

**BAYCREST AT PELICAN LANDING HOMEOWNERS
ASSOCIATION, INC.
BOARD MEETING MINUTES HELD ON DECEMBER 13, 2017
AT THE PELICAN LANDING COMMUNITY ASSOCIATION**

Directors Present: John Knoche, Rick Nye, Toni Paoello, Creighton Phillips, and Ralph Searce

Directors Absent: Paul Dickensheets and Tim Shepherd

ACSMC Committee: Peaches Searce

Representing Gulf Breeze Management Services Inc.: Aharon Weidner

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

RECORDING OF MEETINGS

No one noted that they were recording the meeting.

APPROVAL OF MINUTES

On a motion by Rick Nye, seconded by John Knoche, and carried unanimously the Board approved the November 15, 2017 board of directors meeting minutes as presented.

PROPERTY MANAGER REPORT

Aharon Weidner reported that the number of work orders has dropped off significantly. There were two known Irrigation brakes and the irrigation water usage was significantly over the normal amount of usage. Mr. Weidner reported that Johnson's Tree Service had been in to complete removing dead branches from the trees.

Finance Committee

Rick Nye reported that more expenses have come in related to Irma total approximately \$30,425. A break-down of costs associated with Irma are attached to these minutes. He noted that the cost per home was \$338. It was noted that the Board had previously discussed having a special assessment.

Rick Nye noted that he had recently met with Reserve Advisors recently regarding an updated reserve study. He added that he had expressed concerns with the time frame of the irrigation system replacement.

Ralph Searce recommended that the membership should consult with their tax advisors regarding possible tax deductions for losses related to Irma. If homeowners wish to take advantage of possible tax consequences in 2017, it was recommended that the owners make payment prior to the end of 2017.

Social Committee

Miki Knoche reported on upcoming social events. There will be a cruise open to 35 people. The cost will be \$10. So far 16 have paid in advance and four more people have committed. Space is limited and will be provided on a first-come first-serve basis. A cocktail hour and dinner party is planned on February 14 following the annual meeting. The committee is looking for a volunteer to assist with designing flyers for social events.

Pool Committee

Creighton Phillips reported that the re-strapping project was underway. Half of the furniture has been completed and the remaining half are to be delivered on December 14. The pool had been drained, power washed, refilled, and the chemicals have been rebalanced. The spa was also completed. He noted that the pool contractor recommended draining and refilling the pool periodically, probably every three to four years. Mr. Phillips noted that the pool temperature had been raised last year and asked if the Board wished to continue with the temperature increase.

A homeowner noted that she had visited a pool where they had used a chemical which helped keep the temperature up. Creighton Phillips agreed to investigate the issue.

John Knoche moved that the Association raise the pool temperature for January through March by three degrees. The motion was seconded by Creighton Phillips and was carried unanimously.

Lease and Sales Review Board

No report

ACMSC

Peaches Searce reported that mulch has been installed. She noted that she was concerned about the irrigation system and the recent breaks.

Welcome Committee

No report

UOC

Karlene Dziesupek reported that Hotwire had reported that there were 500 installations left to do, of which 300 had not contacted Hotwire to schedule the installation. Any owners wanting to schedule their installation should contact Lauren Craig at 239-217-3262.

Tom Betts resigned from the finance committee.

The Privacy Committee announced that signs will be installed at all of the gates stating: "Share the Road," to make residents more aware of bikers.

The Master Board reported that Bonita Springs was the third worst damaged area in Florida. Pelican Landing is significantly over budget.

OLD BUSINESS

MAILBOXES

The Board discussed possibly painting or replacing the mailboxes. Proposals had been obtained for painting the mailboxes, refurbishing the mailboxes, and replacing the mailboxes.

Toni Paolello moved to replace the mailboxes and refurbish the posts for \$199 each as proposed by ASAP Mailboxes. The motion was seconded by Rick Nye.

The Board discussed the proposal and had questions about the quality of the mailboxes and the hinges. The Board asked to get a sample of the proposed mailbox. Aharon Weidner was asked to determine if there was an alternate mailbox with better quality hinges.

The board voted unanimously against the motion.

NEW BUSINESS

None

OPEN DISCUSSION

None

Next Meeting

The next meeting will be January 17, 2018.

With no further business, and on a motion by Creighton Phillips, seconded by John Knoche, and carried unanimously the meeting was adjourned at 6:23 P.M.

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

RECONCILIATION

Bank #: 10 Operating Valley National Bank 1012 Operating Valley National
 G/L Acct Bal: 63,857.28
 Bank Balance: 78,351.59
 Statement date: 12/31/17

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
1660	12/21/17	BAY CREEK CDD		1,111.10	
1661	12/21/17	GREENSCAPES		8,080.88	
1662	12/21/17	THE HARTFORD		773.00	
1663	12/21/17	JOHNSON'S TREE SERVICE &		4,480.00	
1665	12/28/17	CENTURYLINK		49.33	
		Total Outstanding		14,494.31	.00

Bank Reconciliation Summary

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Checkbook Balance	63,857.28	Reconciling Balance	78,351.59
Uncleared Checks, Credits	14,494.31 +	Bank Stmt. Balance	78,351.59
Uncleared Deposits, Debits	0.00	Difference	0.00



STATEMENT OF ACCOUNT



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 11
Statement Date 12/29/17
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 *****
Non-Check Transactions

Table with columns: Date, Description, Amount. Lists transactions from 12/04 to 12/29 including FPL DIRECT DEBIT ELEC PYMT, LOCKBOX DEPOSIT, and Interest Credited Deposit.

