22 - 10/21/22		
	10/31/22	RJ0014	AUTO PAY	30.72		FPL 09/21/22 - 10/21/22		
7670	Cable TV			124.56	13.84	.00	13.84	138.40
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>	
	10/01/22	AP1463	VH4139	13.84		HOTWIRE COMMUNICATION	24602315 10/1 to 10/31	
7810	Amenities Repair			1,408.94	.00	.00	.00	1,408.94
8010	Pool/Spa Maintenance Contract			5,468.17	.00	.00	.00	5,468.17
8020	Pool/Spa Repairs			1,730.56	.00	.00	.00	1,730.56
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
8110	Building Repair			.00	125.00	125.00	.00	.00
	<b>DATE</b>	<b>SOURCE</b>	<b>REFERENCE</b>	<b>DR-AMOUNT</b>	<b>CR-AMOUNT</b>	<b>DESCRIPTION</b>	<b>A/P REFERENCE</b>	
	10/19/22	AP1496	VH4147	125.00		LYNDA MORYL	Gate Repair Deposit	
	10/19/22	GJ0815	RECLASS		125.00	CK#2460 Lynda Moryl		



## GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"  
Ending account #: "Last"Starting date: 10/01/22  
Ending date: 10/31/22

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
8134	Roof Cleaning Expense	10,300.00	.00	.00	.00	10,300.00
8220	Janitorial Supplies	73.52	.00	.00	.00	73.52
8230	Janitorial Services	1,390.50	309.00	.00	309.00	1,699.50
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/22 AP4059 VH4154 206.00 GULF BREEZE MANAGEMENT SV Oct Service					
	10/01/22 GJ0814 AVENATTI 103.00 CK#2464 GBMS					
8290	Misc Maintenance Expense	2,251.78	1,015.00	890.00	125.00	2,376.78
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/19/22 AP2831 VH4149 890.00 CARTER FENCE CO. Fence Repair					
	10/19/22 AP2842 4149 890.00 CARTER FENCE CO. Fence Repair					
	10/19/22 GJ0815 RECLASS 125.00 CK#2460 Lynda Moryl					
8310	Landscape Maintenance Contract	70,870.14	7,857.00	.00	7,857.00	78,727.14
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/01/22 AP1496 VH4144 7,857.00 GREENSCAPES Oct Service					
8320	Plants/Shrubs/Sod	19.66	.00	.00	.00	19.66
8350	Irrigation Repairs	4,927.61	143.08	.00	143.08	5,070.69
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/22 AP1506 VH4159 143.08 GREENSCAPES Irrigation Repair					
8410	Tree Trimming	17,092.00	.00	.00	.00	17,092.00
8490	Misc Landscaping Expense	2,235.00	26.59	.00	26.59	2,261.59
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/12/22 AP1463 VH4142 26.59 BOB PAOLELLO Supplies Reimbursement					
8520	Building Pest Control	2,797.20	896.40	.00	896.40	3,693.60
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/06/22 AP1547 VH4172 54.00 ARROW ENVIRONMENTAL SERVI Pest Control					
	10/29/22 AP1506 VH4158 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	.00	37,557.50	.00	37,557.50	37,557.50
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/03/22 AP1463 VH4140 3,390.00 GREENSCAPES Ian Clean Up					
	10/14/22 AP1496 VH4145 2,810.00 GREENSCAPES Ian Clean Up					

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 10/01/22  
Ending account #: "Last" Ending date: 10/31/22

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	10/20/22	AP2831	VH4150	12,912.50		GREENSCAPES	Ian Clean Up	
	10/24/22	AP1506	VH4156	18,000.00		JOHNSON'S TREE SERVICE &	Isn Clean Up	
	10/31/22	AP1506	VH4157	445.00		CARTER FENCE CO.	Deposit	
8900	Prior Year (Surplus)/Deficit			720.01CR	.00	.00	.00	720.01CR
9190	Reserves - General Fund			43,016.25	14,338.75	.00	14,338.75	57,355.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/31/22	RJ0039	22 QTRLY	14,338.75		2022 Quarterly Allocation		
Gnd Total:				.00	380,926.41	380,926.41	.00	.00

RECONCILIATION

Bank #: 10 Operating Valley National Bank 1012 Operating Valley National  
G/L Acct Bal: 113,453.36  
Bank Balance: 127,031.06  
Statement date: 10/31/22

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
2461	10/27/22	BAY CREEK CDD		665.20	
2463	10/27/22	GREENSCAPES		12,912.50	
Total Outstanding				13,577.70	.00

Bank Reconciliation Summary

Checkbook Balance	113,453.36	Reconciling Balance	127,031.06
Uncleared Checks, Credits	13,577.70+	Bank Stmt. Balance	127,031.06
Uncleared Deposits, Debits	0.00	Difference	0.00



