

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON JANUARY 18, 2017
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

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

Directors Absent: None

ACMSC Committee: Peaches Searce

Representing Gulf Breeze Management Services Inc.: Aharon Weidner

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

RECORDING OF MEETINGS

No members reported they were recording the meeting.

APPROVAL OF MINUTES

On a motion by John Knoche, seconded by Creighton Phillips, and carried unanimously, the Board approved the December 21, 2016 Board of Directors meeting minutes as presented.

PROPERTY MANAGER REPORT

Aharon Weidner provided the Board with a work order report from the last month. He noted that a majority of the issues were related to irrigation. He also reported that the annual interior pest control was scheduled for March 2, 2017 and that he would be sending out notification to the homeowners.

Finance Committee

Rick Nye reported that as of December 31, 2016 the Association had no accounts receivable. He added that the Association had approximately \$13,000 in net income for the year.

Social Committee

Miki Knoche reported that the Chili Cookoff was cancelled due to a lack of people interested in cooking chili. As an alternative, owners are receiving an invitation to the January 26th "Thirsty Thursdays" at the pool – an ongoing weekly event open to all.

The Annual Meeting on February 10th will be followed by a catered dinner costing \$5 per person. Reservations are due to Miki Knoche by February 2nd. There will be a social hour with appetizers at 4:30 prior to the start of the meeting at 5:00 PM. Howard Geerlings has donated a hand carved wood loon which will be raffled off to raise funds for future social events.

The April "end of season" party and auction is in need of donations to be auctioned off to raise funds for future social events. Bob Shepherd will be the auctioneer. Donated goods and services of any kind are welcomed and donations should be in by April 3rd (except for baked

goods). The next Social Committee meeting will be on January 24th and new members are welcome. Julie Heggs will be taking over delivery of Welcome Packets and she would like to be informed when new owners move in so that she can make a personal visit.

Pool Committee

Creighton Phillips reported that the pool temperature has been turned up and it is now 87 degrees. He added that he had been working with Aharon Weidner to look at improving lighting for the pool deck and had found a solar fixture which was approximately \$50. He will put together a proposal for the Board to review for the next meeting.

Mr. Phillips asked the community for volunteers willing to serve on a committee tasked with developing ideas and alternatives for updating and/or renovating the pool house buildings including the restrooms. The Committee will report back to the Board with their ideas and recommendations. Anyone interested should contact him.

On a motion by Swann Fredrickson, seconded by John Knoche, and carried unanimously the Board authorized Ralph Searce to assemble a committee to look at pool area renovations.

Lease and Sales Review Board

Bob Paolello reported that there were two pending sales at 25279 and 25400. There was a lease approved for 25452.

ACMSC

Peaches Searce reported that the bottle palms, which had been in pots around the pool, had been removed from the pots and planted outside of the pool area. She added that some new landscaping was installed around the pool entrance. She added that the committee had planned to replace the bottle palms in the pots however, after some investigation, it was found that a drip irrigation line could be run to each pot if they were left at the edge of the pool deck instead of at the corners of the pool. This would allow them to remain on the pool deck and be automatically irrigated as it is difficult to find someone to water them all year long. She asked for guidance from the Board on replacing them and possibly installing irrigation or not refilling the pots and seeing if the community felt strongly about replacing them given the difficulty of keeping them watered or irrigated. The Board discussed the issue and came to a consensus that they would leave the pots empty and see if there was a demand for new potted bottle palms before making any decision to replace them.

Paul Dickensheets noted that a nice letter had been sent by Marilyn Hara regarding Greenscapes and their performance. He thanked Greenscapes for making the community look as nice as it is. Several Board members added that the recent mulch installation had been done very well.

Ralph Searce reported that about a year ago the community had allowed the CDD to take over planting in the center island at the entrance to the community. He noted that he was disappointed in the condition of the area and that Baycrest could take control back from the CDD. Peaches Searce reported that the CDD was working on contracting with a designer to

assist in selecting plantings for the entire community. She asked the Board to hold off and give the CDD an opportunity to improve their plant selection.

UOC

Karlene Dziesupek reported that the Pelican Landing monthly Board meetings had been moved to the third Thursday of the month. The PL Board decided not to have a new UOC type committee although there must still be a voting representative designated for each community. She noted that there would be a "Meet the Manager" event that owners could sign up to attend. The Hotwire meeting has been moved to January 31st from 9:00 AM to 11:00 AM. Hotwire is also available Monday through Thursday for meetings on an individual basis.

John Knoche noted that he would be willing to keep owners informed regarding the lawsuit between the RBC and WCI. Owners would need to provide him with their email address.

OLD BUSINESS

Capital Contribution

Ralph Searce noted that the Board had discussed possibly increasing the Capital Contribution that new owners pay to Baycrest. Paul Dickensheets had asked Stephanie Coburn to verify the Capital Contributions of other communities. She had not yet reported back. Ralph Searce noted that he would like to see what the contributions were in other communities. Rick Nye noted that a majority of the Finance Committee supported the idea of increasing the contribution and would like to further investigate the matter.

On a motion by Ralph Searce, seconded by Creighton Phillips, and carried unanimously the Board tabled the Capital Contribution discussion until the next regular meeting after the Annual Meeting.

NEW BUSINESS

Tree Trimming

Ralph Searce asked the Board to consider approving a contract with Go Green for a single year. Peaches Searce said that during the summer of 2016 three other contractors had been interviewed and that all three commented that the hardwood trees hadn't been trimmed properly. She added that these other contractors all came back with higher priced proposals. In 2017 the only scheduled work is trimming the palm trees and orchid trees and doing a "building cut-off".

On a motion by Ralph Searce, seconded by Creighton Phillips, and carried unanimously the Board approved contracting with Go Green for 2017 with a cost of \$8,028.

Ralph Searce asked Aharon Weidner to ensure that Go Green trims the palm fronds closer to the trunk. Mr. Weidner was also asked to ensure that the trimmers do a better job of protecting the landscaping and cleaning up in a more timely fashion.

Roofing Committee

Ralph Searce reported that the Roofing Committee was in the process of interviewing roofing consultants. He added that he planned to hold a special Board meeting just to review the proposals received from the consultants and the Committee's recommendation.

OPEN DISCUSSION

Toni Paoello noted that Swann Fredrickson, the HOA Secretary, was listed as a proxy holder for the Annual Meeting and was also a candidate for director. Aharon Weidner noted that an assignment of proxy could be used to alleviate any potential conflict of interest and Swann Fredrickson agreed to assign her proxy votes to Ralph Searce.

Creighton Phillips noted that there was a bare area by the entrance at 25200 and asked if anything could be done. Peaches Searce noted that the ferns appear to be coming back but was unsure if they would look as nice as the community would like. Aharon Weidner agreed to contact Greenscapes to check the irrigation and see if the ferns would grow back.

Next Meeting

The next meeting will be the Annual Meeting on February 10, 2017.

With no further business, and on a motion by John Knoche, seconded by Creighton Phillips, and carried unanimously the meeting was adjourned at 6:19P.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: 97,584.83
Bank Balance: 100,340.60
Statement date: 01/31/17

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

1538	01/27/17	GULF BREEZE MANAGEMENT SV		2,755.77	
Total Outstanding				2,755.77	.00

Bank Reconciliation Summary

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Checkbook Balance	97,584.83	Reconciling Balance	100,340.60
Uncleared Checks, Credits	2,755.77 +	Bank Stmt. Balance	100,340.60
Uncleared Deposits, Debits	0.00	Difference	0.00



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

Page 1
 Chks Paid 10
 Statement Date 01/31/17
 Account Number 43019520

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

Street _____
 Ctry State Zip _____
 Signature _____

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

43019520 *****

Date	Description	Amount
01/03	LOCKBOX DEPOSIT	1,290 00
01/04	FPL DIRECT DEBIT ELEC PYMT ID 1320467283 PPDA	19 93-
01/04	FPL DIRECT DEBIT ELEC PYMT ID 1499561429 PPDA	481 09-
01/04	LOCKBOX DEPOSIT	4,515 00
01/05	LOCKBOX DEPOSIT	1,935 00
01/06	BAYCREST CONDO FEES	25,800 00
01/09	LOCKBOX DEPOSIT	1,935 00
01/10	FPL DIRECT DEBIT ELEC PYMT ID 1173152297 PPDA	160 03-
01/12	LOCKBOX DEPOSIT	1,920 00
01/13	LOCKBOX DEPOSIT	1,290 00
01/17	LOCKBOX DEPOSIT	645 00
01/18	LOCKBOX DEPOSIT	645 00
01/19	Deposit	100 00
01/19	LOCKBOX DEPOSIT	645 00
01/19	Deposit	67 00
01/24	Deposit	15 00
01/27	Deposit	100 00
01/31	LOCKBOX DEPOSIT	2,595 00
01/31	Interest Credited Deposit	46 70