Checks in Order

Table with columns: Date, Number, Amount. Lists checks from 12/01 to 12/29 with amounts ranging from 293.65 to 2,817.07.

(* 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



800-522-4100
valleynationalbank.com

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 in 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 12/29/17
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

Table with columns: Date, Balance, Date, Balance, Date, Balance. Rows show daily balances from 11/30 to 12/29.

Interest Rate Summary

Table with columns: DATE, Interest Rate. Rows show rates for 0-12/01, \$49,999-0 100%, \$99,999-0 200%, and \$100,000 and up-0 600%.

Account Summary

Previous Statement Date 11/30/17

Table with columns: Beginning Balance, Deposits, Interest Paid, Withdrawals, Service Charge, Ending Balance.

Statement from 12/01/17 Thru 12/29/17 Avg Stmt Collected Bal 76,399 81
Average Collected Balance for Interest Calculation 76,399 80
Interest Earned 12 14 *Annual Percentage Yield Earned 0 20%
YTD Interest Paid 319 89

CHANGE IN VALLEY DEBIT AND ATM CARD FEES

Effective 2/15/18, a Balance Inquiry at a non-Valley ATM \$2,
International ATM withdrawal \$5, International Service Fee of
3% assessed for all international transactions

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

See other side for important information



800-522-4100
valleynationalbank.com

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Baytown Homeowners Assoc.
c/o Gulf Stream Management Inc.
8910 Tamiami Ct. Suite 200
Dania Springs, FL 33138

001650

Date: 11/27/17

Pay to the Order of: **RAY CREEK CDD**
19300 NW 11th Street
Ocala, FL 33074

Amount: \$293.65

Check# 1650, Amount \$293.65, Date 12/1

Baytown Homeowners Assoc.
c/o Gulf Stream Management Inc.
8910 Tamiami Ct. Suite 200
Dania Springs, FL 33138

001651

Date: 11/28/17

Pay to the Order of: **GULF STREAM MANAGEMENT SVC INC**
8910 Tamiami Court #200
Dania Springs, FL 33138

Amount: \$1,890.00

Check# 1651, Amount \$1,890.00, Date 12/6

Baytown Homeowners Assoc.
c/o Gulf Stream Management Inc.
8910 Tamiami Ct. Suite 200
Dania Springs, FL 33138

001652

Date: 11/28/17

Pay to the Order of: **CHRYSLER/LEAS**
PO Box 1310
Charlotte, NC 28201-1310

Amount: \$68.83

Check# 1652, Amount \$68.83, Date 12/11

Baytown Homeowners Assoc.
c/o Gulf Stream Management Inc.
8910 Tamiami Ct. Suite 200
Dania Springs, FL 33138

001653

Date: 12/28/17

Pay to the Order of: **GREENSCAPES**
4330 Cedar Blvd
Naples, FL 34110

Amount: \$6,752.00

Check# 1653, Amount \$6,752.00, Date 12/8

Baytown Homeowners Assoc.
c/o Gulf Stream Management Inc.
8910 Tamiami Ct. Suite 200
Dania Springs, FL 33138

001654

Date: 12/27/17

Pay to the Order of: **ABC FREE EQUIPMENT CORP**
2370 Jaguar Road
Naples, FL 34109

Amount: \$1,815.52

Check# 1654, Amount \$1,815.52, Date 12/15

Baytown Homeowners Assoc.
c/o Gulf Stream Management Inc.
8910 Tamiami Ct. Suite 200
Dania Springs, FL 33138

001655

Date: 12/27/17

Pay to the Order of: **SMITH & SPENCER UTILITIES**
PO Box 1828
Naples, FL 34101-1828

Amount: \$99.48

Check# 1655, Amount \$99.48, Date 12/15

Baytown Homeowners Assoc.
c/o Gulf Stream Management Inc.
8910 Tamiami Ct. Suite 200
Dania Springs, FL 33138

001656

Date: 12/27/17

Pay to the Order of: **GREENSCAPES**
4330 Cedar Blvd
Naples, FL 34110

Amount: \$479.57

Check# 1656, Amount \$479.57, Date 12/15

Baytown Homeowners Assoc.
c/o Gulf Stream Management Inc.
8910 Tamiami Ct. Suite 200
Dania Springs, FL 33138

001657

Date: 12/27/17

Pay to the Order of: **POOL DOCTOR SERVICE**
2194 Del Prado Blvd
Cape Coral, FL 33904

Amount: \$1,381.50

Check# 1657, Amount \$1,381.50, Date 12/15

Baytown Homeowners Assoc.
c/o Gulf Stream Management Inc.
8910 Tamiami Ct. Suite 200
Dania Springs, FL 33138

