

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON OCTOBER 19, 2016
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: Rick Nye, Swann Fredrickson, John Knoche, Rick Nye, Toni Paoello, and by phone Ralph Scarce and Paul Dickensheets

Directors Absent: Creighton Phillips

ACSMC Committee: by phone Peaches Scarce

Representing Gulf Breeze Management Services Inc.: Aharon Weidner

Ralph Scarce called the meeting to order at 5:02P.M. and quorum was established.

RECORDING OF MEETINGS

Ralph Scarce noted that anyone recording the meeting should announce themselves. John Knoche reported that was recording the meeting.

APPROVAL OF MINUTES

On a motion by John Knoche, seconded by Rick Nye, and carried unanimously the Board approved the September 21, 2016 board of directors meeting minutes.

PROPERTY MANAGER REPORT

Aharon Weidner reported that during the last Greenscapes walk through there were no major deficiencies. There were a few problem areas identified however but they were limited in scale and scope. The irrigation filter has improved the functionality of the system by allowing an additional zone to be run at any given time and lessening the amount of time spent cleaning the filter. A new ORP system for the spa was obtained for \$1600. A new exercise room door has been ordered and should be installed within the next week. The exercise room carpet should be cleaned within the next couple of weeks.

A resident reported that the backwash from the new irrigation filter appeared to be draining onto a resident property en route to the curb and might be undermining some of the soil under the new concrete platform. Aharon Weidner will look into the problem and contact Hoover Pumping Systems.

John Knoche asked what happened to the old filter because, in his opinion, it might have value. The concensus was that no one suggested looking into this before the filter was replaced.

Finance Committee

Rick Nye reported on the September financials. There were no accounts receivable. The capital improvements account has \$1,727 balance after paying for the filter system. Major expense categories have been running under budget with the exception of Insurance and pest

control. Landscaping is slightly under budget excluding mulch. Total expenses are \$164,000 versus \$174,000 budgeted with three months to go.

Social Committee

Miki Knoche reported that the committee will be sending out the flyer invitation for the next social event in the next few days. It is the fall welcome back party – “The Wurst Party Ever” scheduled for November 10th. The new table for the pool lanai has been order and should be delivered within a few weeks.

Pool Committee

John Oblak reported that the spa is closed because the new ORP system is not functioning properly and there is a build-up of chlorine on the equipment.

The pool temperature and related costs were discussed because someone other than John Oblak had changed it. John Oblak recommends 83 degrees however it is currently set at 86.

On a motion by Rick Nye, seconded by Toni Paolello, and carried unanimously the Board approved raising the pool temperature from 83 degrees to 86 degrees for December, January, and February keeping the pool at 83 degrees for all other months and setting the hot-tub temperature to 100 degrees for the entire year.

Lease and Sales Review Board

John Oblak reported that 25250 is pending sale and expected to close October 27, 2016.

ACMSC

Ralph Searce reported on recent discussion with Greenscapes regarding mulch. He noted that earlier in 2016 the Board approved the redistribution and/or removal of excessive mulch from the community for a cost of \$9,600. After re-evaluating the conditions in September it was determined that the buildup of mulch was no longer a major problem throughout the entire community although there are still scattered problem areas.

Ralph Searce moved to rescind the Board’s prior approval of the \$9,600 mulch removal and redistribution proposal. Swann Fredrickson seconded the motion and it was carried unanimously.

Mr. Searce reported that Justin Lucas from Greenscapes prepared a new proposal to redistribute mulch where needed and to add a light top dressing of new mulch throughout the community for an estimated cost of \$15,677.80. He noted that the cost was less than the budgeted amount of \$17,000 and less than the cost of mulch last year. If the project takes less labor and/or less mulch than the estimate, Greenscapes will adjust the cost accordingly.

Swann Fredrickson moved to approve the estimate from Greenscapes for \$15,677.80 as a not to exceed price to redistribute existing mulch as needed and to install additional mulch. Rick

Nye seconded the motion. The motion was approved by a vote of five to one with Toni Paoello opposed and all other Board members present in favor.

UOC

Karlene Dzieszupek reported that the UOC has been disbanded pursuant to the Pelican Landing turnover process. There is a provision for voting representatives to form a new organization. The PLCA approved forming the new organization subject to them preparing a new charter.

OLD BUSINESS

Memorial Gifts

There was discussion about the best way to revise the Association's policy in respect to both memorial gifts for deceased residents and flowers for ill residents noting that there were problems associated with sending flowers and/or fruit or food baskets. An alternative would be to send personalized cards.

On a motion by Swann Fredrickson, seconded by Toni Paoello, and carried unanimously the Board approved revising the current policy and authorizing a \$50 gift to a charity in memory of a deceased resident owner or child of such owner and sending a personalized card to a resident who is ill or having surgery.

NEW BUSINESS

2017 Budget

Rick Nye presented a draft 2017 budget. He noted that the finance committee met on October 7, 2016, and there were three outstanding issues identified for follow up after the meeting. One was the mulch issue which has been resolved earlier in the meeting. There was a question about replacing 44 older irrigation timer boxes. It was determined that the timers would be replaced as they went bad as those timers had a default setting and would continue to provide water. A third issue from the meeting was a recommendation to increase the capital contribution from one quarterly assessment to two quarterly assessments. He noted that this change would require some legal work.

Mr. Nye passed out a spreadsheet illustrating several alternative combinations of owner fees and funds from the prior year surplus equity account which could be used to fund the 2017 budget. The spreadsheet is attached to these minutes.

Following a discussion of these alternatives, Rick Nye recommended that owner maintenance fees be set at \$645 per quarter for 2017, an increase of \$5 per month.

Swann Fredrickson noted that in 2016, about 7% of budgeted income, or about \$18,000, came from the prior year surplus equity account #5510 instead of from owner fees. The 2016 projected surplus of about \$8,700 will result in a net decrease in that

account. She said that the proposed \$645 quarterly fee would support about 97% of the proposed 2017 budget and would maintain the desired balance of about \$30,000 in the equity account which is used for working capital and emergency needs.

The consensus was to present the proposed budget for approval at the November meeting.

OPEN DISCUSSION

Joe Hammerman reported that the PLCA and the CDD have been working on an agreement as to how they can work together on landscaping. An agreement has finally been reached and each entity has agreed to its respective responsibilities. Michael Spencer has been hired as the landscape architect for PLCA.

Joe Hammerman noted that the mailboxes have started to deteriorate and that he believed that the Board should look into either painting or replacing them.

Swann Fredrickson noted that the Privacy Patrol came through the community recently and told residents working in their yards or garages to close their garage doors unless they were entering or exiting. She spoke to the head of Privacy and he said that practice is to allow garage doors to be open when owners are visibly working in or around their garages or yards. The doors should be closed at all other times.

Next Meeting

The next meeting will be November 16, 2016.

With no further business, and on a motion by John Knoche, seconded by Toni Paolello, and carried unanimously the meeting was adjourned at 6:18P.M.