Checks in Order

Date	Number	Amount	Date	Number	Amount
01/09	1522	26 96	01/19	1532	75 24
*			01/18	1533	345 88
01/06	1528	6,430 00	01/20	1534	845 56
01/11	1529	7,668 25	01/19	1535	842 40
01/19	1530	528 76	*		
01/19	1531	200 41	01/27	1537	16,641 66

(*) Check Number Missing or Check Converted to Electronic Transaction and Listed Under Non-Check Transactions

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

See other side for important information

TO RECONCILE YOUR ACCOUNT

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

BALANCE RECONCILIATION

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

FINANCE CHARGE COMPUTATION FOR PERSONAL LINE OF CREDIT

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

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

A PURSUANT TO THE FEDERAL FAIR CREDIT BILLING ACT

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

B UNDER APPLICABLE STATE LAW

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

IN CASE OF ERROR OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

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

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

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

RIGHT TO OPT OUT OF OVERDRAFT FEES

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

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



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

Page 2

Statement Date 01/31/17
 Account Number 43019520

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

Street _____
 City State Zip _____
 Signature _____

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

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
12/30	91,063 07	01/10	119,420 06	01/19	115,071 12
01/03	92,353 07	01/11	111,751 81	01/20	114,225 56
01/04	96,367 05	01/12	113,671 81	01/24	114 240 56
01/05	98,302 05	01/13	114,961 81	01/27	97 698 90
01/06	117,672 05	01/17	115,606 81	01/31	100,340 60
01/09	119,580 09	01/18	115,905 93		

Interest Rate Summary

DATE	0-	\$2,499	\$49,999	\$99,999	\$100,000 and up
12/31	0 010%	0 100%	0 200%	0 600%	

Account Summary

Previous Statement Date 12/30/16

Beginning Balance	+ Deposits	+ Interest Paid	- Withdrawals	- Service Charge	= Ending Balance
91,063 07	43,497 00	46 70	34 266 17	00	100,340 60

Statement from 12/31/16 Thru 01/31/17 Avg Stmt Collected Bal 108,572 31

Average Collected Balance for Interest Calculation 108,572 30

Interest Earned 46 70

*Annual Percentage Yield Earned 0 49%

YTD Interest Paid 46 70

** LAST MONTH WE ADVISED YOU THAT WE WERE CHANGING THE CHECK IMAGE **
 ** FORMAT FOR YOUR ACCOUNT THIS STATEMENT HAS THE NEW FORMAT WHICH **
 ** SHOW IMAGES OF THE FRONT OF THE 20 PAID CHECKS PER PAGE **

COMMUNICATING WITH YOU IS IMPORTANT TO US!

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

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

See other side for important information

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To opt out of our overdraft coverage, or for information about alternatives we offer for covering overdrafts (including linking this account to another account with us), contact us at 800 522 4100. For calls made from outside of the U.S. and Canada, please call 1 973 305 9800.



Baywest Homeowners Assoc.
c/o Gulf Stream Management Inc.
6510 Terrace Ct. Suite 200
Bonita Springs FL 34135

Value Reported Bank
Bonita Springs FL

001522

Date: 12/18/19

Pay
To the
Order Of: RALPH SCARCE
25380 Calanthe Circle
Bonita Springs FL 34134

Pay
Twenty-six and 80/100 DOLLARS

26.80

001522 0063144289 0043019520

Check# 1522 Amount \$26 96 Date 1/9

Baywest Homeowners Assoc.
c/o Gulf Stream Management Inc.
6510 Terrace Ct. Suite 200
Bonita Springs FL 34135

Value Reported Bank
Bonita Springs FL

001528

Date: 12/29/19

Pay
To the
Order Of: GREENSCAPES
4370 Collier Blvd
Naples FL 34

Pay
Six thousand four hundred thirty and 00/100 DOLLARS

6,330.00

001528 0063144289 0043019520

Check# 1528 Amount \$6 430 00 Date 1/6

Baywest Homeowners Assoc.
c/o Gulf Stream Management Inc.
6510 Terrace Ct. Suite 200
Bonita Springs FL 34135

Value Reported Bank
Bonita Springs FL

001529

Date: 01/08/20

Pay
To the
Order Of: BAYCREST RESERVES
c/o Name
185 Immokalee Rd #100
Naples FL 34110

Pay
Seventy thousand six hundred sixty-eight and 25/100 DOLLARS

7668.25

001529 0063144289 0043019520

Check# 1529 Amount \$7 668 25 Date 1/11

Baywest Homeowners Assoc.
c/o Gulf Stream Management Inc.
6510 Terrace Ct. Suite 200
Bonita Springs FL 34135

Value Reported Bank
Bonita Springs FL

001530

Date: 1/8/20

Pay
To the
Order Of: SA. CREEK COO
3380 NW Major
Ct. Spring, FL 33771

Pay
Five hundred twenty-eight and 70/100 DOLLARS

528.76

001530 0063144289 0043019520

Check# 1530 Amount \$528 76 Date 1/19

Baywest Homeowners Assoc.
c/o Gulf Stream Management Inc.
6510 Terrace Ct. Suite 200
Bonita Springs FL 34135

Value Reported Bank
Bonita Springs FL

001531

Date: 01/15/20

Pay
To the
Order Of: BECKER & POLANDOFF P.A.
c/o Box 127330
Miami FL 33152 7330

Pay
Two hundred and 41/100 DOLLARS

200.41

001531 0063144289 0043019520

Check# 1531 Amount \$200 41 Date 1/19

Baywest Homeowners Assoc.
c/o Gulf Stream Management Inc.
6510 Terrace Ct. Suite 200
Bonita Springs FL 34135

Value Reported Bank
Bonita Springs FL

001532

Date: 01/16/20

Pay
To the
Order Of: BONITA SPRINGS UTILITIES
PO Box 11993
Naples FL 34101 098

Pay
Seventy-five and 24/100 DOLLARS

75.24

001532 0063144289 0043019520

Check# 1532 Amount \$75 24 Date 1/19

Baywest Homeowners Assoc.
c/o Gulf Stream Management Inc.
6510 Terrace Ct. Suite 200
Bonita Springs FL 34135

Value Reported Bank
Bonita Springs FL

001533

Date: 01/13/20

Pay
To the
Order Of: GREENSCAPES
2318 Collier Blvd
Bonita, FL 34135

Pay
Three hundred forty-five and 88/100 DOLLARS

345.88

001533 0063144289 0043019520

Check# 1533 Amount \$345 88 Date 1/18

Baywest Homeowners Assoc.
c/o Gulf Stream Management Inc.
6510 Terrace Ct. Suite 200
Bonita Springs FL 34135

Value Reported Bank
Bonita Springs FL

001534

Date: 01/19/20

Pay
To the
Order Of: POOL DOCTOR SERVICE
c/o 204 Oak Lake Blvd
Naples FL 34102

Pay
Eight hundred forty-five and 56/100 DOLLARS

845.56

001534 0063144289 0043019520

Check# 1534 Amount \$845 56 Date 1/20

Baywest Homeowners Assoc.
c/o Gulf Stream Management Inc.
6510 Terrace Ct. Suite 200
Bonita Springs FL 34135

Value Reported Bank
Bonita Springs FL

001535

Date: 01/19/20

Pay
To the
Order Of: ARROW ENVIRONMENTAL SERVICES
8223 Taylor Lane
Bonita Springs FL 34135

Pay
Eight hundred forty-two and 40/100 DOLLARS

842.40

001535 0063144289 0043019520

Check# 1535 Amount \$842 40 Date 1/19

Baywest Homeowners Assoc.
c/o Gulf Stream Management Inc.
6510 Terrace Ct. Suite 200
Bonita Springs FL 34135

Value Reported Bank
Bonita Springs FL

001537

Date: 01/19/20

Pay
To the
Order Of: GREENSCAPES
14370 Collier Blvd
Naples FL 34

Pay
Sixteen thousand six hundred forty-one and 66/100 DOLLARS

16,641.66

001537 0063144289 0043019520

Check# 1537 Amount \$16 641 66 Date 1/27

RECONCILIATION

Bank #: 09 Reserves EverBank 1114 Reserves EverBank
G/L Acct Bal: 47,037.71
Bank Balance: 47,037.71
Statement date: 01/31/17