001658

Date: 12/24/17

Pay to the Order of: **POOL DOCTOR SERVICE**
2194 Del Prado Blvd
Cape Coral, FL 33904

Amount: \$35.00

Check# 1658, Amount \$35.00, Date 12/20

Baytown Homeowners Assoc.
c/o Gulf Stream Management Inc.
8910 Tamiami Ct. Suite 200
Dania Springs, FL 33138

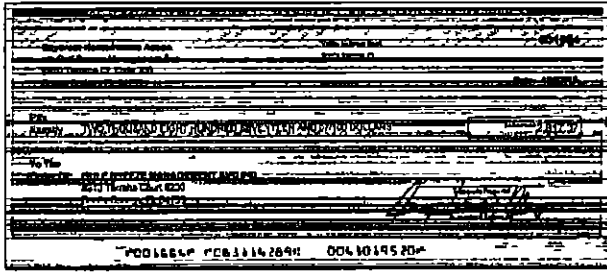
001659

Date: 12/14/17

Pay to the Order of: **ARROW ENVIRONMENTAL SERVICES**
P O Box 603720
Jacksonville, FL 32260

Amount: \$892.40

Check# 1659, Amount \$892.40, Date 12/21



Check# 1664, Amount \$2,817 07, Date 12/29

RECONCILIATION

Bank #: 09 Reserves EverBank 1114 Reserves EverBank
 G/L Acct Bal: 61,466.66
 Bank Balance: 121,466.66
 Statement date: 12/31/17

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

1015	03/09/17	BAYCREST RESERVES		60,000.00	
		Total Outstanding		<u>60,000.00</u>	<u>.00</u>

Bank Reconciliation Summary

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Checkbook Balance	61,466.66	Reconciling Balance	121,466.66
Uncleared Checks, Credits	60,000.00 +	Bank Stmt. Balance	121,466.66
Uncleared Deposits, Debits	0.00	Difference	0.00

Statement of Account
0960056688



00006215-MD02201229non1087488-1OZ08-000000 0

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

December 29, 2017
Days in stmt period 29
(0)
Page 1 of 2

00006215-001-1-002



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	\$121,466 66

EVERBANK IS A DIVISION OF TIAA, FSB, MEMBER FDIC



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

Business Money Market 0960056688

Interest paid year to date \$485 15

Date	Description	Additions	Subtractions	Balance	Number	Date	Amount
11-30	Beginning balance			\$122,542 45			
12-01	Check 1018		-1,125 00	121,417 45	1018	12-01	1 125 00
12-29	#Interest Credit	49 21		121,466 66			
12-29	Ending totals	49.21	-1,125.00	\$121,466.66			

Annual percentage yield earned 0 51 %
 Interest-bearing days 29
 Average balance for APY \$121,417 45
 Interest earned \$49 21

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

00006215-002-002



From Baycrest Homeowners Assoc
To GULF BREEZE MANAGEMENT SVC INC
GBMS

Check Date Check Amount Check Number
12/27/17 2,817 07 001664

Batch	Date	Invoice Number	Reference	Gross	Discount	Net
2855	12/31/17	DECEMBER 17	December services	2,817 07	00	2,817 07

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

STATEMENT

Statement Date Dec 31, 2017

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
12/1/17	12/31/17	76356			50 00	50 00
12/1/17	12/31/17	76357			20 60	70 60
12/1/17	12/31/17	76358			8 75	79 35
12/1/17	12/31/17	76648			897 72	977 07
12/31/17	12/31/17	76355			1,840 00	2,817 07
					TOTAL	2,817 07

E

0 - 30	31 - 60	61 - 90	Over 90 days
2,817 07	0 00	0 00	0 00

Gulf Breeze Mgmt Services of SW FL, Inc
Items Sold to Customers
For the Period From Dec 1, 2017 to Dec 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	JANITORIAL		206 00		206 00	100 00
Baycrest Homeowners Assoc	MISC OFFICE INCO		50 00		50 00	100 00
	PROPERTY MANAG		1,443 00		1,443 00	100 00
	PURCHASES-MISC		646 47		646 47	100 00
	SERVICE INCOME-A		191 00		191 00	100 00
	SERVICE INCOME-L		260 00		260 00	100 00
	TELEPHONE CHAR		20 60		20 60	100 00
			2,817 07		2,817 07	100 00
Report Totals			2,817 07		2,817 07	100 00

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

Invoice
 Invoice Number
 76355

Invoice Date
 12/31/17

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		12/31/17

Description	Amount
Management - December 17	7650 1,443 00
Janitorial - December 17	8230 206 00
Administrative - December 17	7142 191 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
 76356

Invoice Date
 12/1/17

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		12/31/17

Description	Amount
1/2 application fee for 25430 Galashields Circle - 11/30/17	50 00
1170	

	Subtotal	50 00
	Sales Tax	
	Total Invoice Amount	50 00
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	50 00