0143702 SP 1217 -C01-P43789-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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## Account Statement

For the Period Ending: 10/31/22 | Page 1 of 4

### 1st HOA Business Cking PlusNow - XXXXXXXX9520

#### SUMMARY FOR THE PERIOD: 10/01/22 - 10/31/22

Beginning Balance	Deposits	Interest Paid	Withdrawals	Service Charge	Ending Balance					
\$111,629.98	+	\$48,997.00	+	\$23.24	-	\$33,619.16	-	\$0.00	=	\$127,031.06

#### TRANSACTIONS

Date	Description	Debits	Credits	Balance
	Beginning Balance			\$111,629.98
10/03	LOCKBOX DEPOSIT		\$2,475.00	\$114,104.98
10/04	FPL DIRECT DEBIT ELEC PYMT ID: 1320467283 PPDA	-\$30.90		\$114,074.08
10/04	FPL DIRECT DEBIT ELEC PYMT ID: 1499561429 PPDA	-\$326.39		\$113,747.69
10/04	LOCKBOX DEPOSIT		\$1,650.00	\$115,397.69
10/05	LOCKBOX DEPOSIT		\$4,950.00	\$120,347.69
10/07	BAYCREST CONDO FEES		\$37,125.00	\$157,472.69
10/07	LOCKBOX DEPOSIT		\$82.00	\$157,554.69
10/11	Deposited Item Rev Fee	-\$10.00		\$157,544.69
10/11	MARILYN REES	-\$825.00		\$156,719.69
10/11	Check Number 2451	-\$105.44		\$156,614.25
10/12	FPL DIRECT DEBIT ELEC PYMT ID: 1173152297 PPDA	-\$253.61		\$156,360.64
10/12	Baycrest RTN ITEM	-\$825.00		\$155,535.64

Have Questions? 800-522-4100

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**1st HOA Business Cking PlusNow - XXXXXXXX9520** (continued)

**TRANSACTIONS** (continued)

Date	Description	Debits	Credits	Balance
	ID: 1650501853			
10/13	Check Number 2454	-\$82.26		\$155,453.38
10/14	Check Number 2453	-\$14,338.75		\$141,114.63
10/18	LOCKBOX DEPOSIT		\$825.00	\$141,939.63
10/18	Check Number 2455	-\$350.38		\$141,589.25
10/18	Check Number 2457	-\$13.84		\$141,575.41
10/19	Deposit		\$825.00	\$142,400.41
10/19	Deposit		\$240.00	\$142,640.41
10/19	Check Number 2458	-\$26.59		\$142,613.82
10/20	Check Number 2456	-\$3,465.00		\$139,148.82
10/25	LOCKBOX DEPOSIT		\$825.00	\$139,973.82
10/25	Check Number 2460	-\$125.00		\$139,848.82
10/26	Check Number 2459	-\$10,667.00		\$129,181.82
10/28	Check Number 2464	-\$2,174.00		\$127,007.82
10/31	Interest Credited Deposit		\$23.24	\$127,031.06
<b>Ending Balance</b>				<b>\$127,031.06</b>

**CHECKS IN ORDER**

Date	Number	Amount	Date	Number	Amount
10/11	2451	\$105.44	10/18	2457	\$13.84
	*		10/19	2458	\$26.59
10/14	2453	\$14,338.75	10/26	2459	\$10,667.00
10/13	2454	\$82.26	10/25	2460	\$125.00
10/18	2455	\$350.38		*	
10/20	2456	\$3,465.00	10/28	2464	\$2,174.00

[\*] Check Number Missing or Check Converted to Electronic Transaction and Listed under the Transaction section.

**RATE SUMMARY**

As of 10/01	\$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: \$136,801.63

Annual % Yield Earned: 0.200%

Interest Earned: \$23.24

Year-to-Date Interest Paid: \$220.08

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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## 1st HOA Business Cking PlusNow - XXXXXXXX9520 (continued)

## POSTED CHECKS

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

Bayview Homeowners Assoc.  
c/o Gulf Stream Management Inc.  
8910 Tamarac Ct. Suite 200  
Boca Raton, FL 33433

Valley National Bank  
Boca Raton, FL

002451

Date: 10/11/2023

Pay to the Order of: ONE HUNDRED FIVE AND 44/100 DOLLARS

To the Order of: GULFSTREAM SERVICE  
7802 International Court  
North Palm Beach, FL 33417

Amount: \$105.44

00000002451 10/11/2023 0043019520

10/11 Check#: 0000002451 Amount: \$105.44

Bayview Homeowners Assoc.  
c/o Gulf Stream Management Inc.  
8910 Tamarac Ct. Suite 200  
Boca Raton, FL 33433