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

Total Outstanding				.00	.00
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Bank Reconciliation Summary

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Checkbook Balance	47,037.71	Reconciling Balance	47,037.71
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	47,037.71
Uncleared Deposits, Debits	0.00	Difference	0.00

Statement of Account
0960056688



00004895 MD02200131nonI048186 1OZ06-000000 0

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

January 31, 2017
Days in stmt period 32
(0)
Page 1 of 2

00004895-001-002



Direct Inquiries to
888-882-3837

EverBank
1185 Immokalee RD
Naples, FL 34110

Summary of Account Balance

<i>Account</i>	<i>Number</i>	<i>Ending Balance</i>
Business Money Market	0960056688	\$47,037 71



BALANCE YOUR ACCOUNT

CHECKS OUTSTANDING

Check	Amount
-------	--------

Mark off checks appearing on your statement
Those checks not marked off should be recorded in
the checks outstanding column

CHECKBOOK BALANCE

Enter your checkbook balance

Add any credits made to your
account through transfers
interest etc as shown on this
statement

(Be sure to enter these in your checkbook)

Subtotal

Subtract account fees *(if any)*

Adjusted checkbook balance **(B)**

BANK BALANCE

Enter bank balance shown on
this statement

Add deposits shown in your
checkbook but not shown on this
statement because they were
made and received after date of
this statement

Checks outstanding balance (A)
--

Subtotal

Subtract checks outstanding **(A)**

Adjusted bank balance **(C)**

Your checkbook is in balance if line B
agrees with line C

KEEPING TABS ON YOUR FINANCES

If you have an ATM or Visa® Debit Card from
us or have any preauthorized transfer service
transferring funds to or from your account
you should be aware of the following

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

call the client solutions team at the number
noted on front or

write us at EverBank 11 Oval Drive Suite
107 Islandia NY 11749

as soon as you can if you think your
statement or receipt is wrong or if you need
more information about a transfer listed on
your statement or receipt We must hear
from you no later than 60 days after we
sent you the first statement on which the
problem or error appeared

- 1 Tell us your name and account number
(if any)
- 2 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
- 3 Tell us the dollar amount of the
suspected error

If you tell us orally we may require that
you send us your complaint or question in
writing within 10 business days

We will determine whether an error occurred
within 10 business days (20 business days
for new accounts) after we hear from you
and will correct any error promptly If we
need more time however we may take up to
45 days (90 days for new accounts and point
of sale or foreign initiated transactions) to
investigate your complaint or question If we
decide to do this we will credit your account
within 10 business days (20 business days
for new accounts) 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 If we ask you to
put your complaint or question in writing
and we do not receive it within 10 business
days we may not credit your account The
extended time periods for new accounts
apply to all electronic fund transfers that
occur within the first 30 calendar days after
the first deposit to the account is made
including those for point of sale or foreign
initiated transactions

We will tell you the results within three (3)
business days after completing our
investigation If we decide that there was no
error we will send you a written explanation

You may ask for copies of the documents
that we used in our investigation

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

Business Money Market 0960056688

Interest paid year to date \$14 01

Date	Description	Additions	Subtractions	Balance
12-30	Beginning balance			\$39,355 45
01 10	#Checking Deposit	7,668 25		47,023 70
01 31	#Interest Credit	14 01		47,037 71
01-31	Ending totals	7,682 26	.00	\$47,037 71

Annual percentage yield earned 0 36 %
Interest-bearing days 32
Average balance for APY \$44 387 75
Interest earned \$14 01

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

00004895-002-002



BALANCE YOUR ACCOUNT

CHECKS OUTSTANDING

Check	Amount
-------	--------

Mark off checks appearing on your statement
Those checks not marked off should be recorded in
the checks outstanding column

CHECKBOOK BALANCE

Enter your checkbook balance

Add any credits made to your
account through transfers
interest etc as shown on this
statement

(Be sure to enter these in your checkbook)

Subtotal

Subtract account fees *(if any)*

Adjusted checkbook balance (B)

BANK BALANCE

Enter bank balance shown on
this statement

Add deposits shown in your
checkbook but not shown on this
statement because they were
made and received after date of
this statement

Checks outstanding balance (A)

Subtotal

Subtract checks outstanding (A)

Adjusted bank balance (C)

Your checkbook is in balance if line B
agrees with line C

KEEPING TABS ON YOUR FINANCES

If you have an ATM or Visa® Debit Card from
us or have any preauthorized transfer service
transferring funds to or from your account
you should be aware of the following

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS

call the client solutions team at the number
noted on front or

write us at EverBank 11 Oval Drive Suite
107 Islandia NY 11749

as soon as you can if you think your
statement or receipt is wrong or if you need
more information about a transfer listed on
your statement or receipt We must hear
from you no later than 60 days after we
sent you the first statement on which the
problem or error appeared

- 1 Tell us your name and account number
(if any)
- 2 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
- 3 Tell us the dollar amount of the
suspected error

If you tell us orally we may require that
you send us your complaint or question in
writing within 10 business days

We will determine whether an error occurred
within 10 business days (20 business days
for new accounts) after we hear from you
and will correct any error promptly If we
need more time however we may take up to
45 days (90 days for new accounts and point
of sale or foreign initiated transactions) to
investigate your complaint or question if we
decide to do this we will credit your account
within 10 business days (20 business days
for new accounts) 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 If we ask you to
put your complaint or question in writing
and we do not receive it within 10 business
days we may not credit your account The
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apply to all electronic fund transfers that
occur within the first 30 calendar days after
the first deposit to the account is made
including those for point of sale or foreign
initiated transactions

We will tell you the results within three (3)
business days after completing our
investigation If we decide that there was no
error we will send you a written explanation

You may ask for copies of the documents
that we used in our investigation

From Baycrest Homeowners Assoc
To GULF BREEZE MANAGEMENT SVC INC
GBMS

Check Date Check Amount Check Number
1/27/17 2 755 77 001538

Batch	Date	Invoice Number	Reference	Gross	Discount	Net
2612	1/31/17	JANUARY 17	January services	2 755 77	00	2 755 77

Bonita Springs FL 34135

Fax 239-498-4974

Customer Account ID BAYCREST

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

\$

E

0 - 30	31 - 60	61 - 90	Over 90 days
2 755 77	0 00	0 00	0 00

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

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

Customer ID Name	Item ID	Qty	Amount	Cost of Sales	Gross Profit	Gross Margin
BAYCREST Baycrest Homeowners Assoc	JANITORIAL		206 00		206 00	100 00
	MISC OFFICE INCO		91 00		91 00	100 00
	PROPERTY MANAG	1	443 00		1 443 00	100 00
	PURCHASES-MISC		154 77		154 77	100 00
	SERVICE INCOME A		191 00		191 00	100 00
	SERVICE INCOME L		670 00		670 00	100 00
			2,755 77		2 755 77	100 00
Report Totals			2,755 77		2 755 77	100 00

	Subtotal	1,840 00
	Sales Tax	
	Total Invoice Amount	1,840 00
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	1 840 00

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

Invoice
Invoice Number
71805

Invoice Date
1/4/17

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

Page
1

Sold To

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

Customer ID BAYCREST

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Due at end of Month		1/31/17

Description	Amount
Duplicate 1st quarter statement to Speight #03	1 00
7170	

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

1/13/2017

Hard Charge Report - Unbilled Items

<u>Date</u>	<u>Item Description</u>	<u>Preparer</u>	<u>ItemTotal</u>
<u>Item Name</u>	<u>ChargeType</u>		
Baycrest Homeowners Assoc.			
20170104102819867	Duplicate 1st quarter statement to Speight #03	Jacque Fisher	
1/4/2017			
Quarterly Statements	hard charge	Hard Charge	1 00
Total	Status New		1 00
Baycrest Homeowners Assoc			1 00

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

Invoice
Invoice Number
71806

Invoice Date
1/13/17

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

Page
1

Sold To

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

Customer ID BAYCREST

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Due at end of Month		1/31/17

Description	Amount
1st quarter statements - 11/25/16	90 00
7170	

	Subtotal	90 00
	Sales Tax	
	Total Invoice Amount	90 00
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	90 00

1/13/2017

Hard Charge Report - Unbilled Items

<u>Date</u>	<u>Item Description</u>	<u>ChargeType</u>	<u>Preparer</u>	<u>ItemTotal</u>
<u>Item Name</u>				
Baycrest Homeowners Assoc				
201701130944594579	1st quarter statements 11/25/16		Jacque Fisher	
1/13/2017	Quarterly Statements hard charge	Hard Charge		90 00
Total	Status New			90 00
Baycrest Homeowners Assoc				90 00