Aharon S. Weidner, CAM, Property Manager
Baycrest Homeowners' Assoc., Inc.
for Swann Fredrickson, Secretary

From Baycrest Homeowners Assoc
To GULF BREEZE MANAGEMENT SVC INC
GBMS

Check Date Check Amount Check Number
10/26/16 1 823 25 001496

Batch	Date	Invoice Number	Reference	Gross	Discount	Net
2554	10/31/16	OCTOBER 16	October services	1 823 25	00	1 823 25

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

STATEMENT

Statement Date Oct 31 2016

Customer Account ID BAYCREST

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

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

Amount Enclosed
 \$ _____

Date	Due Date	Reference	Paid	Description	Amount	Balance
10/17/16	10/31/16	70755			18 25	18 25
10/31/16	10/31/16	70580			1 805 00	1 823 25
					TOTAL	1,823.25

E

0 - 30	31 - 60	61 - 90	Over 90 days
1 823 25	0 00	0 00	0 00

Gulf Breeze Mgmt Services of SW FL, Inc
Items Sold to Customers
For the Period From Oct 1, 2016 to Oct 31, 2016

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

Customer ID Name	Item ID	Qty	Amount	Cost of Sales	Gross Profit	Gross Margin
BAYCREST	JANITORIAL		206 00		206 00	100 00
Baycrest Homeowners Assoc	PROPERTY MANAG		1 408 00		1 408 00	100 00
	SERVICE INCOME A		191 00		191 00	100 00
	TELEPHONE CHAR		18 25		18 25	100 00
			1 823 25		1,823 25	100 00
Report Totals			1 823 25		1 823 25	100 00

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

Invoice
 Invoice Number
 70580

Invoice Date
 10/31/16

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

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Sold To

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

Customer ID BAYCREST

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Due at end of Month		10/31/16

Description	Amount
Management - October 16	1050 1 408 00
Janitorial - October 16	730 206 00
Administrative - October 16	740 191 00

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

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

Invoice
 Invoice Number
 70755

Invoice Date
 10/17/16

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

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Sold To

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

Customer ID BAYCREST

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Due at end of Month		10/31/16

Description	Amount
Telephone charges - September	18 25
<i>1170</i>	

	Subtotal	18 25
	Sales Tax	
	Total Invoice Amount	18 25
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	18 25

10/20/2016

Hard Charge Report - Unbilled Items

<u>Date</u>	<u>Item Description</u>	<u>Charge Type</u>	<u>Preparer</u>	<u>Item Total</u>
	Baycrest Homeowners Assoc			
20161017124117483	September Conference Call		Amanda Smith	
10/17/2016	Telephone charges	Hard Charge		18 25
Total	Status New			18 25
Baycrest Homeowners Assoc				18 25

A/P OPEN ITEM DETAIL

Starting vendor: "First"
Cut off date: 10/31/16

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
BAY CR BAY CREEK CDD	2571	OCTOBER 16	9/29-11/1 050-0360-02	10/31/16	675.58
BSU BONITA SPRINGS UTILITIES	2560	OCTOBER 16	9/21-10/21L012919C0049245	10/27/16	59.79
GREEN GREENSCAPES	2557	170106	Irrigation-Various	10/31/16	537.91
	2559	169841	Irrigation 25419	10/26/16	45.33
Total:					583.24
Grand total:					1,318.61

CASH DISBURSEMENTS

Starting Check Date: 10/01/16 Cash account #: 1012
 Ending Check Date: 10/31/16

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
10/06/16	1488	BCR RE	BAYCREST RESERVES	10,065.00	QUARTERLY RESERVE FUNDING		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2541	RESERVES	10/06/16	1114	10/06/16	10,065.00	QUARTERLY RESERVE FUNDING
10/06/16	1489	BSU	BONITA SPRINGS UTILITIES	64.94	8/19-9/21 L012919C0049245		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2540	SEPTEMBER 16	9/29/16	7630	9/29/16	64.94	8/19-9/21 L012919C0049245
10/06/16	1490	GREEN	GREENSCAPES	43.31	Irrigation 25250		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2539	168601	9/23/16	8350	9/23/16	43.31	Irrigation 25250
10/13/16	1491	GREEN	GREENSCAPES	149.44	Irrigation		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2544	168934	10/06/16	8350	10/06/16	149.44	Irrigation
10/13/16	1492	HYDRO	HYDROTECH POOLS, INC.	1,600.00	Installed Chemical Feeder		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2543	12755	10/06/16	8020	10/06/16	1,600.00	Installed Chemical Feeder
10/13/16	1493	POOL	POOL DOCTOR SERVICE	658.10			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2542	531185	10/01/16	8040	10/01/16	180.00	October Services
	2542	531185	10/01/16	8010	10/01/16	420.00	
	2545	532493	10/05/16	8020	10/05/16	58.10	Services
	Totals:					658.10	
10/20/16	1494	BAY CR	BAY CREEK CDD	222.12	8/30-9/29 0500360-02		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2546	SEPTEMBER 16	9/29/16	7620	9/29/16	222.12	8/30-9/29 0500360-02
10/20/16	1495	POOL	POOL DOCTOR SERVICE	30.59	Repairs		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2547	532666	10/10/16	8020	10/10/16	30.59	Repairs
10/26/16	1496	GBMS	GULF BREEZE MANAGEMENT SVC INC	1,823.25	October services		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2554	OCTOBER 16	10/31/16	7050	10/31/16	1,408.00	October services
	2554	OCTOBER 16	10/31/16	8230	10/31/16	206.00	
	2554	OCTOBER 16	10/31/16	7140	10/31/16	191.00	

CASH DISBURSEMENTS

Starting Check Date: 10/01/16 Cash account #: 1012
 Ending Check Date: 10/31/16

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference			
		2554	OCTOBER 16	10/31/16 7170	18.25			
				Totals:	1,823.25			
10/27/16	1497	EMBA	CENTURYLINK	63.31	10/10-11/9 311723299			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2548	OCTOBER 16	10/10/16	7650	10/10/16	63.31	10/10-11/9 311723299
10/27/16	1498	GREEN	GREENSCAPES	6,557.65				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2549	169186	10/17/16	8350	10/17/16	44.65	Irrigation 25290
		2550	169211	10/17/16	8350	10/17/16	83.00	Irrigation-Various
		2551	169525	10/20/16	8310	10/20/16	6,430.00	October Services
				Totals:			6,557.65	
10/27/16	1499	PROTE	ARROW ENVIROMENTAL SERVICES	892.40				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		2552	5978241	10/21/16	8520	10/21/16	50.00	Rodent Program
		2553	5978240	10/21/16	8520	10/21/16	842.40	Pest Control
				Totals:			892.40	
				Totals:				22,170.11

AGED OWNER BALANCES: AS OF Oct. 31, 2016
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	63.00	630.00	0.00	0.00	693.00	First Warning
		TOTAL:	63.00	630.00	0.00	0.00	693.00	

AGED OWNER BALANCES: AS OF Oct. 31, 2016
 LOT/UNIT NUMBER SEQUENCE

* - Previous Owner or Renter

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

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		Maintenance Fee	1310	0.00	630.00	0.00	0.00	630.00
01		Late Fees	1310	63.00	0.00	0.00	0.00	63.00
GRAND TOTAL:				63.00	630.00	0.00	0.00	693.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
01310	A/R Assessments	693.00
TOTAL		\$693.00

PREPAYS AS OF Oct. 31, 2016
 Lot/Unit Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
Edward P. & Amy M. Spiegel 25262 Galashields Circle	56	25262	PP	735.85
Sidor & Agrio Hadgis 25257 Galashields Circle	77	25257	PP	10.00
Thomas & Therese Saling 25383 Galashields Circle	80	25383	PP	30.00
Fe Tavis* 25410 Galashields Circle	17	25410	PP	630.00
				=====
TOTAL HOMES:	4	TOTAL PREPAYS		1,405.85
		TOTAL DISTR: PP		1,405.85