TRANSFER OF FUNDS TO GBMS FOR APPLICATIONS

Date 11/30/17 Association Baymont

Address 25430 Galushield Circle Unit/Lot _____ PM AW

Check Applicable Boxes Below

Application Renewal BG Check Fee _____

Application/Renewal Fee \$100 Transfer \$\$ to GBMS \$50

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

Invoice
 Invoice Number
 76357

Invoice Date
 12/1/17

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		12/31/17

Description	Amount
Telephone charges - October	20 60
<i>1170</i>	

	Subtotal	20 60
	Sales Tax	
	Total Invoice Amount	20 60
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	20 60

12/4/2017

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.				
201711301406113858	Monthly conference call		Tamera Kingston	
11/30/2017	<i>OCT</i>			
	Telephone charges	Hard Charge		20 60
Total	Status New			20 60
Baycrest Homeowners Assoc.				20 60

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

Invoice
 Invoice Number
 76358

Invoice Date
 12/1/17

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		12/31/17

Description	Amount
Janitorial supplies	8 75
Delivery charge - 11/10/17	
8220	

	Subtotal	8 75
	Sales Tax	
	Total Invoice Amount	8 75
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	8 75

GULF BREEZE MANAGEMENT SERVICES, LLC
 8910 TERRENE CT SUITE 200
 BONITA SPRINGS, FLORIDA 34135
 (239) 498-3311

SCHEDULE OF COSTS

DATE: 11/10/17
 BILL TO: Bay Crist
 RE

ITEM #	DESCRIPTION	SIZE	PRICE PER UNIT	QUANTITY	TOTAL
CR-35605-F	TILEX MOLD & MILDEW 4/128	GAL	\$16.19		\$ -
CS-01900-S	SOFTSOAP HAND SOAP CPV 0900	GAL	\$17.08		\$ -
DD-7760H-F	DUSTER, COBWEB HEAD	EACH	\$4.79		\$ -
SN 117242	TOWEL MULTIFOLD -(12 Pks per cs)	12 Packs per Case	\$3.70		\$ -
SN 117242	TOWEL C-FOLD -(12 Pks)	12 Packs per Case	\$3.70		\$ -
SN 117368	ROLL TOWEL, KLEENEX (Cs of 24)	ROLL	\$3.21		\$ -
PT06380	TOILET TISSUE, DBL SOFT (80 ct)	ROLL	\$0.81		\$ -
LF-61024	13 GALLON GLAD LINER	CASE OF 200	\$0.35	25	\$ 8.75
LR-ST3339	LINER, 33 GAL	BOX OF 150	\$0.51		\$ -
LR-ST4046	LINER, 30 GAL	BOX OF 150	\$0.51		\$ -
SN 119060	PLASTIC BLACK LINER, 40-45 GAL	BOX OF 100	\$0.53		\$ -
CG-BLEACH	CLOROX BLEACH (case of 6)	GAL	\$2.49		\$ -
SN 112513	SIMPLE GREEN CONCENTRATE	GAL	\$15.11		\$ -
CS-5067FL-F	HAND SOAP SANITIZER BAGS	BAG			
	38X46 TRASH BAGS	CASE OF 100	\$0.51		
	CLEANING RAGS	PKG	\$32.96		
	WINDEX (Case of 4)	GAL	\$14.99		
					\$ 8.75

TOTAL SUPPLIES
 DELIVERY CHARGE
 TOTAL INVOICE

\$ 25.00

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

Invoice
 Invoice Number
 76648

Invoice Date
 12/1/17

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		12/31/17

Description	Amount
Water cooler	637 72
Replace water cooler @ pool - 11/22/17	260 00
4520 8090	

	Subtotal	897 72
	Sales Tax	
	Total Invoice Amount	897 72
Check/Credit Memo No	Payment/Credit Applied	
	TOTAL	897 72

A / P OPEN ITEM DETAIL

Starting vendor: "First"
Cut off date: 12/31/17

Ending vendor: "Last"

Vendor	Vchr #	Invoice	Reference	Date	Amount
BAY CR BAY CREEK CDD	2862	DECEMBER 17	11/30-12/28 050-0360-02	12/28/17	603.24
BSU BONITA SPRINGS UTILITIES	2866	DECEMBER 17	11/21-12 L012919C0049245	12/28/17	375.33
GREEN GREENSCAPES	2857	187251	December Services	12/20/17	6752.00
	2859	187581	Sod Replacement	12/28/17	2775.08
	2861	187582	Sod Installed	12/28/17	1038.80
	2864	187716	Mulch	12/29/17	16423.11
	2865	187887	Irrigation 25272	12/31/17	248.38
			Total:		27,237.37
			Grand total:		28,215.94