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

Invoice
Invoice Number
71807

Invoice Date
1/16/17

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

Page
1

Sold To

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

Customer ID BAYCREST

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Due at end of Month		1/31/17

Description	Amount
Light fixture & bulbs	106 64
Replace light fixture & bulbs @ entrance signs	130 00
8290	

	Subtotal	236 64
	Sales Tax	
	Total Invoice Amount	236 64
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	236 64

GULF BREEZE MANAGEMENT

SERVICE INVOICE

ASSOCIATION	baycrast
ADDRESS	entrance signs
BILLING ADDRESS	

DATE SCHEDULED FOR

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

CHARGE TO	
UNIT	
ASSOCIATION	Yes

[illegible]

at the manument signs	replaced one light flixture and 4 light bulbs
-----------------------	---

[illegible]

SERVICE PERSON	DATE	HOURS	AMOUNT	PARTS LABOR TOTAL		\$106 64
ernesto		2 0	\$130 00			130 00
LABOR TOTAL			\$130 00			

COMMENTS

SERVICE SUPERVISED BY

SIGNED

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

Invoice
Invoice Number
71808

Invoice Date
1/10/17

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

Page
1

Sold To

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

Customer ID BAYCREST

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Due at end of Month		1/31/17

Description	Amount
Clorox	9 59
Pressure clean monument sign	180 00
8140	

	Subtotal	189 59
	Sales Tax	
	Total Invoice Amount	189 59
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	189 59

GULF BREEZE MANAGEMENT

SERVICE INVOICE

DATE START	1/10/2017
DATE FINISH	

ASSOCIATION	baycrest
ADDRESS	community
BILLING ADDRESS	

DATE SCHEDULED FOR

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

CHARGE TO	
UNIT	
ASSOCIATION	Yes

DESCRIPTION OF WORK
pression clean the monument sign

QTY	PARTS USED	PRICE	TOTAL
1	galon of clorox	9 59	9 59

SERVICE PERSON	DATE	HOURS	AMOUNT	PARTS	TOTAL
alex 2		1 5	\$97 50	LABOR	\$9 59
jean		1 5	\$82 50		180 00
				TOTAL	\$189 59

COMMENTS	LABOR TOTAL \$180 00

SERVICE SUPERVISED BY

SIGNED

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

Invoice
Invoice Number
71809

Invoice Date
1/12/17

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

Page
1

Sold To

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

Customer ID BAYCREST

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Due at end of Month		1/31/17

Description	Amount
Materials	38 54
Replace 2 wooden posts @ pool equipment @ 25201 Galashields Circle	360 00
8290	

	Subtotal	398 54
	Sales Tax	
	Total Invoice Amount	398 54
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	398 54

GULF BREEZE MANAGEMENT

SERVICE INVOICE

DATE START	1/12/2017
DATE FINISH	
ASSOCIATION	baycrest
ADDRESS	25201 galashields circle
BILLING ADDRESS	

DATE SCHEDULED FOR

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

CHARGE TO	
UNIT	
ASSOCIATION	Yes

DESCRIPTION OF WORK
replaced the two wood post at the pool equipment the electric boxes is for the electric contractor

QTY	PARTS USED	PRICE	TOTAL
1	materials	38 54	38 54

SERVICE PERSON	DATE	HOURS	AMOUNT	PARTS	
alex 2		3 0	\$195 00	LABOR	\$38 54
jean		3 0	\$165 00		360 00
				TOTAL	\$398 54

COMMENTS

SERVICE SUPERVISED BY

SIGNED

A / P OPEN ITEM DETAIL

Starting vendor: "First"
Cut off date: 01/31/17

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
ABCFEQ ABC FIRE EQUIPMENT CORP	2616	65746	Services	01/19/17	159.00
BAY CR BAY CREEK CDD	2640	JANUARY 17	12/30-1/30 050-0360-02	01/31/17	827.45
BSU BONITA SPRINGS UTILITIES	2621	JANUARY 17	12/21-1/23L012919C0049245	01/26/17	73.77
EMBA CENTURYLINK	2614	JANUARY 17	1/10-2/9 311723299	01/10/17	54.59
GREEN GREENSCAPES	2615	173720	January Services	01/20/17	6752.00
	2620	174004	Irrigation 25360	01/26/17	95.77
	2622	174037	Irrigation 25412	01/30/17	52.82
	2624	174035	Irrigation 25411	01/30/17	79.64
	2625	174046	Irrigation 25364	01/30/17	45.33
	2626	174052	Irrigation 25201	01/30/17	48.00
	2627	174036	Irrigation 25300	01/30/17	63.95
	2628	174014	Irrigation 25220	01/27/17	108.55
	2629	174053	Irrigation 25274	01/30/17	46.00
	2630	174030	Irrigation 25260	01/30/17	103.48
	2631	174054	Irrigation 25424	01/30/17	32.50
	2632	174055	Irrigation 25411	01/30/17	46.00
	2633	174040	Irrigation 25301/25303	01/30/17	111.30
	2634	174041	Irrigation 25261	01/30/17	16.25
	2635	174039	Irrigation 25301	01/30/17	16.25
	2637	174042	Irrigation 25281	01/30/17	70.09
	2638	174038	Irrigation 25301	01/30/17	52.14
	2642	174166	Irrigation 25440	01/31/17	67.71
			Total:		7,807.78
HART THE HARTFORD	2618	JANUARY 17	Acct# 14857472	01/25/17	340.00
	2619	JANUARY 17	Acct:11893926	01/25/17	761.00
			Total:		1,101.00
OSWALDBB&T OSWALD TRIPPE CO.INS	2613	JANUARY 17	Client: 132BAYCRHOM	01/24/17	6807.34
TRICIT TRI-CITY POOL SERVICE	2617	56433	Services	01/01/17	122.50
			Grand total:		16,953.43

CASH DISBURSEMENTS

Starting Check Date: 1/01/17 Cash account #: 1012

Ending Check Date: 1/31/17

Check-date	Check-#	Vend-#	Vendor Name		Check-amount	Reference		
1/05/17	1529	BCR RE	BAYCREST RESERVES		7,668.25	QUARTERLY RESERVE FUNDING		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2599	RESERVES	1/05/17	1114	1/05/17	7,668.25	QUARTERLY RESERVE FUNDING
1/12/17	1530	BAY CR	BAY CREEK CDD		528.76	12/1-12/30 050-0360-02		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2608	DECEMBER 16	12/30/16	7620	12/30/16	528.76	12/1-12/30 050-0360-02
1/12/17	1531	BECKER	BECKER & POLIAKOFF, P.A.		200.41			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2602	3887665	12/27/16	7010	12/27/16	200.00	Re: 2017 Retainer Fee
		2609	DECEMBER 16	12/31/16	7010	12/31/16	.41	Re: Elect. Records Fee
		Totals:					200.41	
1/12/17	1532	BSU	BONITA SPRINGS UTILITIES		75.24	11/21-12/L012919C0049245		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2601	DECEMBER 16	12/29/16	7630	12/29/16	75.24	11/21-12/L012919C0049245
1/12/17	1533	GREEN	GREENSCAPES		345.88	Irrigation 25344		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2603	172847	12/28/16	8350	12/28/16	345.88	Irrigation 25344
1/12/17	1534	POOL	POOL DOCTOR SERVICE		845.56			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2604	540359	1/01/17	8040	1/01/17	180.00	January Services
		2604	540359	1/01/17	8010	1/01/17	440.00	
		2605	539291	12/21/16	8020	12/21/16	35.00	Stenner Loener
		2606	539461	12/23/16	8020	12/23/16	115.00	Therapy Pump Repair
		2607	539436	12/23/16	8020	12/23/16	61.79	Repair Stenner/Feeder
		2610	541863	1/09/17	8020	1/09/17	13.77	DPD Powder
		Totals:					845.56	
1/12/17	1535	PROTE	ARROW ENVIROMENTAL SERVICES		842.40	Pest Control		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2600	6269381	1/03/17	8520	1/03/17	842.40	Pest Control
1/19/17	1536	VOID			.00	Mulch		
1/19/17	1537	GREEN	GREENSCAPES		16,641.66	Mulch		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2611	172459	12/21/16	8330	12/21/16	16,641.66	Mulch