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/16
Ending date: 10/31/16

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
1010	Operating Capital CLOSED	.00	.00	.00	.00	.00
1011	Operating IronStone CLOSED	.00	.00	.00	.00	.00
1012	Operating Valley National Bank	76,739.22	41,719.93	22,697.46	19,022.47	95,761.69

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
10/03/16	AR0000	AR04	2,520.00		Owner Cash Receipts	
10/04/16	AR0000	AR04	3,150.00		Owner Cash Receipts	
10/05/16	AR0000	AR04	23,940.00		Owner Cash Receipts	
10/06/16	AP0466	1488		10,065.00	BAYCREST RESERVES	QUARTERLY RESERVE FUNDING
10/06/16	AP0466	1489		64.94	BONITA SPRINGS UTILITIES	8/19-9/21 L012919C0049245
10/06/16	AP0466	1490		43.31	GREENSCAPES	Irrigation 25250
10/06/16	AR0000	AR04	630.00		Owner Cash Receipts	
10/07/16	AR0000	AR04	2,520.00		Owner Cash Receipts	
10/12/16	AR0000	AR04	2,520.00		Owner Cash Receipts	
10/12/16	AR0000	AR04	1,260.00		Owner Cash Receipts	
10/12/16	RJ0021	REVERSE		527.35	FPL 08/23/15 - 09/22/16	
10/13/16	AP0485	1491		149.44	GREENSCAPES	Irrigation
10/13/16	AP0485	1492		1,600.00	HYDROTECH POOLS, INC.	Installed Chemical Feeder
10/13/16	AP0485	1493		658.10	POOL DOCTOR SERVICE	October Services
10/14/16	AR0000	1066	100.00		Durney Sale Application	
10/17/16	AR0000	AR04	630.00		Owner Cash Receipts	
10/18/16	AR0000	AR04	630.00		Owner Cash Receipts	
10/20/16	AP0491	1494		222.12	BAY CREEK CDD	8/30-9/29 0500360-02
10/20/16	AP0491	1495		30.59	POOL DOCTOR SERVICE	Repairs
10/24/16	AR0000	AR04	1,254.00		Owner Cash Receipts	
10/24/16	AR0241	AR-241	630.00		Owner Cash Receipts	
10/26/16	AP8864	1496		1,823.25	GULF BREEZE MANAGEMENT SV	October services
10/27/16	AP0546	1497		63.31	CENTURYLINK	10/10-11/9 311723299
10/27/16	AP0546	1498		6,557.65	GREENSCAPES	Irrigation 25290
10/27/16	AP0546	1499		892.40	ARROW ENVIROMENTAL SERVIC	Rodent Program
10/27/16	AR0000	AR04	630.00		Owner Cash Receipts	
10/31/16	AR0000	AR04	1,260.00		Owner Cash Receipts	
10/31/16	CR0000	ADJUST	45.93		Oct 16 Interest Income	

1030	Operating MM IronStone Bank	.00	.00	.00	.00	.00
1110	Reserves TIB Bank CLOSED	.00	.00	.00	.00	.00
1111	Reserves IronStone CLOSED	.00	.00	.00	.00	.00
1112	Reserves First Citizens CLOSED	.00	.00	.00	.00	.00
1113	Reserves SunCoast CLOSED	.00	.00	.00	.00	.00
1114	Reserves EverBank	29,256.34	10,075.83	.00	10,075.83	39,332.17

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/16
Ending date: 10/31/16

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/06/16 AP0001 VH2541	10,065.00		BAYCREST RESERVES	QUARTERLY RESERVE FUNDING	
	10/31/16 CR0000 ADJUST	10.83		Oct 16 Interest Income		
1115	Reserves CNL Bank CLOSED	.00	.00	.00	.00	.00
1120	CD Bk FL #3714 2.616% CLOSED	.00	.00	.00	.00	.00
1121	CD SunCst #2720 3.92% CLOSED	.00	.00	.00	.00	.00
1122	CD Ever #6326 07/06/12 1.32%	.00	.00	.00	.00	.00
1123	CD CNL #0723 2.47% CLOSED	.00	.00	.00	.00	.00
1124	CD Ever #8014 2.927% CLOSED	.00	.00	.00	.00	.00
1125	CD Valley #0988 02/21/17 1.35%	55,898.59	64.09	.00	64.09	55,962.68
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/31/16 RJ0024 CD#1125	64.09		2016 CD Accrued Interest		
1126	CD Ever 02/26/20 2.30%	64,948.14	126.52	.00	126.52	65,074.66
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/31/16 RJ0024 CD#1126	126.52		2016 CD Accrued Interest		
1127	CD 5/3 #0982 03/17/21 1.98%	90,966.18	152.97	.00	152.97	91,119.15
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/31/16 RJ0024 CD#1127	152.97		2016 CD Accrued Interest		
1310	A/R Assessments	.00	56,763.00	56,070.00	693.00	693.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/01/16 AR0000 AR01	56,700.00		Apply Assmt/Opt Charges		
	10/01/16 AR0000 AR08		15,156.00	Prepaid Application		
	10/03/16 AR0000 AR04		2,490.00	Owner Cash Receipts		
	10/04/16 AR0000 AR04		3,150.00	Owner Cash Receipts		
	10/05/16 AR0000 AR04		23,940.00	Owner Cash Receipts		
	10/06/16 AR0000 AR04		630.00	Owner Cash Receipts		
	10/07/16 AR0000 AR04		2,520.00	Owner Cash Receipts		
	10/12/16 AR0000 AR04		2,520.00	Owner Cash Receipts		
	10/12/16 AR0000 AR04		1,260.00	Owner Cash Receipts		
	10/18/16 AR0000 AR04		630.00	Owner Cash Receipts		
	10/24/16 AR0000 AR04		1,254.00	Owner Cash Receipts		
	10/24/16 AR0241 AR-241		630.00	Owner Cash Receipts		

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/16
Ending date: 10/31/16

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
10/27/16	AR0000 AR04		630.00	Owner Cash Receipts		
10/31/16	AR0000 AR02	63.00		Apply Late Fees		
10/31/16	AR0000 AR04		1,260.00	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	.00	.00	.00	.00
1422	Insurance Refund	.00	.00	.00	.00	.00
1440	Prepaid FPL Auto Pays	.00	.00	.00	.00	.00
1442	Prepaid FPL	.00	.00	.00	.00	.00
1446	Prepaid CenturyLink Auto Pays	.00	.00	.00	.00	.00
1510	Security Deposits	.00	.00	.00	.00	.00
1520	Utility Deposits	.00	.00	.00	.00	.00
1522	Foreclosure Deposits	.00	.00	.00	.00	.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/16
Ending date: 10/31/16