CASH DISBURSEMENTS

Starting Check Date: 12/01/17 Cash account #: 1012
 Ending Check Date: 12/31/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
12/07/17	1654	ABCFEQ	ABC FIRE EQUIPMENT CORP	1,815.52	Fire Equipment		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2840	75742	11/17/17	8180	11/17/17	1,815.52	Fire Equipment
12/07/17	1655	BSU	BONITA SPRINGS UTILITIES	99.48	10/20-11 L012919C0049245		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2839	NOVEMBER 17	11/30/17	7630	11/30/17	99.48	10/20-11 L012919C0049245
12/07/17	1656	GREEN	GREENSCAPES	479.57	Irrigation-Variou		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2842	186535	11/30/17	8350	11/30/17	479.57	Irrigation-Variou
12/07/17	1657	POOL	POOL DOCTOR SERVICE	1,381.50			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2838	573142	12/01/17	8040	12/01/17	186.00	December Services
	2838	573142	12/01/17	8010	12/01/17	434.00	
	2841	572464	11/28/17	8020	11/28/17	761.50	Pool/Spa Power Wash
	Totals:					1,381.50	
12/14/17	1658	POOL	POOL DOCTOR SERVICE	35.00	Stenner Loaner		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2843	574570	12/07/17	8020	12/07/17	35.00	Stenner Loaner
12/14/17	1659	PROTE	ARROW ENVIRONMENTAL SERVICES	892.40			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2844	7457381	12/05/17	8520	12/05/17	842.40	Pest Control
	2845	7457382	12/05/17	8520	12/05/17	50.00	Pest Control
	Totals:					892.40	
12/21/17	1660	BAY CR	BAY CREEK CDD	1,111.10	10/31-11/30 050-0360-02		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2849	NOVEMBER 17	11/30/17	7620	11/30/17	1,111.10	10/31-11/30 050-0360-02
12/21/17	1661	GREEN	GREENSCAPES	8,080.88			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2846	183130	11/30/17	8897	11/30/17	2,860.00	Hurricane Cleanup
	2847	183837	11/30/17	8350	11/30/17	248.38	Irrigation 25434
	2848	183733	11/30/17	8897	11/30/17	650.00	Hurricane Cleanup
	2851	183675	11/30/17	8897	11/30/17	2,860.00	Hurricane Cleanup
	2852	183739	11/30/17	8897	11/30/17	1,462.50	Hurricane Cleanup

CASH DISBURSEMENTS

Starting Check Date: 12/01/17 Cash account #: 1012
 Ending Check Date: 12/31/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
				Totals:	8,080.88		
12/21/17	1662	HART	THE HARTFORD	773.00	Acct# 7539974		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2850	DECEMBER 17	12/12/17	1420	12/12/17	773.00	Acct# 7539974
12/21/17	1663	JTS	JOHNSON'S TREE SERVICE & STUMP	4,480.00	Hurricane Cleanup		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2853	9745	12/13/17	8897	12/13/17	4,480.00	Hurricane Cleanup
12/27/17	1664	GBMS	GULF BREEZE MANAGEMENT SVC INC	2,817.07	December services		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2855	DECEMBER 17	12/31/17	7050	12/31/17	1,443.00	December services
	2855	DECEMBER 17	12/31/17	8230	12/31/17	206.00	
	2855	DECEMBER 17	12/31/17	7140	12/31/17	191.00	
	2855	DECEMBER 17	12/31/17	7170	12/31/17	50.00	
	2855	DECEMBER 17	12/31/17	7170	12/31/17	20.60	
	2855	DECEMBER 17	12/31/17	8220	12/31/17	8.75	
	2855	DECEMBER 17	12/31/17	8090	12/31/17	897.72	
				Totals:	2,817.07		
12/28/17	1665	EMBA	CENTURYLINK	49.33	12/10-1/9 311723299		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	2856	DECEMBER 17	12/10/17	7650	12/10/17	49.33	12/10-1/9 311723299
				Totals:	22,014.85		

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

* - Previous Owner or Renter

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

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

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
CURRENT OWNERS				
25452 Galashields, LLC 25452 Galashields Circle	04	25452	PP	675.00
Ralph & Mary Shippee 25442 Galashields Circle	07	25442	PP	675.00
John & Diane Oblak 25440 Galashields Circle	08	25440	PP	675.00
Dr. Ehsan & Camille Afshani 25432 Galashields Circle	10	25432	PP	675.00
Bob & Robin Shepherd 25414 Galashields Circle	15	25414	PP	675.00
Timothy & Michelle Shepherd 25412 Galashields Circle	16	25412	PP	675.00
Robert J. & Miriam K. Shepherd 25410 Galashields Circle	17	25410	PP	675.00
Gerard Gaussein 25400 Galashields Circle	20	25400	PP	675.00
Laurence D. & Loretta Jabaai 25390 Galashields Circle	23	25390	PP	675.00
Don E. & Marian Coulson 25352 Galashields Circle	33	25352	PP	675.00
Cy & Shirley Gehl 25330 Galashields Circle	39	25330	PP	675.00
Martin J. & Judith C. Leff 25284 Galashields Circle	50	25284	PP	675.00
Joseph & Andrea Hahn, Trust 25282 Galashields Circle	51	25282	PP	675.00