CASH DISBURSEMENTS

Starting Check Date: 1/01/17 Cash account #: 1012
Ending Check Date: 1/31/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
1/27/17	1538	GBMS	GULF BREEZE MANAGEMENT SVC INC	2,755.77	January services
Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid Reference
2612	JANUARY 17	1/31/17	7050	1/31/17	1,443.00 January services
2612	JANUARY 17	1/31/17	8230	1/31/17	206.00
2612	JANUARY 17	1/31/17	7140	1/31/17	191.00
2612	JANUARY 17	1/31/17	7170	1/31/17	1.00
2612	JANUARY 17	1/31/17	7170	1/31/17	90.00
2612	JANUARY 17	1/31/17	8290	1/31/17	236.64
2612	JANUARY 17	1/31/17	8140	1/31/17	189.59
2612	JANUARY 17	1/31/17	8290	1/31/17	398.54
				Totals:	2,755.77
Totals:				29,903.93	

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

* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
63	25234	Nicole Leigh Bloch, Trustee	64.50	645.00	29.66-	29.66	709.50	First Warning
			-----	-----	-----	-----	-----	
		TOTAL:	64.50	645.00	29.66-	29.66	709.50	

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

* - Previous Owner or Renter

UNIT #	ACCOUNT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
--------	-----------	------	---------	---------	---------	---------	-------	--------

REPORT SUMMARY

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		Maintenance Fee	1310	0.00	645.00	29.66-	29.66	645.00
01		Late Fees	1310	64.50	0.00	0.00	0.00	64.50
GRAND TOTAL:				64.50	645.00	29.66-	29.66	709.50

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01310	A/R Assessments	709.50
TOTAL		\$709.50

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

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
Bob & Robin Shepherd 25414 Galashields Circle	15	25414	PP	1,935.00
Edward P. & Amy M. Spiegel 25262 Galashields Circle	56	25262	PP	90.85
Sidor & Agrio Hadgis 25257 Galashields Circle	77	25257	PP	1,935.00
TOTAL HOMES: 3				=====
TOTAL PREPAYS				3,960.85
TOTAL DISTR: PP				3,960.85

GENERAL LEDGER TRIAL BALANCE

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

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

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Operating Capital CLOSED			.00	.00	.00	.00	.00
1011	Operating IronStone CLOSED			.00	.00	.00	.00	.00
1012	Operating Valley National Bank			84,606.11	43,608.40	30,629.68	12,978.72	97,584.83
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/03/17	AR0000	AR04	1,290.00		Owner Cash Receipts		
	01/04/17	AR0000	AR04	4,515.00		Owner Cash Receipts		
	01/05/17	AP0823	1529		7,668.25	BAYCREST RESERVES	QUARTERLY RESERVE FUNDING	
	01/05/17	AR0000	AR04	25,800.00		Owner Cash Receipts		
	01/05/17	AR0000	AR04	1,935.00		Owner Cash Receipts		
	01/09/17	AR0000	AR04	1,935.00		Owner Cash Receipts		
	01/10/17	RJ0021	REVERSE		661.05	FPL 11/28/15 - 12/28/16		
	01/12/17	AP0860	1530		528.76	BAY CREEK CDD	12/1-12/30 050-0360-02	
	01/12/17	AP0860	1531		200.41	BECKER & POLIAKOFF, P.A.	Re: 2017 Retainer Fee	
	01/12/17	AP0860	1532		75.24	BONITA SPRINGS UTILITIES	11/21-12/L012919C0049245	
	01/12/17	AP0860	1533		345.88	GREENSCAPES	Irrigation 25344	
	01/12/17	AP0860	1534		845.56	POOL DOCTOR SERVICE	January Services	
	01/12/17	AP0860	1535		842.40	ARROW ENVIROMENTAL SERVIC	Pest Control	
	01/12/17	AR0000	AR04	1,920.00		Owner Cash Receipts		
	01/13/17	AR0000	AR04	1,290.00		Owner Cash Receipts		
	01/17/17	AR0000	AR04	645.00		Owner Cash Receipts		
	01/18/17	AR0000	AR04	645.00		Owner Cash Receipts		
	01/19/17	AP0886	1537		16,641.66	GREENSCAPES	Mulch	
	01/19/17	AR0000	345653	67.00		Hartford Insurance Refund		
	01/19/17	AR0000	7661	100.00		Everin Sale Application		
	01/19/17	AR0000	AR04	645.00		Owner Cash Receipts		
	01/24/17	AR0243	AR-243	15.00		Owner Cash Receipts		
	01/27/17	AP9074	1538		2,755.77	GULF BREEZE MANAGEMENT SV	January services	
	01/27/17	AR0000	2826	100.00		Gausselin Sale Applic.		
	01/31/17	AR0000	AR04	2,595.00		Owner Cash Receipts		
	01/31/17	CR0000	ADJUST	64.70		Jan 17 Interest Income		
	01/31/17	CR0000	ADJUST		64.70	Reverse Interest Wrg Amt		
	01/31/17	CR0000	ADJUST	46.70		Jan 17 Interest Income		
1030	Operating MM IronStone Bank			.00	.00	.00	.00	.00
1110	Reserves TIB Bank CLOSED			.00	.00	.00	.00	.00
1111	Reserves IronStone CLOSED			.00	.00	.00	.00	.00
1112	Reserves First Citizens CLOSED			.00	.00	.00	.00	.00
1113	Reserves SunCoast CLOSED			.00	.00	.00	.00	.00
1114	Reserves EverBank			39,355.45	7,682.26	.00	7,682.26	47,037.71

GENERAL LEDGER TRIAL BALANCE

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

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

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/05/17	AP0001	VH2599	7,668.25		BAYCREST RESERVES	QUARTERLY RESERVE FUNDING	
	01/31/17	CR0000	ADJUST	14.01		Jan 17 Interest Income		
1115			Reserves CNL Bank CLOSED	.00	.00	.00	.00	.00
1120			CD Bk FL #3714 2.616% CLOSED	.00	.00	.00	.00	.00
1121			CD SunCst #2720 3.92% CLOSED	.00	.00	.00	.00	.00
1122			CD Ever #6326 1.32% CLOSED	.00	.00	.00	.00	.00
1123			CD CNL #0723 2.47% CLOSED	.00	.00	.00	.00	.00
1124			CD Ever #8014 2.927% CLOSED	.00	.00	.00	.00	.00
1125			CD Valley #0988 02/21/17 1.35%	56,089.00	64.31	.00	64.31	56,153.31
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	RJ0024	CD#1125	64.31		2017 CD Accrued Interest		
1126			CD Ever 02/26/20 2.30%	65,324.35	127.26	.00	127.26	65,451.61
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	RJ0024	CD#1126	127.26		2017 CD Accrued Interest		
1127			CD 5/3 #0982 03/17/21 1.98%	91,420.92	178.10	.00	178.10	91,599.02
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	RJ0024	CD#1127	178.10		2017 CD Accrued Interest		
1310			A/R Assessments	.00	58,114.50	57,405.00	709.50	709.50
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/17	AR0000	AR01	58,050.00		Apply Assmt/Opt Charges		
	01/01/17	AR0000	AR08		16,110.00	Prepaid Application		
	01/03/17	AR0000	AR04		1,290.00	Owner Cash Receipts		
	01/04/17	AR0000	AR04		4,515.00	Owner Cash Receipts		
	01/05/17	AR0000	AR04		25,800.00	Owner Cash Receipts		
	01/05/17	AR0000	AR04		1,935.00	Owner Cash Receipts		
	01/09/17	AR0000	AR04		1,935.00	Owner Cash Receipts		
	01/12/17	AR0000	AR04		1,920.00	Owner Cash Receipts		
	01/13/17	AR0000	AR04		1,290.00	Owner Cash Receipts		
	01/17/17	AR0000	AR04		645.00	Owner Cash Receipts		
	01/18/17	AR0000	AR04		645.00	Owner Cash Receipts		
	01/19/17	AR0000	AR04		645.00	Owner Cash Receipts		
	01/24/17	AR0243	AR-243		15.00	Owner Cash Receipts		
	01/31/17	AR0000	AR02	64.50		Apply Late Fees		

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 01/01/17

Ending account #: "Last"