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
3010	Accounts Payable	330.37CR	22,170.11	23,158.35	988.24CR	1,318.61CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/01/16	AP3191	VH2542		600.00	POOL DOCTOR SERVICE	October Services
	10/05/16	AP3191	VH2545		58.10	POOL DOCTOR SERVICE	Services
	10/06/16	AP0001	VH2541		10,065.00	BAYCREST RESERVES	QUARTERLY RESERVE FUNDING
	10/06/16	AP0466	1488	10,065.00		BAYCREST RESERVES	QUARTERLY RESERVE FUNDING
	10/06/16	AP0466	1489	64.94		BONITA SPRINGS UTILITIES	8/19-9/21 L012919C0049245
	10/06/16	AP0466	1490	43.31		GREENSCAPES	Irrigation 25250
	10/06/16	AP3191	VH2543		1,600.00	HYDROTECH POOLS, INC.	Installed Chemical Feeder
	10/06/16	AP3191	VH2544		149.44	GREENSCAPES	Irrigation
	10/10/16	AP7767	VH2547		30.59	POOL DOCTOR SERVICE	Repairs
	10/10/16	AP8863	VH2548		63.31	CENTURYLINK	10/10-11/9 311723299
	10/13/16	AP0485	1491	149.44		GREENSCAPES	Irrigation
	10/13/16	AP0485	1492	1,600.00		HYDROTECH POOLS, INC.	Installed Chemical Feeder
	10/13/16	AP0485	1493	658.10		POOL DOCTOR SERVICE	October Services
	10/17/16	AP8863	VH2549		44.65	GREENSCAPES	Irrigation 25290
	10/17/16	AP8863	VH2550		83.00	GREENSCAPES	Irrigation-Various
	10/20/16	AP0491	1494	222.12		BAY CREEK CDD	8/30-9/29 0500360-02
	10/20/16	AP0491	1495	30.59		POOL DOCTOR SERVICE	Repairs
	10/20/16	AP8863	VH2551		6,430.00	GREENSCAPES	October Services
	10/21/16	AP8863	VH2552		50.00	ARROW ENVIROMENTAL SERVIC	Rodent Program
	10/21/16	AP8863	VH2553		842.40	ARROW ENVIROMENTAL SERVIC	Pest Control
	10/26/16	AP3264	VH2559		45.33	GREENSCAPES	Irrigation 25419
	10/26/16	AP8864	1496	1,823.25		GULF BREEZE MANAGEMENT SV	October services
	10/27/16	AP0546	1497	63.31		CENTURYLINK	10/10-11/9 311723299
	10/27/16	AP0546	1498	6,557.65		GREENSCAPES	Irrigation 25290
	10/27/16	AP0546	1499	892.40		ARROW ENVIROMENTAL SERVIC	Rodent Program
	10/27/16	AP3264	VH2560		59.79	BONITA SPRINGS UTILITIES	9/21-10/21L012919C0049245
	10/31/16	AP3264	VH2557		537.91	GREENSCAPES	Irrigation-Various
	10/31/16	AP8863	VH2554		1,823.25	GULF BREEZE MANAGEMENT SV	October services
	10/31/16	AP8870	VH2571		675.58	BAY CREEK CDD	9/29-11/1 050-0360-02
3011	Accounts Payable Reserves	.00	.00	.00	.00	.00	.00
3015	Inter-Company	.00	.00	.00	.00	.00	.00
3020	Other A/P	.00	.00	.00	.00	.00	.00
3022	A/P Association	.00	.00	.00	.00	.00	.00
3024	A/P GBMS	.00	.00	.00	.00	.00	.00
3025	Other Accruals	.00	.00	.00	.00	.00	.00
3026	A/P FPL Auto Pays	527.35CR	527.35	541.02	13.67CR	541.02CR	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/16
Ending date: 10/31/16

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/12/16	RJ0021	REVERSE	527.35		FPL 08/23/15 - 09/22/16		
	10/31/16	RJ0014	AUTO PAY		541.02	FPL Monthly Auto Pays		
3031	A/P Vendor/Supplier			.00	.00	.00	.00	.00
3032	A/P Owners			.00	.00	.00	.00	.00
3040	Due To Reserves			.00	.00	.00	.00	.00
3045	Due To Operating			.00	.00	.00	.00	.00
3050	Due DO NOT USE			.00	.00	.00	.00	.00
3110	Deferred Owner Assessments			.00	18,900.00	56,700.00	37,800.00CR	37,800.00CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/01/16	AR0000	AR01		56,700.00	Apply Assmt/Opt Charges		
	10/31/16	RJ0022	16 MONTH	15,545.00		2016 Monthly Allocation		
	10/31/16	RJ0022	16 MONTH	3,355.00		2016 Monthly Allocation		
3111	Deferred Reserve Assessments			.00	.00	.00	.00	.00
3115	Deferred TIB Bank			.00	.00	.00	.00	.00
3120	Prepaid Owner Assessments			15,901.85CR	15,156.00	660.00	14,496.00	1,405.85CR
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	10/01/16	AR0000	AR08	15,156.00		Prepaid Application		
	10/03/16	AR0000	AR04		30.00	Owner Cash Receipts		
	10/17/16	AR0000	AR04		630.00	Owner Cash Receipts		
3121	Deferred Tree Replcmnt Jun 07			.00	.00	.00	.00	.00
3122	Deferred Pre Washing Mar 2008			.00	.00	.00	.00	.00
3123	Deferred Tree Replcmnt May 08			.00	.00	.00	.00	.00
3124	Deferred Lattice Repairs			.00	.00	.00	.00	.00
3129	Lessee Security Deposits			8,500.00CR	.00	.00	.00	8,500.00CR
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

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/16
Ending date: 10/31/16

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
5190	Reserves - General Fund	238,287.29CR	.00	3,355.00	3,355.00CR	241,642.29CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/31/16	RJ0022	16 MONTH		3,355.00	2016 Monthly Allocation	
5490	Reserves - Earned Interest	499.76CR	.00	10.83	10.83CR	510.59CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/31/16	CR0000	ADJUST		10.83	Oct 16 Interest Income	
5491	Reserves - Accrued Interest	2,282.20CR	.00	343.58	343.58CR	2,625.78CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/31/16	RJ0024	CD#1125		64.09	2016 CD Accrued Interest	
	10/31/16	RJ0024	CD#1126		126.52	2016 CD Accrued Interest	
	10/31/16	RJ0024	CD#1127		152.97	2016 CD Accrued Interest	
5510	Prior Year Surplus/(Deficit)	28,934.27CR	1,497.33	.00	1,497.33	27,436.94CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/31/16	RJ0023	16 MONTH	1,497.33		2016 Monthly Prior Year	
5520	Current Year Surplus/(Deficit)	.00	.00	.00	.00	.00	
5610	Capital Improvements	1,726.96CR	.00	.00	.00	1,726.96CR	
6010	Owner Maintenance Income	170,100.00CR	.00	18,900.00	18,900.00CR	189,000.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/31/16	RJ0022	16 MONTH		15,545.00	2016 Monthly Allocation	
	10/31/16	RJ0022	16 MONTH		3,355.00	2016 Monthly Allocation	
6040	Late Charges	519.67CR	.00	63.00	63.00CR	582.67CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/31/16	AR0000	AR02		63.00	Apply Late Fees	
6060	Bank Interest - Operating	269.88CR	.00	45.93	45.93CR	315.81CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/31/16	CR0000	ADJUST		45.93	Oct 16 Interest Income	
6210	Application Fees	800.00CR	.00	100.00	100.00CR	900.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/14/16	AR0000	1066		100.00	Durney Sale Application	
6280	Prior Year Surplus	13,476.01CR	.00	1,497.33	1,497.33CR	14,973.34CR	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/16
Ending date: 10/31/16