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

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
Thomas J. & Marietta Toppi 25274 Galashields Circle	53	25274	PP	675.00
Terri J. Wesselman, Trustee 25252 Galashields Circle	58	25252	PP	675.00
Peggy J. Whelan 25242 Galashields Circle	61	25242	PP	675.00
Peggy J. Whelan, Trustee 25230 Galashields Circle	65	25230	PP	675.00
Don R. & Mary L. Hannigan 25224 Galashields Circle	66	25224	PP	675.00
Howard J. & Joan M. Geerlings 25419 Galashields Circle	74	25419	PP	675.00
Sidor & Agrio Hadgis 25257 Galashields Circle	77	25257	PP	675.00
Laurie Munson 25383 Galashields Circle	80	25383	PP	675.00
Richard L. Hayes, Trustee 25381 Galashields Circle	81	25381	PP	675.00
Yuri A. & Inessa Bery 25281 Galashields Circle	84	25281	PP	675.00
Alan E. & Karen S. Meyer 25357 Galashields Circle	86	25357	PP	675.00
Eugene J. & Wanda Ciarkowski 25355 Galashields Circle	87	25355	PP	675.00
Clifford W. & Julie C. Heggs 25303 Galashields Circle	90	25303	PP	675.00

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

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	CODE	PREPAID AMOUNT
TOTAL HOMES:	26	TOTAL PREPAYS		17,550.00
		TOTAL DISTR: PP		17,550.00

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

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	69,603.26	16,972.14	22,718.12	5,745.98CR	63,857.28

DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
12/04/17	AR0000	AR04	30.00		Owner Cash Receipts	
12/05/17	AR0000	AR04	1,350.00		Owner Cash Receipts	
12/07/17	AP2231	1654		1,815.52	ABC FIRE EQUIPMENT CORP	Fire Equipment
12/07/17	AP2231	1655		99.48	BONITA SPRINGS UTILITIES	10/20-11 L012919C0049245
12/07/17	AP2231	1656		479.57	GREENSCAPES	Irrigation-Various
12/07/17	AP2231	1657		1,381.50	POOL DOCTOR SERVICE	December Services
12/07/17	AR0000	AR04	1,350.00		Owner Cash Receipts	
12/08/17	AR0000	1022	100.00		Massell Lease Application	
12/11/17	AR0000	AR04	4,050.00		Owner Cash Receipts	
12/12/17	RJ0021	REVERSE		703.27	FPL 10/23/17 - 11/20/17	
12/14/17	AP2260	1658		35.00	POOL DOCTOR SERVICE	Stenner Loaner
12/14/17	AP2260	1659		892.40	ARROW ENVIRONMENTAL SERVI	Pest Control
12/14/17	AR0000	AR04	1,350.00		Owner Cash Receipts	
12/15/17	AR0000	AR04	675.00		Owner Cash Receipts	
12/19/17	AR0000	AR04	2,055.00		Owner Cash Receipts	
12/20/17	AR0000	AR04	675.00		Owner Cash Receipts	
12/21/17	AP2270	1660		1,111.10	BAY CREEK CDD	10/31-11/30 050-0360-02
12/21/17	AP2270	1661		8,080.88	GREENSCAPES	Hurricane Cleanup
12/21/17	AP2270	1662		773.00	THE HARTFORD	Acct# 7539974
12/21/17	AP2270	1663		4,480.00	JOHNSON'S TREE SERVICE &	Hurricane Cleanup
12/21/17	AR0000	AR04	675.00		Owner Cash Receipts	
12/22/17	AR0000	128209	500.00		Morrison Sec. Deposit	
12/22/17	AR0000	128244	100.00		Morrison Sale Application	
12/22/17	AR0000	AR04	675.00		Owner Cash Receipts	
12/26/17	AR0000	AR04	1,350.00		Owner Cash Receipts	
12/27/17	AP9783	1664		2,817.07	GULF BREEZE MANAGEMENT SV	December services
12/27/17	AR0000	AR04	675.00		Owner Cash Receipts	
12/28/17	AP2298	1665		49.33	CENTURYLINK	12/10-1/9 311723299
12/29/17	AR0000	AR04	675.00		Owner Cash Receipts	
12/29/17	AR0253	AR-253	675.00		Owner Cash Receipts	
12/31/17	CR0000	ADJUST	12.14		Dec 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

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
1114	Reserves EverBank	61,417.45	49.21	.00	49.21	61,466.66	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	CR0000	ADJUST	49.21		Dec 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 1.35% CLOSED	.00	.00	.00	.00	.00	
1126	CD Ever 02/26/20 2.30%	66,708.61	129.95	.00	129.95	66,838.56	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	RJ0024	CD#1126	129.95		2017 CD Accrued Interest	
1127	CD 5/3 #0982 03/17/21 1.98%	93,358.17	181.87	.00	181.87	93,540.04	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	RJ0024	CD#1127	181.87		2017 CD Accrued Interest	
1128	CD First Internet Bank 3/22	60,803.58	103.28	.00	103.28	60,906.86	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	RJ0024	CD#1128	103.28		2017 CD Accrued Interest	
1150	CD Redeemed Baycrest	.00	.00	.00	.00	.00	
1310	A/R Assessments	.00	.00	.00	.00	.00	
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	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
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	773.00	773.00	.00	.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/12/17	AP9756	VH2850	773.00		THE HARTFORD	Acct# 7539974
	12/12/17	GJ0672	EXPENSE		773.00	CK#1662 Workers Comp	
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	
3010	Accounts Payable	12,348.05CR	22,014.85	37,882.74	15,867.89CR	28,215.94CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/01/17	AP8517	VH2838		620.00	POOL DOCTOR SERVICE	December Services
	12/05/17	AP8519	VH2844		842.40	ARROW ENVIRONMENTAL SERVI	Pest Control
	12/05/17	AP8519	VH2845		50.00	ARROW ENVIRONMENTAL SERVI	Pest Control
	12/07/17	AP2231	1654	1,815.52		ABC FIRE EQUIPMENT CORP	Fire Equipment
	12/07/17	AP2231	1655	99.48		BONITA SPRINGS UTILITIES	10/20-11 L012919C0049245
	12/07/17	AP2231	1656	479.57		GREENSCAPES	Irrigation-Variou
	12/07/17	AP2231	1657	1,381.50		POOL DOCTOR SERVICE	December Services