Valley National Bank  
Boca Raton, FL

002453

Date: 10/14/2023

Pay to the Order of: FOURTEEN THOUSAND THREE HUNDRED THIRTY-THREE AND 78/100 DOLLARS

To the Order of: SAYREST RESERVES  
TRIA Bank  
1188 International Rd #100  
Naples, FL 34110

Amount: \$14,338.75

00000002453 10/14/2023 0043019520

10/14 Check#: 0000002453 Amount: \$14,338.75

Bayview Homeowners Assoc.  
c/o Gulf Stream Management Inc.  
8910 Tamarac Ct. Suite 200  
Boca Raton, FL 33433

Valley National Bank  
Boca Raton, FL

002454

Date: 10/13/2023

Pay to the Order of: EIGHTY-TWO AND 26/100 DOLLARS

To the Order of: GREENGLADES  
14370 Cedar Blvd  
Naples, FL 34113

Amount: \$82.26

00000002454 10/13/2023 0043019520

10/13 Check#: 0000002454 Amount: \$82.26

Bayview Homeowners Assoc.  
c/o Gulf Stream Management Inc.  
8910 Tamarac Ct. Suite 200  
Boca Raton, FL 33433

Valley National Bank  
Boca Raton, FL

002455

Date: 10/18/2023

Pay to the Order of: THREE HUNDRED FIFTY AND 26/100 DOLLARS

To the Order of: SONITA SPINCHER UTILITIES  
P.O. Box 15533  
Naples, FL 34101-0533

Amount: \$350.38

00000002455 10/18/2023 0043019520

10/18 Check#: 0000002455 Amount: \$350.38

Bayview Homeowners Assoc.  
c/o Gulf Stream Management Inc.  
8910 Tamarac Ct. Suite 200  
Boca Raton, FL 33433

Valley National Bank  
Boca Raton, FL

002456

Date: 10/20/2023

Pay to the Order of: THREE THOUSAND FOUR HUNDRED SIXTY-FIVE AND 00/100 DOLLARS

To the Order of: GREENGLADES  
14370 Cedar Blvd  
Naples, FL 34113

Amount: \$3,465.00

00000002456 10/20/2023 0043019520

10/20 Check#: 0000002456 Amount: \$3,465.00

Bayview Homeowners Assoc.  
c/o Gulf Stream Management Inc.  
8910 Tamarac Ct. Suite 200  
Boca Raton, FL 33433

Valley National Bank  
Boca Raton, FL

002457

Date: 10/18/2023

Pay to the Order of: THIRTEEN AND 84/100 DOLLARS

To the Order of: HOTWIRE COMMUNICATION  
P.O. Box 27230  
Naples, FL 34111

Amount: \$13.84

00000002457 10/18/2023 0043019520

10/18 Check#: 0000002457 Amount: \$13.84

Bayview Homeowners Assoc.  
c/o Gulf Stream Management Inc.  
8910 Tamarac Ct. Suite 200  
Boca Raton, FL 33433

Valley National Bank  
Boca Raton, FL

002458

Date: 10/19/2023

Pay to the Order of: TWENTY-SEVEN AND 26/100 DOLLARS

To the Order of: BOB PAOLELLI  
32562 Calabashville Circle  
Boca Raton, FL 33433

Amount: \$26.59

00000002458 10/19/2023 0043019520

10/19 Check#: 0000002458 Amount: \$26.59

Bayview Homeowners Assoc.  
c/o Gulf Stream Management Inc.  
8910 Tamarac Ct. Suite 200  
Boca Raton, FL 33433

Valley National Bank  
Boca Raton, FL

002459

Date: 10/26/2023

Pay to the Order of: TEN THOUSAND SIX HUNDRED SEVENTY-FOUR AND 00/100 DOLLARS

To the Order of: GULF STREAM MANAGEMENT INC INC  
8910 Tamarac Court 200  
Boca Raton, FL 33433

Amount: \$10,667.00

00000002459 10/26/2023 0043019520

10/26 Check#: 0000002459 Amount: \$10,667.00

Bayview Homeowners Assoc.  
c/o Gulf Stream Management Inc.  
8910 Tamarac Ct. Suite 200  
Boca Raton, FL 33433

Valley National Bank  
Boca Raton, FL

002460

Date: 10/25/2023

Pay to the Order of: ONE HUNDRED TWENTY-FIVE AND 00/100 DOLLARS

To the Order of: LYNDIA BONYL  
28400 Calabashville Circle  
Boca Raton, FL 33433

Amount: \$125.00

00000002460 10/25/2023 0043019520

10/25 Check#: 0000002460 Amount: \$125.00

Bayview Homeowners Assoc.  
c/o Gulf Stream Management Inc.  
8910 Tamarac Ct. Suite 200  
Boca Raton, FL 33433

Valley National Bank  
Boca Raton, FL

002464

Date: 10/28/2023

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

To the Order of: GULF STREAM MANAGEMENT INC INC  
8910 Tamarac Court 200  
Boca Raton, FL 33433

Amount: \$2,174.00

00000002464 10/28/2023 0043019520

10/28 Check#: 0000002464 Amount: \$2,174.00



### 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](mailto: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.)