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/16 RJ0023 16 MONTH 1,497.33 2016 Monthly Prior Year					
7010	Legal	1,115.10	.00	.00	.00	1,115.10
7020	Filing Fees - State of Florida	61.25	.00	.00	.00	61.25
7030	Accounting Fees	250.00	.00	.00	.00	250.00
7050	Management Fees	12,672.00	1,408.00	.00	1,408.00	14,080.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/16 AP8863 VH2554 1,408.00 GULF BREEZE MANAGEMENT SV October services					
7140	Office Expense	1,719.00	191.00	.00	191.00	1,910.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/16 AP8863 VH2554 191.00 GULF BREEZE MANAGEMENT SV October services					
7170	Misc Administrative Expense	986.50	18.25	.00	18.25	1,004.75
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/16 AP8863 VH2554 18.25 GULF BREEZE MANAGEMENT SV October services					
7510	Insurance - General Liability	7,918.48	.00	.00	.00	7,918.48
7620	Water - Irrigation	1,212.89	675.58	.00	675.58	1,888.47
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/16 AP8870 VH2571 675.58 BAY CREEK CDD 9/29-11/1 050-0360-02					
7630	Sewer & Water	658.06	59.79	.00	59.79	717.85
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/27/16 AP3264 VH2560 59.79 BONITA SPRINGS UTILITIES 9/21-10/21L012919C0049245					
7640	Electricity	5,830.07	541.02	.00	541.02	6,371.09
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/31/16 RJ0014 AUTO PAY 362.60 FPL 09/22/16 - 10/21/16					
	10/31/16 RJ0014 AUTO PAY 160.03 FPL 09/28/16 - 10/27/16					
	10/31/16 RJ0014 AUTO PAY 18.39 FPL 09/22/16 - 10/21/16					
7650	Telephone	522.00	63.31	.00	63.31	585.31
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	10/10/16 AP8863 VH2548 63.31 CENTURYLINK 10/10-11/9 311723299					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/16
Ending date: 10/31/16

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
7810	Amenities Repair	420.24	.00	.00	.00	420.24	
8010	Pool/Spa Maintenance Contract	3,307.19	420.00	.00	420.00	3,727.19	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/01/16	AP3191	VH2542	420.00		POOL DOCTOR SERVICE	October Services
8020	Pool/Spa Repairs	3,823.11	1,688.69	.00	1,688.69	5,511.80	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/05/16	AP3191	VH2545	58.10		POOL DOCTOR SERVICE	Services
	10/06/16	AP3191	VH2543	1,600.00		HYDROTECH POOLS, INC.	Installed Chemical Feeder
	10/10/16	AP7767	VH2547	30.59		POOL DOCTOR SERVICE	Repairs
8030	Pool/Spa Permits	250.00	.00	.00	.00	250.00	
8040	Pool Testing	1,095.00	180.00	.00	180.00	1,275.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/01/16	AP3191	VH2542	180.00		POOL DOCTOR SERVICE	October Services
8090	Misc Pool/Spa Expense	60.00	.00	.00	.00	60.00	
8110	Building Repair	.00	.00	.00	.00	.00	
8140	Pressure Washing	7,280.00	.00	.00	.00	7,280.00	
8220	Janitorial Supplies	61.22	.00	.00	.00	61.22	
8230	Janitorial Services	1,854.00	206.00	.00	206.00	2,060.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/31/16	AP8863	VH2554	206.00		GULF BREEZE MANAGEMENT SV	October services
8290	Misc Maintenance Expense	1,947.34	.00	.00	.00	1,947.34	
8310	Landscape Maintenance Contract	57,870.00	6,430.00	.00	6,430.00	64,300.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/20/16	AP8863	VH2551	6,430.00		GREENSCAPES	October Services
8320	Plants/Shrubs/Sod	738.09	.00	.00	.00	738.09	
8350	Irrigation Repairs	7,045.34	860.33	.00	860.33	7,905.67	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	10/06/16	AP3191	VH2544	149.44		GREENSCAPES	Irrigation
	10/17/16	AP8863	VH2549	44.65		GREENSCAPES	Irrigation 25290
	10/17/16	AP8863	VH2550	83.00		GREENSCAPES	Irrigation-Various

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 10/01/16
Ending date: 10/31/16

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
10/26/16	AP3264 VH2559	45.33		GREENSCAPES		Irrigation 25419
10/31/16	AP3264 VH2557	537.91		GREENSCAPES		Irrigation-Variou
8410	Tree Trimming	11,594.00	.00	.00	.00	11,594.00
8490	Misc Landscaping Expense	136.27	.00	.00	.00	136.27
8520	Building Pest Control	3,579.60	892.40	.00	892.40	4,472.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	10/21/16 AP8863 VH2552	50.00		ARROW ENVIROMENTAL SERVIC		Rodent Program
	10/21/16 AP8863 VH2553	842.40		ARROW ENVIROMENTAL SERVIC		Pest Control
8890	Miscellaneous/Contingency	145.39	.00	.00	.00	145.39
9190	Reserves - General Fund	30,195.00	3,355.00	.00	3,355.00	33,550.00
	DATE SOURCE REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION		A/P REFERENCE
	10/31/16 RJ0022 16 MONTH	3,355.00		2016 Monthly Allocation		
9490	Reserves - Earned Interest	.00	.00	.00	.00	.00
9491	Reserves - Accrued Interest	.00	.00	.00	.00	.00
Gnd Total:		.00	184,142.50	184,142.50	.00	.00

RECONCILIATION

Bank #: 10 Operating Valley National Bank 1012 Operating Valley National
G/L Acct Bal: 95,761.69
Bank Balance: 103,275.05
Statement date: 10/31/16

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

1497	10/27/16	CENTURYLINK		63.31	
1498	10/27/16	GREENSCAPES		6,557.65	
1499	10/27/16	ARROW ENVIROMENTAL SERVIC		892.40	
Total Outstanding				7,513.36	.00

Bank Reconciliation Summary

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Checkbook Balance	95,761.69	Reconciling Balance	103,275.05
Uncleared Checks, Credits	7,513.36 +	Bank Stmt. Balance	103,275.05
Uncleared Deposits, Debits	0.00	Difference	0.00



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

Page 1
 Chks Paid 17
 Statement Date 10/31/16
 Account Number 43019520

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

Street _____
 City State Zip _____
 Signature _____

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

Non-Check Transactions

Date	Description	Amount
10/03	LOCKBOX DEPOSIT	2,520 00
10/04	FPL DIRECT DEBIT ELEC PYMT ID 1320467283 PPDA	17 78-
10/04	FPL DIRECT DEBIT ELEC PYMT ID 1499561429 PPDA	349 54-
10/04	LOCKBOX DEPOSIT	3 150 00
10/06	LOCKBOX DEPOSIT	630 00
10/07	BAYCREST CONDO FEES	23,940 00
10/07	LOCKBOX DEPOSIT	2,520 00
10/11	LOCKBOX DEPOSIT	2,520 00
10/12	FPL DIRECT DEBIT ELEC PYMT ID 1173152297 PPDA	160 03-
10/12	FPL DIRECT DEBIT ELEC PYMT ID 1173152297 PPDA	160 03-
10/12	FPL DIRECT DEBIT REVERSAL ID 1173152297 PPDA	160 03
10/12	LOCKBOX DEPOSIT	1,260 00
10/14	Deposit	100 00
10/17	LOCKBOX DEPOSIT	630 00
10/18	LOCKBOX DEPOSIT	630 00
10/24	Deposit	630 00
10/24	LOCKBOX DEPOSIT	1,254 00
10/27	LOCKBOX DEPOSIT	630 00
10/31	LOCKBOX DEPOSIT	1,260 00
10/31	Interest Credited Deposit	45 93