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
12/07/17	AP8519 VH2843		35.00	POOL DOCTOR SERVICE	Stenner Loaner		
12/10/17	AP8555 VH2856		49.33	CENTURYLINK	12/10-1/9 311723299		
12/12/17	AP9756 VH2850		773.00	THE HARTFORD	Acct# 7539974		
12/13/17	AP9756 VH2853		4,480.00	JOHNSON'S TREE SERVICE &	Hurricane Cleanup		
12/14/17	AP2260 1658	35.00		POOL DOCTOR SERVICE	Stenner Loaner		
12/14/17	AP2260 1659	892.40		ARROW ENVIRONMENTAL SERVI	Pest Control		
12/20/17	AP8565 VH2857		6,752.00	GREENSCAPES	December Services		
12/21/17	AP2270 1660	1,111.10		BAY CREEK CDD	10/31-11/30 050-0360-02		
12/21/17	AP2270 1661	8,080.88		GREENSCAPES	Hurricane Cleanup		
12/21/17	AP2270 1662	773.00		THE HARTFORD	Acct# 7539974		
12/21/17	AP2270 1663	4,480.00		JOHNSON'S TREE SERVICE &	Hurricane Cleanup		
12/27/17	AP9783 1664	2,817.07		GULF BREEZE MANAGEMENT SV	December services		
12/28/17	AP2298 1665	49.33		CENTURYLINK	12/10-1/9 311723299		
12/28/17	AP8582 VH2859		2,775.08	GREENSCAPES	Sod Replacement		
12/28/17	AP8582 VH2861		1,038.80	GREENSCAPES	Sod Installed		
12/28/17	AP9817 VH2862		603.24	BAY CREEK CDD	11/30-12/28 050-0360-02		
12/28/17	AP9827 VH2866		375.33	BONITA SPRINGS UTILITIES	11/21-12 L012919C0049245		
12/29/17	AP9817 VH2864		16,423.11	GREENSCAPES	Mulch		
12/31/17	AP9782 VH2855		2,817.07	GULF BREEZE MANAGEMENT SV	December services		
12/31/17	AP9817 VH2865		248.38	GREENSCAPES	Irrigation 25272		
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	703.27CR	703.27	805.72	102.45CR	805.72CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/12/17	RJ0021	REVERSE	703.27		FPL 10/23/17 - 11/20/17	
	12/31/17	RJ0014	AUTO PAY		805.72	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	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
3110	Deferred Owner Assessments	19,350.00CR	19,350.00	.00	19,350.00	.00	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	RJ0025	17 MONTH	16,793.92		2017 Monthly Allocation	
	12/31/17	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	1,290.00CR	.00	16,260.00	16,260.00CR	17,550.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/04/17	AR0000	AR04		30.00	Owner Cash Receipts	
	12/05/17	AR0000	AR04		1,350.00	Owner Cash Receipts	
	12/07/17	AR0000	AR04		1,350.00	Owner Cash Receipts	
	12/11/17	AR0000	AR04		4,050.00	Owner Cash Receipts	
	12/14/17	AR0000	AR04		1,350.00	Owner Cash Receipts	
	12/15/17	AR0000	AR04		675.00	Owner Cash Receipts	
	12/19/17	AR0000	AR04		2,055.00	Owner Cash Receipts	
	12/20/17	AR0000	AR04		675.00	Owner Cash Receipts	
	12/21/17	AR0000	AR04		675.00	Owner Cash Receipts	
	12/22/17	AR0000	AR04		675.00	Owner Cash Receipts	
	12/26/17	AR0000	AR04		1,350.00	Owner Cash Receipts	
	12/27/17	AR0000	AR04		675.00	Owner Cash Receipts	
	12/29/17	AR0000	AR04		675.00	Owner Cash Receipts	
	12/29/17	AR0253	AR-253		675.00	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	11,000.00CR	.00	500.00	500.00CR	11,500.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/22/17	AR0000	128209		500.00	Morrison Sec. Deposit	
5020	Reserves - Painting	.00	.00	.00	.00	.00	
5030	Reserves - Pavement	.00	.00	.00	.00	.00	
5040	Reserves - Pool	.00	.00	.00	.00	.00	
5042	Reserves - Pool Furniture	2,848.60	.00	.00	.00	2,848.60	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance	
5110	Reserves - Landscape	.00	.00	.00	.00	.00	
5190	Reserves - General Fund	277,911.39CR	.00	2,556.08	2,556.08CR	280,467.47CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	RJ0025	17 MONTH		2,556.08	2017 Monthly Allocation	
5490	Reserves - Earned Interest	543.85CR	.00	49.21	49.21CR	593.06CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	CR0000	ADJUST		49.21	Dec 17 Interest Income	
5491	Reserves - Accrued Interest	4,125.09CR	.00	415.10	415.10CR	4,540.19CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	RJ0024	CD#1126		129.95	2017 CD Accrued Interest	
	12/31/17	RJ0024	CD#1127		181.87	2017 CD Accrued Interest	
	12/31/17	RJ0024	CD#1128		103.28	2017 CD Accrued Interest	
5510	Prior Year Surplus/(Deficit)	30,574.13CR	564.33	.00	564.33	30,009.80CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	RJ0026	17 MONTH	564.33		2017 Monthly Prior Year	
5520	Current Year Surplus/(Deficit)	.00	.00	.00	.00	.00	
5610	Capital Improvements	4,481.17CR	.00	.00	.00	4,481.17CR	
6010	Owner Maintenance Income	212,850.00CR	.00	19,350.00	19,350.00CR	232,200.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	RJ0025	17 MONTH		16,793.92	2017 Monthly Allocation	
	12/31/17	RJ0025	17 MONTH		2,556.08	2017 Monthly Allocation	
6040	Late Charges	382.02CR	.00	.00	.00	382.02CR	
6060	Bank Interest - Operating	307.75CR	.00	12.14	12.14CR	319.89CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/31/17	CR0000	ADJUST		12.14	Dec 17 Interest Income	
6210	Application Fees	1,100.00CR	.00	200.00	200.00CR	1,300.00CR	
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE
	12/08/17	AR0000	1022		100.00	Massell Lease Application	
	12/22/17	AR0000	128244		100.00	Morrison Sale Application	
6280	Prior Year Surplus	6,207.67CR	.00	564.33	564.33CR	6,772.00CR	