If you think your statement or receipt is wrong or if you need more information about an electronic transfer on the statement or receipt, please contact us at 800-522-4100; write us at Valley National Bank, Attn: Customer Care, 1445 Valley Road, Wayne, NJ 07470-2088, or email us at [contactus@valley.com](mailto: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. Tell us your name and account number and the dollar amount of the suspected error. Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe it is an error or why you need more information. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this or 20 business days if your notice of error involves an electronic fund transfer to or from the account within 30 days after the first deposit to the account was made, we will provisionally credit your account for the amount you think is in error, so that you will have the use of the money during the time it takes us to complete our investigation.

### 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: 29,230.59

Bank Balance: 29,230.59

Statement date: 10/31/22

1114 Reserves TIAA Bank

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
-------	------	-----------	----------	------------------	--------------------

OUTSTANDING ITEMS:

Total Outstanding

.00

.00

Bank Reconciliation Summary

Checkbook Balance	29,230.59	Reconciling Balance	29,230.59
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	29,230.59
Uncleared Deposits, Debits	0.00	Difference	0.00



**Statement of Account**  
0960056688



000002584 MD02201031non1554091 01 000000 032588 002 0



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

October 31, 2022  
Days in stmt period: 31  
(0)  
Page 1 of 2

Direct Inquiries to:  
888-882-3837

TIAA Bank  
1185 Immokalee RD.  
Naples, FL 34110

## Summary of Account Balance

Account	Number	Ending Balance
Business Money Market	0960056688	\$29,230.59



TIAA Bank® is a division of TIAA, FSB. 21MCM0391.01

00002584 05167 0001 0002 DD02201031non1554096 001 00032588

**Statement of Account**

0960056688

Gulf Breeze Management Services

Page 2 of 2

**Business Money Market 0960056688**

Interest paid year to date \$44.98

Date	Description	Additions	Subtractions	Balance	Number	Date	Amount
09-30	Beginning balance			\$23,034.89			
10-13	#Checking Deposit	14,338.75		37,373.64	1068	10-21	8,155.00
10-21	Check 1068		-8,155.00	29,218.64			
10-31	#Interest Credit	11.95		29,230.59			
10-31	Ending totals	14,350.70	-8,155.00	\$29,230.59			

Annual percentage yield earned	0.50 %
Interest-bearing days	31
Average balance for APY	\$28,466.90
Interest earned	\$11.95

	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:    54,038.72  
Bank Balance:    85,699.72  
Statement date: 10/31/22

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
1007	10/27/22	INFINITE AQUA		31,661.00	
Total Outstanding				31,661.00	.00

Bank Reconciliation Summary  
=====

Checkbook Balance	54,038.72	Reconciling Balance	85,699.72
Uncleared Checks, Credits	31,661.00+	Bank Stmt. Balance	85,699.72
Uncleared Deposits, Debits	0.00	Difference	0.00



0123351 SP 2217 -C01-P23397-I  
BAYCREST HOMEOWNERS ASSOCIATION INC  
C/O GULF BREEZE MNGT SVCS OF SW FL LLC  
8910 TERRENE CT STE 200  
BONITA SPRINGS FL 34135



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## Account Statement

For the Period Ending: 10/31/22 | Page 1 of 3

### Valley Business Choice MMA - XXXXXXXX6928

#### SUMMARY FOR THE PERIOD: 10/01/22 - 10/31/22

Beginning Balance	+	Deposits	+	Interest Paid	-	Withdrawals	-	Service Charge	=	Ending Balance
\$85,633.18		\$0.00		\$66.54		\$0.00		\$0.00		<b>\$85,699.72</b>

#### TRANSACTIONS

Date	Description	Debits	Credits	Balance
	Beginning Balance			\$85,633.18
10/31	Interest Credited Deposit		\$66.54	\$85,699.72
	<b>Ending Balance</b>			<b>\$85,699.72</b>

#### RATE SUMMARY

As of 10/01	\$0 - \$9,999	\$10,000 - \$4,999,999	\$5,000,000+
Interest Rate	0.100%	0.850%	0.300%

As of 10/28	\$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: \$85,633.18

Annual % Yield Earned: 0.920%

Interest Earned: \$66.54

Year-to-Date Interest Paid: \$284.40

Have Questions? 800-522-4100

[valley.com](http://valley.com)

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**Valley Business Choice MMA - XXXXXXXX6928** [continued]

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

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