Checks in Order

Date	Number	Amount	Date	Number	Amount
10/03	1470	842 40	10/17	1482	63 35
	*			*	
10/03	1480	2,349 36	10/24	1484	72 96
10/04	1481	16 27	10/05	1485	137 24

(*) 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 charges 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 L
 8910 TERRENE CT STE 200
 BONITA SPRINGS FL 34135

Page 2

Statement Date 10/31/16
 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 *****
 Checks in Order

Date	Number	Amount	Date	Number	Amount
10/14	1486	180 00	10/21	1492	1,600 00
10/04	1487	6,558 84	10/24	1493	658 10
10/13	1488	10,065 00	10/28	1494	222 12
10/12	1489	64 94	10/31	1495	30 59
10/13	1490	43 31	10/31	1496	1,823 25
10/19	1491	149 44			

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
09/30	86,959 64	10/11	111,968 21	10/19	103,862 14
10/03	86,287 88	10/12	113,003 24	10/21	102,262 14
10/04	82,495 45	10/13	102,894 93	10/24	103,415 08
10/05	82,358 21	10/14	102,814 93	10/27	104,045 08
10/06	82,988 21	10/17	103 381 58	10/28	103,822 96
10/07	109,448 21	10/18	104,011 58	10/31	103,275 05

Interest Rate Summary

DATE	0-	\$2,499	\$49,999	\$99,999	\$100,000 and up
10/01	0 010%	0 100%	0 200%	0 600%	

Account Summary

Previous Statement Date 09/30/16

Beginning Balance	+ Deposits	+ Interest Paid	- Withdrawals	- Service Charge	= Ending Balance
86,959 64	41,834 03	45 93	25,564 55	00	103,275 05

Statement from 10/01/16 Thru 10/31/16 Avg Stmt Collected Bal 101,035 97
 Average Collected Balance for Interest Calculation 101,035 97
 Interest Earned 45 93 *Annual Percentage Yield Earned 0 54%
 YTD Interest Paid 315 81

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.

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

Page 3

Statement Date 10/31/16
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 *****
** THIS STATEMENT CONTAINS IMAGES OF THE FRONT OF YOU CHECKS IF **
** YOUR REQUIRE AN IMAGE OF THE BACK OF A CHECK YOU CAN OBTAIN IT **
** USING VNB CONNECT/PLUS OR CONTACTING YOUR LOCAL BRANCH **

Celebrate with Savings! 0 50% APY - 91 Day CD Minimum deposit/
balance \$500 Annual Percentage Yield is effective as of 6/25/16
Early withdrawal penalties may be imposed and fee could reduce
interest/principal The APY assumes money will be on deposit until
maturity Visit a branch or call 800-522-4100 for details

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
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Raymond Homeowners Assoc.
c/o Gulf Breeze Management Svc
8910 Terrace Ct, Suite 200
Bonita Springs, FL 34135

Value National Bank
Bonita Springs, FL

001470
Date: 08/18/14

Pay
Exactly EIGHT HUNDRED FORTY TWO AND 40/100 DOLLARS

To The
Order Of: ARROW ENVIRONMENTAL SERVICES
6218 Tower Lane
Sarasota, FL 34240

Randy White

POD 1470 063114289 0043019520

Check# 1470 Amount \$842 40 Date 10/3

Raymond Homeowners Assoc.
c/o G.J.B. Breeze Management Svc
8910 Terrace Ct, Suite 200
Bonita Springs, FL 34135

Value National Bank
Bonita Springs, FL

001480
Date: 08/20/14

Pay
Exactly TWO THOUSAND THREE HUNDRED FORTY-NINE AND 36/100 DOLLARS

To The
Order Of: GULF BREEZE MANAGEMENT SVC INC
8910 Terrace Ct #200
Bonita Springs, FL 34135

Randy White

001480 063114289 0043019520

Check# 1480 Amount \$2 349 36 Date 10/3

Raymond Homeowners Assoc.
c/o Gulf Breeze Management Svc
8910 Terrace Ct, Suite 200
Bonita Springs, FL 34135

Value National Bank
Bonita Springs, FL

001481
Date: 08/25/14

Pay
Exactly SIXTEEN AND 2/100 DOLLARS

To The
Order Of: CREGGTON PHILL, PB
25220 Greenhatch Circle
Bonita Springs, FL 34134

Randy White

001481 063114289 0043019520

Check# 1481 Amount \$16 27 Date 10/4

Raymond Homeowners Assoc.
c/o Gulf Breeze Management Svc
8910 Terrace Ct, Suite 200
Bonita Springs, FL 34135

Value National Bank
Bonita Springs, FL

001482
Date: 08/28/14

Pay
Exactly SIXTY-THREE AND 35/100 DOLLARS

To The
Order Of: CENTURYLINK
PO Box 339
Charlotte, NC 28291-0339

Randy White

001482 063114289 0043019520

Check# 1482 Amount \$63 35 Date 10/17

Raymond Homeowners Assoc.
c/o Gulf Breeze Management Svc
8910 Terrace Ct, Suite 200
Bonita Springs, FL 34135

Value National Bank
Bonita Springs, FL

001484
Date: 08/28/14

Pay
Exactly SEVENTY TWO AND 96/100 DOLLARS

To The
Order Of: JOHN KYOCHE
25522 Greenhatch Circle
Bonita Springs, FL 34134

Randy White

001484 063114289 0043019520

Check# 1484 Amount \$72 96 Date 10/24

Raymond Homeowners Assoc.
c/o Gulf Breeze Management Svc
8910 Terrace Ct, Suite 200
Bonita Springs, FL 34135

Value National Bank
Bonita Springs, FL

001485
Date: 08/28/14

Pay
Exactly ONE HUNDRED THIRTY-SEVEN AND 24/100 DOLLARS

To The
Order Of: POOL DOCTOR SERVICE
2104 Dal Pardo Blvd
Cape Coral, FL 33909

Randy White

001485 063114289 0043019520

Check# 1485 Amount \$137 24 Date 10/5

Raymond Homeowners Assoc.
c/o Gulf Breeze Management Svc
8910 Terrace Ct, Suite 200
Bonita Springs, FL 34135

Value National Bank
Bonita Springs, FL

001486
Date: 08/28/14

Pay
Exactly ONE HUNDRED EIGHTY AND 00/100 DOLLARS

To The
Order Of: ARROW ENVIRONMENTAL SERVICES
6218 Tower Lane
Sarasota, FL 34240

Randy White

001486 063114289 0043019520

Check# 1486 Amount \$180 00 Date 10/14

Raymond Homeowners Assoc.
c/o Gulf Breeze Management Svc
8910 Terrace Ct, Suite 200
Bonita Springs, FL 34135

Value National Bank
Bonita Springs, FL

001487
Date: 08/28/14

Pay
Exactly SIX THOUSAND FIVE HUNDRED FIFTY-EIGHT AND 84/100 DOLLARS

To The
Order Of: GREENSCAPES
270 Cedar Bend
Nacora, FL 34109

Randy White

001487 063114289 0043019520

Check# 1487 Amount \$6 558 84 Date 10/4

Raymond Homeowners Assoc.
c/o Gulf Breeze Management Svc
8910 Terrace Ct, Suite 200
Bonita Springs, FL 34135