Ending date: 01/31/17

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	01/31/17	AR0000	AR04		660.00	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
1330	A/R - Other			.00	.00	.00	.00	.00
1331	A/R Vendor/Supplier			.00	.00	.00	.00	.00
1332	Prepaid Expense			.00	.00	.00	.00	.00
1334	A/R Working Capital			.00	.00	.00	.00	.00
1335	A/R CNL Bank			.00	.00	.00	.00	.00
1336	A/R Capital Bank			.00	.00	.00	.00	.00
1340	Due From Operating			.00	.00	.00	.00	.00
1345	Due From Reserves			.00	.00	.00	.00	.00
1350	Due DO NOT USE			.00	.00	.00	.00	.00
1385	A/R GBMS			.00	.00	.00	.00	.00
1386	A/R Owner			.00	.00	.00	.00	.00
1395	A/R Allow Doubtful Accounts			.00	.00	.00	.00	.00
1420	Prepaid Insurance			.00	7,908.34	7,908.34	.00	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/24/17	AP7984	VH2613	6,807.34		BB&T OSWALD TRIPPE CO.INS	Client: 132BAYCRHOM	
	01/24/17	GJ0650	EXPENSE		3,502.34	CK#1544 Package		
	01/24/17	GJ0650	EXPENSE		1,299.00	CK#1544 D&O		
	01/24/17	GJ0650	EXPENSE		2,006.00	CK#1544 Umbrella		
	01/25/17	AP7984	VH2618	340.00		THE HARTFORD	Acct# 14857472	
	01/25/17	AP7984	VH2619	761.00		THE HARTFORD	Acct:11893926	
	01/25/17	GJ0649	EXPENSE		340.00	CK#1543 Accident		
	01/25/17	GJ0649	EXPENSE		761.00	CK#1543 Fidelity Bond		
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: 01/01/17
Ending date: 01/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
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	18,003.74CR	29,903.93	28,853.62	1,050.31	16,953.43CR

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
01/01/17	AP7984	VH2617		122.50	TRI-CITY POOL SERVICE	Services
01/01/17	AP9010	VH2604		620.00	POOL DOCTOR SERVICE	January Services
01/03/17	AP9010	VH2600		842.40	ARROW ENVIROMENTAL SERVIC	Pest Control
01/05/17	AP0001	VH2599		7,668.25	BAYCREST RESERVES	QUARTERLY RESERVE FUNDING
01/05/17	AP0823	1529	7,668.25		BAYCREST RESERVES	QUARTERLY RESERVE FUNDING
01/09/17	AP7945	VH2610		13.77	POOL DOCTOR SERVICE	DPD Powder
01/10/17	AP7984	VH2614		54.59	CENTURYLINK	1/10-2/9 311723299
01/12/17	AP0860	1530	528.76		BAY CREEK CDD	12/1-12/30 050-0360-02
01/12/17	AP0860	1531	200.41		BECKER & POLIAKOFF, P.A.	Re: 2017 Retainer Fee
01/12/17	AP0860	1532	75.24		BONITA SPRINGS UTILITIES	11/21-12/L012919C0049245
01/12/17	AP0860	1533	345.88		GREENSCAPES	Irrigation 25344
01/12/17	AP0860	1534	845.56		POOL DOCTOR SERVICE	January Services
01/12/17	AP0860	1535	842.40		ARROW ENVIROMENTAL SERVIC	Pest Control
01/19/17	AP0886	1537	16,641.66		GREENSCAPES	Mulch
01/19/17	AP7984	VH2616		159.00	ABC FIRE EQUIPMENT CORP	Services
01/20/17	AP7984	VH2615		6,752.00	GREENSCAPES	January Services
01/24/17	AP7984	VH2613		6,807.34	BB&T OSWALD TRIPPE CO.INS	Client: 132BAYCRHOM
01/25/17	AP7984	VH2618		340.00	THE HARTFORD	Acct# 14857472
01/25/17	AP7984	VH2619		761.00	THE HARTFORD	Acct:11893926
01/26/17	AP7984	VH2620		95.77	GREENSCAPES	Irrigation 25360
01/26/17	AP7984	VH2621		73.77	BONITA SPRINGS UTILITIES	12/21-1/23L012919C0049245
01/27/17	AP8005	VH2628		108.55	GREENSCAPES	Irrigation 25220
01/27/17	AP9074	1538	2,755.77		GULF BREEZE MANAGEMENT SV	January services
01/30/17	AP8005	VH2622		52.82	GREENSCAPES	Irrigation 25412
01/30/17	AP8005	VH2624		79.64	GREENSCAPES	Irrigation 25411
01/30/17	AP8005	VH2625		45.33	GREENSCAPES	Irrigation 25364
01/30/17	AP8005	VH2626		48.00	GREENSCAPES	Irrigation 25201
01/30/17	AP8005	VH2627		63.95	GREENSCAPES	Irrigation 25300
01/30/17	AP8005	VH2629		46.00	GREENSCAPES	Irrigation 25274
01/30/17	AP8005	VH2630		103.48	GREENSCAPES	Irrigation 25260
01/30/17	AP8005	VH2631		32.50	GREENSCAPES	Irrigation 25424
01/30/17	AP8005	VH2632		46.00	GREENSCAPES	Irrigation 25411
01/30/17	AP8005	VH2633		111.30	GREENSCAPES	Irrigation 25301/25303
01/30/17	AP8005	VH2634		16.25	GREENSCAPES	Irrigation 25261
01/30/17	AP8005	VH2635		16.25	GREENSCAPES	Irrigation 25301
01/30/17	AP8005	VH2637		70.09	GREENSCAPES	Irrigation 25281

GENERAL LEDGER TRIAL BALANCE

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

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

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	01/30/17	AP8005	VH2638		52.14	GREENSCAPES		Irrigation 25301
	01/31/17	AP9073	VH2612		2,755.77	GULF BREEZE MANAGEMENT SV		January services
	01/31/17	AP9154	VH2640		827.45	BAY CREEK CDD		12/30-1/30 050-0360-02
	01/31/17	AP9154	VH2642		67.71	GREENSCAPES		Irrigation 25440
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			661.05CR	661.05	896.48	235.43CR	896.48CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/10/17	RJ0021	REVERSE	661.05		FPL 11/28/15 - 12/28/16		
	01/31/17	RJ0014	AUTO PAY		896.48	FPL Monthly Auto Pays		
3031	A/P Vendor/Supplier			122.50CR	122.50	.00	122.50	.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/17	AP7984	VH2617	122.50		TRI-CITY POOL SERVICE	Services	
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	19,350.00	58,050.00	38,700.00CR	38,700.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/17	AR0000	AR01		58,050.00	Apply Assmt/Opt Charges		
	01/31/17	RJ0025	17 MONTH	16,793.92		2017 Monthly Allocation		
	01/31/17	RJ0025	17 MONTH	2,556.08		2017 Monthly Allocation		
3111	Deferred Reserve Assessments			.00	.00	.00	.00	.00
3115	Deferred TIB Bank			.00	.00	.00	.00	.00
3120	Prepaid Owner Assessments			18,135.85CR	16,110.00	1,935.00	14,175.00	3,960.85CR

GENERAL LEDGER TRIAL BALANCE

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

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

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/17	AR0000	AR08	16,110.00		Prepaid Application		
	01/31/17	AR0000	AR04		1,935.00	Owner Cash Receipts		
3121			Deferred Tree Replcemnt Jun 07	.00	.00	.00	.00	.00
3122			Deferred Pre Washing Mar 2008	.00	.00	.00	.00	.00
3123			Deferred Tree Replcemnt May 08	.00	.00	.00	.00	.00
3124			Deferred Lattice Repairs	.00	.00	.00	.00	.00
3129			Lessee Security Deposits	9,000.00CR	.00	.00	.00	9,000.00CR
5020			Reserves - Painting	.00	.00	.00	.00	.00
5030			Reserves - Pavement	.00	.00	.00	.00	.00
5040			Reserves - Pool	.00	.00	.00	.00	.00
5110			Reserves - Landscape	.00	.00	.00	.00	.00
5190			Reserves - General Fund	248,352.29CR	.00	6,393.52	6,393.52CR	254,745.81CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/17	GJ0648	RECLASS		911.86	#5490 To #5190		
	01/01/17	GJ0648	RECLASS		2,925.57	#5491 To #5190		
	01/31/17	GJ0651	ADJUST		.01	Adjust 1st Qtr Reserves		
	01/31/17	RJ0025	17 MONTH		2,556.08	2017 Monthly Allocation		
5490			Reserves - Earned Interest	911.86CR	911.86	14.01	897.85	14.01CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/17	GJ0648	RECLASS	911.86		#5490 To #5190		
	01/31/17	CR0000	ADJUST		14.01	Jan 17 Interest Income		
5491			Reserves - Accrued Interest	2,925.57CR	2,925.57	369.67	2,555.90	369.67CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/17	GJ0648	RECLASS	2,925.57		#5491 To #5190		
	01/31/17	RJ0024	CD#1125		64.31	2017 CD Accrued Interest		
	01/31/17	RJ0024	CD#1126		127.26	2017 CD Accrued Interest		
	01/31/17	RJ0024	CD#1127		178.10	2017 CD Accrued Interest		
5510			Prior Year Surplus/(Deficit)	36,781.80CR	564.37	.00	564.37	36,217.43CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	GJ0637	ADJUST	.04		Adj Prior Year To Actual		
	01/31/17	RJ0026	17 MONTH	564.33		2017 Monthly Prior Year		