Value National Bank
Bonita Springs, FL

001488
Date: 08/31/14

Pay
Exactly TEN THOUSAND SIXTY-FIVE AND 00/100 DOLLARS

To The
Order Of: BAYCREST RESERVES
C/O 140
88 International Rd #100
Jackson, FL 34108

Randy White

001488 063114289 0043019520

Check# 1488 Amount \$10 065 00 Date 10/13

Raymond Homeowners Assoc.
c/o Gulf Breeze Management Svc
8910 Terrace Ct, Suite 200
Bonita Springs, FL 34135

Value National Bank
Bonita Springs, FL

001489
Date: 08/28/14

Pay
Exactly SIXTY-FOUR AND 94/100 DOLLARS

To The
Order Of: DONITA SPRINGS UTILITIES
PO Box 11829
Naples, FL 34108

Randy White

001489 063114289 0043019520

Check# 1489 Amount \$64 94 Date 10/12

Baywood Homeowners Assoc. c/o Gulf Beach Management Svc 8910 Terrace Ct. Suite 200 Boca Raton, FL 33435	Value of this check \$43.31 Date: 09/13/13	001490
Pay To the Order Of: GREENSCAPES 370 Colfax Blvd Naples, FL 34110	Pay to the Order of: <i>[Signature]</i>	
001490 063114289 0043049520		

Check# 1490 Amount \$43 31 Date 10/13

Baywood Homeowners Assoc. c/o Gulf Beach Management Svc 8910 Terrace Ct. Suite 200 Boca Raton, FL 33435	Value of this check \$149.44 Date: 09/19/13	001491
Pay To the Order Of: GREENSCAPES 370 Colfax Blvd Naples, FL 34110	Pay to the Order of: <i>[Signature]</i>	
001491 063114289 0043049520		

Check# 1491 Amount \$149 44 Date 10/19

Baywood Homeowners Assoc. c/o Gulf Beach Management Svc 8910 Terrace Ct. Suite 200 Boca Raton, FL 33435	Value of this check \$1,600.00 Date: 09/19/13	001492
Pay To the Order Of: HYD OTECH POOLS, INC 204 W. 1st St Ocala, FL 34401	Pay to the Order of: <i>[Signature]</i>	
001492 063114289 0043049520		

Check# 1492 Amount \$1 600 00 Date 10/21

Baywood Homeowners Assoc. c/o Gulf Beach Management Svc 8910 Terrace Ct. Suite 200 Boca Raton, FL 33435	Value of this check \$658.10 Date: 09/24/13	001493
Pay To the Order Of: POOL DOCTOR SERVICE 7108 Old Florida Blvd Apopka, FL 32702	Pay to the Order of: <i>[Signature]</i>	
001493 063114289 0043049520		

Check# 1493 Amount \$658 10 Date 10/24

Baywood Homeowners Assoc. c/o Gulf Beach Management Svc 8910 Terrace Ct. Suite 200 Boca Raton, FL 33435	Value of this check \$222.12 Date: 09/28/13	001494
Pay To the Order Of: BAY CHECK CDD 18222 HWY 1 Coral Springs, FL 33071	Pay to the Order of: <i>[Signature]</i>	
001494 063114289 0043049520		

Check# 1494 Amount \$222 12 Date 10/28

Baywood Homeowners Assoc. c/o Gulf Beach Management Svc 8910 Terrace Ct. Suite 200 Boca Raton, FL 33435	Value of this check \$30.59 Date: 10/31/13	001495
Pay To the Order Of: POOL DOCTOR SERVICE 7108 Old Florida Blvd Apopka, FL 32702	Pay to the Order of: <i>[Signature]</i>	
001495 063114289 0043049520		

Check# 1495 Amount \$30 59 Date 10/31

Baywood Homeowners Assoc. c/o Gulf Beach Management Svc 8910 Terrace Ct. Suite 200 Boca Raton, FL 33435	Value of this check \$1,823.25 Date: 10/31/13	001496
Pay To the Order Of: GULF BEACH ROAD BENT VC IN 8910 Terrace Ct. Suite 200 Boca Raton, FL 33435	Pay to the Order of: <i>[Signature]</i>	
001496 063114289 0043049520		

Check# 1496 Amount \$1 823 25 Date 10/31

RECONCILIATION

Bank #: 09 Reserves EverBank 1114 Reserves EverBank
 G/L Acct Bal: 39,332.17
 Bank Balance: 39,332.17
 Statement date: 10/31/16

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

OUTSTANDING ITEMS:

Total Outstanding		.00	.00
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Bank Reconciliation Summary

=====

Checkbook Balance	39,332.17	Reconciling Balance	39,332.17
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	39,332.17
Uncleared Deposits, Debits	0.00	Difference	0.00

Statement of Account
0960056688

Received From



NOV 12 2016

Gulf Breeze Management
Services Inc.



00005721 MD02201031NONI005735 1OZ06 000000 0

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

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

00005721-001-002



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	\$39,332 17



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

Subtotal

Subtract checks outstanding (A)

Adjusted bank balance (C)

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

Checks outstanding
balance (A)

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 Istandia 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 \$135 42

00005721-002-002

<i>Date</i>	<i>Description</i>	<i>Additions</i>	<i>Subtractions</i>	<i>Balance</i>
09 30	Beginning balance			\$29,256 34
10 12	#Checking Deposit	10,065 00		39,321 34
10-31	#Interest Credit	10 83		39 332 17
10-31	Ending totals	10,075 83	00	\$39,332 17

Annual percentage yield earned 0 36 %
 Interest bearing days 31
 Average balance for APY \$35 425 21
 Interest earned \$10 83

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



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

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

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us or have any preauthorized transfer service
transferring funds to or from your account
you should be aware of the following

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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

Checks outstanding balance (A)	
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Baycrest Homeowners Association, INC.

Balance Sheet

As of 10/31/16

ASSETS

CASH ACCOUNTS

1012	Operating Valley National Bank	\$	95,761.69
	Total Operating Accounts		\$ 95,761.69

1114	Reserves EverBank	\$	39,332.17
1125	CD Valley #0988 02/21/17 1.35%		55,962.68
1126	CD Ever 02/26/20 2.30%		65,074.66
1127	CD 5/3 #0982 03/17/21 1.98%		91,119.15
	Total Reserve Accounts	\$	251,488.66

ACCOUNTS RECEIVABLE

1310	A/R Assessments	\$	693.00
	Total Accounts Receivable		\$ 693.00

OTHER ASSETS

	Total Other Assests		\$.00
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	Total Assets		\$ 347,943.35
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LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE

3010	Accounts Payable	\$	1,318.61
3026	A/P FPL Auto Pays		541.02
	Total Accounts Payable	\$	1,859.63

Baycrest Homeowners Association, INC.

Balance Sheet

As of 10/31/16

UNEARNED INCOME

3110	Deferred Owner Assessments	\$	37,800.00
3120	Prepaid Owner Assessments		1,405.85
3129	Lessee Security Deposits		8,500.00
			<hr/>
	Total Unearned Income	\$	47,705.85
	Total Liabilities	\$	49,565.48
			<hr/>

EQUITY

RESERVES

5190	Reserves - General Fund	\$	241,642.29
5490	Reserves - Earned Interest		510.59
5491	Reserves - Accrued Interest		2,625.78
			<hr/>
	Total Reserves	\$	244,778.66

CAPITAL IMPROVEMENTS

5610	Capital Improvements	\$	1,726.96
			<hr/>
	Total Capital Improvements	\$	1,726.96

OTHER EQUITY

5510	Prior Year Surplus/(Deficit)	\$	27,436.94
	Current Year Net Income		24,435.31
			<hr/>
	Total Other Equity	\$	51,872.25
	Total Equity	\$	298,377.87
			<hr/>
	Total Liabilities & Equity	\$	347,943.35
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Baycrest Homeowners Association, INC.

Income/Expense Statement
 Period: 10/01/16 to 10/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06010	Owner Maintenance Income	18,900.00	18,900.00	.00	189,000.00	189,000.00	.00	226,800.00
06040	Late Charges	63.00	.00	63.00	582.67	.00	582.67	.00
06060	Bank Interest - Operating	45.93	.00	45.93	315.81	.00	315.81	.00
06210	Application Fees	100.00	.00	100.00	900.00	.00	900.00	.00
06280	Prior Year Surplus	1,497.33	1,497.33	.00	14,973.34	14,973.34	.00	17,968.00
	Subtotal Income	20,606.26	20,397.33	208.93	205,771.82	203,973.34	1,798.48	244,768.00
EXPENSES								
General & Administrative								
07010	Legal	.00	208.34	208.34	1,115.10	2,083.34	968.24	2,500.00
07020	Filing Fees - State of Florid	.00	.00	.00	61.25	61.00	(.25)	61.00
07030	Accounting Fees	.00	.00	.00	250.00	250.00	.00	4,125.00
07050	Management Fees	1,408.00	1,408.00	.00	14,080.00	14,080.00	.00	16,896.00
07140	Office Expense	191.00	191.00	.00	1,910.00	1,910.00	.00	2,292.00
07170	Misc Administrative Expense	18.25	104.17	85.92	1,004.75	1,041.67	36.92	1,250.00
	General & Administrative	1,617.25	1,911.51	294.26	18,421.10	19,426.01	1,004.91	27,124.00
Insurance								
07510	Insurance - General Liability	.00	.00	.00	7,918.48	7,800.00	(118.48)	7,800.00
	Insurance	.00	.00	.00	7,918.48	7,800.00	(118.48)	7,800.00
Utilities								
07620	Water - Irrigation	675.58	375.00	(300.58)	1,888.47	3,750.00	1,861.53	4,500.00
07630	Sewer & Water	59.79	79.17	19.38	717.85	791.67	73.82	950.00
07640	Electricity	541.02	666.67	125.65	6,371.09	6,666.67	295.58	8,000.00
07650	Telephone	63.31	58.34	(4.97)	585.31	583.34	(1.97)	700.00
	Utilities	1,339.70	1,179.18	(160.52)	9,562.72	11,791.68	2,228.96	14,150.00
Amenities Center								
07810	Amenities Repair	.00	333.34	333.34	420.24	3,333.34	2,913.10	4,000.00
08010	Pool/Spa Maintenance Contract	420.00	375.00	(45.00)	3,727.19	3,750.00	22.81	4,500.00
08020	Pool/Spa Repairs	1,688.69	416.67	(1,272.02)	5,511.80	4,166.67	(1,345.13)	5,000.00
08030	Pool/Spa Permits	.00	.00	.00	250.00	250.00	.00	500.00
08040	Pool Testing	180.00	195.00	15.00	1,275.00	1,950.00	675.00	2,340.00
08090	Misc Pool/Spa Expense	.00	125.00	125.00	60.00	1,250.00	1,190.00	1,500.00

Baycrest Homeowners Association, INC.

Income/Expense Statement
 Period: 10/01/16 to 10/31/16

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
	Amenities Center	2,288.69	1,445.01	(843.68)	11,244.23	14,700.01	3,455.78	17,840.00
Maintenance								
08140	Pressure Washing	.00	.00	.00	7,280.00	7,280.00	.00	7,500.00
08180	Fire Equipment	.00	125.00	125.00	.00	1,250.00	1,250.00	1,500.00
08220	Janitorial Supplies	.00	29.17	29.17	61.22	291.67	230.45	350.00
08230	Janitorial Services	206.00	206.00	.00	2,060.00	2,060.00	.00	2,472.00
08290	Misc Maintenance Expense	.00	166.67	166.67	1,947.34	1,666.67	(280.67)	2,000.00
	Maintenance	206.00	526.84	320.84	11,348.56	12,548.34	1,199.78	13,822.00
Landscaping								
08310	Landscape Maintenance Contrac	6,430.00	6,380.00	(50.00)	64,300.00	63,800.00	(500.00)	76,560.00
08320	Plants/Shrubs/Sod	.00	125.00	125.00	738.09	1,250.00	511.91	1,500.00
08330	Mulch	.00	.00	.00	.00	.00	.00	17,000.00
08350	Irrigation Repairs	860.33	833.34	(26.99)	7,905.67	8,333.34	427.67	10,000.00
08410	Tree Trimming	.00	.00	.00	11,594.00	11,594.00	.00	12,000.00
08490	Misc Landscaping Expense	.00	208.34	208.34	136.27	2,083.34	1,947.07	2,500.00
	Landscaping	7,290.33	7,546.68	256.35	84,674.03	87,060.68	2,386.65	119,560.00
Pest Control								
08520	Building Pest Control	892.40	351.00	(541.40)	4,472.00	3,510.00	(962.00)	4,212.00
	Pest Control	892.40	351.00	(541.40)	4,472.00	3,510.00	(962.00)	4,212.00
Other								
08890	Miscellaneous/Contingency	.00	.00	.00	145.39	.00	(145.39)	.00
	Other	.00	.00	.00	145.39	.00	(145.39)	.00
Reserves								
09190	Reserves - General Fund	3,355.00	3,355.00	.00	33,550.00	33,550.00	.00	40,260.00
	Reserves	3,355.00	3,355.00	.00	33,550.00	33,550.00	.00	40,260.00
	TOTAL EXPENSES	16,989.37	16,315.22	(674.15)	181,336.51	190,386.72	9,050.21	244,768.00
	Current Year Net Income/(loss)	3,616.89	4,082.11	(465.22)	24,435.31	13,586.62	10,848.69	.00
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Baycrest Homeowners Association, INC.
 Reserve Statement
 As of 10/31/16

		BEGINNING	YTD	YTD	AVAILABLE
		OF YEAR	ALLOCATION	DISBURSEMENT	BALANCE
RESERVES:					
5030	Reserves - Pavement	(9,267.50)	9,267.50	0.00	0.00
5040	Reserves - Pool	(1,165.00)	1,165.00	0.00	0.00
5190	Reserves - General Fund	206,799.38	49,651.91	14,809.00	241,642.29
5490	Reserves - Earned Interest	10,499.49	1,152.26	11,141.16	510.59
5491	Reserves - Accrued Interest	1,225.92	3,274.36	1,874.50	2,625.78
	Subtotal Reserves	208,092.29	64,511.03	27,824.66	244,778.66
	TOTAL RESERVES	208,092.29	64,511.03	27,824.66	244,778.66
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