GENERAL LEDGER TRIAL BALANCE

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

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

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
5520	Current Year Surplus/(Deficit)			.00	.00	.00	.00	.00
5610	Capital Improvements			1,901.17CR	.00	.00	.00	1,901.17CR
6010	Owner Maintenance Income			.00	.00	19,350.00	19,350.00CR	19,350.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	RJ0025	17 MONTH		16,793.92	2017 Monthly Allocation		
	01/31/17	RJ0025	17 MONTH		2,556.08	2017 Monthly Allocation		
6040	Late Charges			.00	.00	64.50	64.50CR	64.50CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	AR0000	AR02		64.50	Apply Late Fees		
6060	Bank Interest - Operating			.00	64.70	111.40	46.70CR	46.70CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	CR0000	ADJUST		64.70	Jan 17 Interest Income		
	01/31/17	CR0000	ADJUST	64.70		Reverse Interest Wrg Amt		
	01/31/17	CR0000	ADJUST		46.70	Jan 17 Interest Income		
6210	Application Fees			.00	.00	200.00	200.00CR	200.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/19/17	AR0000	7661		100.00	Everin Sale Application		
	01/27/17	AR0000	2826		100.00	Gausselin Sale Applic.		
6280	Prior Year Surplus			.00	.00	564.37	564.37CR	564.37CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	GJ0637	ADJUST		.04	Adj Prior Year To Actual		
	01/31/17	RJ0026	17 MONTH		564.33	2017 Monthly Prior Year		
6290	Miscellaneous Income			.00	.00	67.00	67.00CR	67.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/19/17	AR0000	345653		67.00	Hartford Insurance Refund		
7050	Management Fees			.00	1,443.00	.00	1,443.00	1,443.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	AP9073	VH2612	1,443.00		GULF BREEZE MANAGEMENT SV	January services	
7140	Office Expense			.00	191.00	.00	191.00	191.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	AP9073	VH2612	191.00		GULF BREEZE MANAGEMENT SV	January services	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 01/01/17

Ending account #: "Last"

Ending date: 01/31/17

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
7170	Misc Administrative Expense			.00	91.00	.00	91.00	91.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	AP9073	VH2612	1.00		GULF BREEZE MANAGEMENT SV	January services	
	01/31/17	AP9073	VH2612	90.00		GULF BREEZE MANAGEMENT SV	January services	
7510	Insurance - General Liability			.00	7,908.34	.00	7,908.34	7,908.34
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/24/17	GJ0650	EXPENSE	3,502.34		CK#1544 Package		
	01/24/17	GJ0650	EXPENSE	1,299.00		CK#1544 D&O		
	01/24/17	GJ0650	EXPENSE	2,006.00		CK#1544 Umbrella		
	01/25/17	GJ0649	EXPENSE	340.00		CK#1543 Accident		
	01/25/17	GJ0649	EXPENSE	761.00		CK#1543 Fidelity Bond		
7620	Water - Irrigation			.00	827.45	.00	827.45	827.45
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	AP9154	VH2640	827.45		BAY CREEK CDD	12/30-1/30 050-0360-02	
7630	Sewer & Water			.00	73.77	.00	73.77	73.77
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/26/17	AP7984	VH2621	73.77		BONITA SPRINGS UTILITIES	12/21-1/23L012919C0049245	
7640	Electricity			.00	896.48	.00	896.48	896.48
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	RJ0014	AUTO PAY	709.41		FPL 12/20/16 - 01/23/17		
	01/31/17	RJ0014	AUTO PAY	21.62		FPL 12/20/16 - 01/23/17		
	01/31/17	RJ0014	AUTO PAY	165.45		FPL 12/28/16 - 01/27/17		
7650	Telephone			.00	54.59	.00	54.59	54.59
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/10/17	AP7984	VH2614	54.59		CENTURYLINK	1/10-2/9 311723299	
8010	Pool/Spa Maintenance Contract			.00	440.00	.00	440.00	440.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/17	AP9010	VH2604	440.00		POOL DOCTOR SERVICE	January Services	
8020	Pool/Spa Repairs			.00	13.77	.00	13.77	13.77
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/09/17	AP7945	VH2610	13.77		POOL DOCTOR SERVICE	DPD Powder	
8040	Pool Testing			.00	180.00	.00	180.00	180.00

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First"

Starting date: 01/01/17

Ending account #: "Last"

Ending date: 01/31/17

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/01/17	AP9010	VH2604	180.00		POOL DOCTOR SERVICE	January Services	
8140	Pressure Washing			.00	189.59	.00	189.59	189.59
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	AP9073	VH2612	189.59		GULF BREEZE MANAGEMENT SV	January services	
8180	Fire Equipment			.00	159.00	.00	159.00	159.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/19/17	AP7984	VH2616	159.00		ABC FIRE EQUIPMENT CORP	Services	
8230	Janitorial Services			.00	206.00	.00	206.00	206.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	AP9073	VH2612	206.00		GULF BREEZE MANAGEMENT SV	January services	
8290	Misc Maintenance Expense			.00	635.18	.00	635.18	635.18
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	AP9073	VH2612	236.64		GULF BREEZE MANAGEMENT SV	January services	
	01/31/17	AP9073	VH2612	398.54		GULF BREEZE MANAGEMENT SV	January services	
8310	Landscape Maintenance Contract			.00	6,752.00	.00	6,752.00	6,752.00
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/20/17	AP7984	VH2615	6,752.00		GREENSCAPES	January Services	
8350	Irrigation Repairs			.00	1,055.78	.00	1,055.78	1,055.78
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/26/17	AP7984	VH2620	95.77		GREENSCAPES	Irrigation 25360	
	01/27/17	AP8005	VH2628	108.55		GREENSCAPES	Irrigation 25220	
	01/30/17	AP8005	VH2622	52.82		GREENSCAPES	Irrigation 25412	
	01/30/17	AP8005	VH2624	79.64		GREENSCAPES	Irrigation 25411	
	01/30/17	AP8005	VH2625	45.33		GREENSCAPES	Irrigation 25364	
	01/30/17	AP8005	VH2626	48.00		GREENSCAPES	Irrigation 25201	
	01/30/17	AP8005	VH2627	63.95		GREENSCAPES	Irrigation 25300	
	01/30/17	AP8005	VH2629	46.00		GREENSCAPES	Irrigation 25274	
	01/30/17	AP8005	VH2630	103.48		GREENSCAPES	Irrigation 25260	
	01/30/17	AP8005	VH2631	32.50		GREENSCAPES	Irrigation 25424	
	01/30/17	AP8005	VH2632	46.00		GREENSCAPES	Irrigation 25411	
	01/30/17	AP8005	VH2633	111.30		GREENSCAPES	Irrigation 25301/25303	
	01/30/17	AP8005	VH2634	16.25		GREENSCAPES	Irrigation 25261	
	01/30/17	AP8005	VH2635	16.25		GREENSCAPES	Irrigation 25301	
	01/30/17	AP8005	VH2637	70.09		GREENSCAPES	Irrigation 25281	
	01/30/17	AP8005	VH2638	52.14		GREENSCAPES	Irrigation 25301	

GENERAL LEDGER TRIAL BALANCE

Starting account #: "First" Starting date: 01/01/17
Ending account #: "Last" Ending date: 01/31/17

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	01/31/17	AP9154	VH2642	67.71	GREENSCAPES		Irrigation 25440	
8520	Building Pest Control			.00	842.40	.00	842.40	842.40
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/03/17	AP9010	VH2600	842.40		ARROW ENVIROMENTAL SERVIC	Pest Control	
9190	Reserves - General Fund			.00	2,556.09	.00	2,556.09	2,556.09
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	01/31/17	GJ0651	ADJUST	.01		Adjust 1st Qtr Reserves		
	01/31/17	RJ0025	17 MONTH	2,556.08		2017 Monthly Allocation		
Gnd Total:				.00	212,812.59	212,812.59	.00	.00

Baycrest Homeowners Association, INC.

Balance Sheet
As of 01/31/17

ASSETS

CASH ACCOUNTS

1012	Operating Valley National Bank	\$	97,584.83	
	Total Operating Accounts			\$ 97,584.83

1114	Reserves EverBank	\$	47,037.71	
1125	CD Valley #0988 02/21/17 1.35%		56,153.31	
1126	CD Ever 02/26/20 2.30%		65,451.61	
1127	CD 5/3 #0982 03/17/21 1.98%		91,599.02	
	Total Reserve Accounts			\$ 260,241.65

ACCOUNTS RECEIVABLE

1310	A/R Assessments	\$	709.50	
	Total Accounts Receivable			\$ 709.50

OTHER ASSETS

	Total Other Assests			\$.00
	Total Assets			\$ 358,535.98

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LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE

3010	Accounts Payable	\$	16,953.43	
3026	A/P FPL Auto Pays		896.48	
	Total Accounts Payable			\$ 17,849.91

Baycrest Homeowners Association, INC.

Balance Sheet
As of 01/31/17

UNEARNED INCOME

3110	Deferred Owner Assessments	\$	38,700.00	
3120	Prepaid Owner Assessments		3,960.85	
3129	Lessee Security Deposits		9,000.00	
				<hr/>
	Total Unearned Income		\$	51,660.85
	Total Liabilities		\$	69,510.76
				<hr/>

EQUITY

RESERVES

5190	Reserves - General Fund	\$	254,745.81	
5490	Reserves - Earned Interest		14.01	
5491	Reserves - Accrued Interest		369.67	
				<hr/>
	Total Reserves		\$	255,129.49

CAPITAL IMPROVEMENTS

5610	Capital Improvements	\$	1,901.17	
				<hr/>
	Total Capital Improvements		\$	1,901.17

OTHER EQUITY

5510	Prior Year Surplus/(Deficit)	\$	36,217.43	
	Current Year Net Income		(4,222.87)	
				<hr/>
	Total Other Equity		\$	31,994.56
	Total Equity		\$	289,025.22
				<hr/>
	Total Liabilities & Equity		\$	358,535.98

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Baycrest Homeowners Association, INC.

Income/Expense Statement

Period: 01/01/17 to 01/31/17

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
INCOME:								
06010	Owner Maintenance Income	19,350.00	19,350.00	.00	19,350.00	19,350.00	.00	232,200.00
06040	Late Charges	64.50	.00	64.50	64.50	.00	64.50	.00
06060	Bank Interest - Operating	46.70	.00	46.70	46.70	.00	46.70	.00
06210	Application Fees	200.00	.00	200.00	200.00	.00	200.00	.00
06280	Prior Year Surplus	564.37	564.37	.00	564.37	564.37	.00	6,772.00
06290	Miscellaneous Income	67.00	.00	67.00	67.00	.00	67.00	.00
	Subtotal Income	20,292.57	19,914.37	378.20	20,292.57	19,914.37	378.20	238,972.00
EXPENSES								
General & Administrative								
07010	Legal	.00	208.34	208.34	.00	208.34	208.34	2,500.00
07020	Filing Fees - State of Florid	.00	.00	.00	.00	.00	.00	61.00
07030	Accounting Fees	.00	.00	.00	.00	.00	.00	4,125.00
07050	Management Fees	1,443.00	1,443.00	.00	1,443.00	1,443.00	.00	17,316.00
07060	Professional Fees	.00	.00	.00	.00	.00	.00	2,000.00
07140	Office Expense	191.00	191.00	.00	191.00	191.00	.00	2,292.00
07170	Misc Administrative Expense	91.00	104.17	13.17	91.00	104.17	13.17	1,250.00
	General & Administrative	1,725.00	1,946.51	221.51	1,725.00	1,946.51	221.51	29,544.00
Insurance								
07510	Insurance - General Liability	7,908.34	7,908.34	.00	7,908.34	7,908.34	.00	8,200.00
	Insurance	7,908.34	7,908.34	.00	7,908.34	7,908.34	.00	8,200.00
Utilities								
07620	Water - Irrigation	827.45	375.00	(452.45)	827.45	375.00	(452.45)	4,500.00
07630	Sewer & Water	73.77	81.25	7.48	73.77	81.25	7.48	975.00
07640	Electricity	896.48	683.34	(213.14)	896.48	683.34	(213.14)	8,200.00
07650	Telephone	54.59	62.50	7.91	54.59	62.50	7.91	750.00
	Utilities	1,852.29	1,202.09	(650.20)	1,852.29	1,202.09	(650.20)	14,425.00
Amenities Center								
07810	Amenities Repair	.00	333.34	333.34	.00	333.34	333.34	4,000.00
08010	Pool/Spa Maintenance Contract	440.00	440.00	.00	440.00	440.00	.00	5,280.00
08020	Pool/Spa Repairs	13.77	416.67	402.90	13.77	416.67	402.90	5,000.00
08030	Pool/Spa Permits	.00	.00	.00	.00	.00	.00	250.00
08040	Pool Testing	180.00	180.00	.00	180.00	180.00	.00	2,160.00

Period: 01/01/17 to 01/31/17

		Current Period			Year-To-Date			Yearly
Account	Description	Actual	Budget	Variance	Actual	Budget	Variance	Budget
08090	Misc Pool/Spa Expense	.00	125.00	125.00	.00	125.00	125.00	1,500.00
	Amenities Center	633.77	1,495.01	861.24	633.77	1,495.01	861.24	18,190.00
Maintenance								
08140	Pressure Washing	189.59	190.00	.41	189.59	190.00	.41	7,500.00
08180	Fire Equipment	159.00	125.00	(34.00)	159.00	125.00	(34.00)	1,500.00
08220	Janitorial Supplies	.00	29.17	29.17	.00	29.17	29.17	350.00
08230	Janitorial Services	206.00	206.00	.00	206.00	206.00	.00	2,472.00
08290	Misc Maintenance Expense	635.18	208.34	(426.84)	635.18	208.34	(426.84)	2,500.00
	Maintenance	1,189.77	758.51	(431.26)	1,189.77	758.51	(431.26)	14,322.00
Landscaping								
08310	Landscape Maintenance Contrac	6,752.00	6,752.00	.00	6,752.00	6,752.00	.00	81,024.00
08320	Plants/Shrubs/Sod	.00	125.00	125.00	.00	125.00	125.00	1,500.00
08330	Mulch	.00	.00	.00	.00	.00	.00	17,000.00
08350	Irrigation Repairs	1,055.78	666.67	(389.11)	1,055.78	666.67	(389.11)	8,000.00
08410	Tree Trimming	.00	.00	.00	.00	.00	.00	8,662.00
08490	Misc Landscaping Expense	.00	208.34	208.34	.00	208.34	208.34	2,500.00
	Landscaping	7,807.78	7,752.01	(55.77)	7,807.78	7,752.01	(55.77)	118,686.00
Pest Control								
08520	Building Pest Control	842.40	411.00	(431.40)	842.40	411.00	(431.40)	4,932.00
	Pest Control	842.40	411.00	(431.40)	842.40	411.00	(431.40)	4,932.00
Other								
	Other	.00	.00	.00	.00	.00	.00	.00
Reserves								
09190	Reserves - General Fund	2,556.09	2,556.09	.00	2,556.09	2,556.09	.00	30,673.00
	Reserves	2,556.09	2,556.09	.00	2,556.09	2,556.09	.00	30,673.00
	TOTAL EXPENSES	24,515.44	24,029.56	(485.88)	24,515.44	24,029.56	(485.88)	238,972.00
	Current Year Net Income/(loss	(4,222.87)	(4,115.19)	(107.68)	(4,222.87)	(4,115.19)	(107.68)	.00

Baycrest Homeowners Association, INC.

Reserve Statement
As of 01/31/17

		BEGINNING	YTD	YTD	AVAILABLE
		OF YEAR	ALLOCATION	DISBURSEMENT	BALANCE
RESERVES:					
5190	Reserves - General Fund	248,352.29	6,393.52	0.00	254,745.81
5490	Reserves - Earned Interest	911.86	14.01	911.86	14.01
5491	Reserves - Accrued Interest	2,925.57	369.67	2,925.57	369.67
Subtotal Reserves		252,189.72	6,777.20	3,837.43	255,129.49
TOTAL RESERVES		252,189.72	6,777.20	3,837.43	255,129.49
		=====	=====	=====	=====