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

Acct-#	Description			Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	DATE	SOURCE	REFERENCE	DR-AMOUNT	CR-AMOUNT	DESCRIPTION	A/P REFERENCE	
	12/31/17	RJ0026	17 MONTH		564.33	2017 Monthly Prior Year		
6290			Miscellaneous Income	67.00	CR	.00	.00	67.00
7010			Legal	506.92		.00	.00	506.92
7020			Filing Fees - State of Florida	61.25		.00	.00	61.25
7030			Accounting Fees	4,400.00		.00	.00	4,400.00
7050			Management Fees	15,873.00	1,443.00	.00	1,443.00	17,316.00
	12/31/17	AP9782	VH2855	1,443.00		GULF BREEZE MANAGEMENT SV	December services	
7060			Professional Fees	4,025.00		.00	.00	4,025.00
7140			Office Expense	2,101.00	191.00	.00	191.00	2,292.00
	12/31/17	AP9782	VH2855	191.00		GULF BREEZE MANAGEMENT SV	December services	
7170			Misc Administrative Expense	1,145.23	70.60	.00	70.60	1,215.83
	12/31/17	AP9782	VH2855	50.00		GULF BREEZE MANAGEMENT SV	December services	
	12/31/17	AP9782	VH2855	20.60		GULF BREEZE MANAGEMENT SV	December services	
7510			Insurance - General Liability	7,908.34	773.00	.00	773.00	8,681.34
	12/12/17	GJ0672	EXPENSE	773.00		CK#1662 Workers Comp		
7620			Water - Irrigation	5,548.82	603.24	.00	603.24	6,152.06
	12/28/17	AP9817	VH2862	603.24		BAY CREEK CDD	11/30-12/28 050-0360-02	
7630			Sewer & Water	1,078.67	375.33	.00	375.33	1,454.00
	12/28/17	AP9827	VH2866	375.33		BONITA SPRINGS UTILITIES	11/21-12 L012919C0049245	
7640			Electricity	7,396.85	805.72	.00	805.72	8,202.57
	12/31/17	RJ0014	AUTO PAY	605.13		FPL 11/20/17 - 12/20/17		
	12/31/17	RJ0014	AUTO PAY	24.05		FPL 11/20/17 - 12/20/17		

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	12/31/17 RJ0014 AUTO PAY	176.54	FPL 11/28/17 - 12/28/17			
7650	Telephone	633.02	49.33	.00	49.33	682.35
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/10/17 AP8555 VH2856	49.33				12/10-1/9 311723299
7810	Amenities Repair	1,336.96	.00	.00	.00	1,336.96
8010	Pool/Spa Maintenance Contract	4,774.00	434.00	.00	434.00	5,208.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/17 AP8517 VH2838	434.00				December Services
8020	Pool/Spa Repairs	4,745.67	35.00	.00	35.00	4,780.67
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/07/17 AP8519 VH2843	35.00				Stenner Loaner
8030	Pool/Spa Permits	450.00	.00	.00	.00	450.00
8040	Pool Testing	2,046.00	186.00	.00	186.00	2,232.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/01/17 AP8517 VH2838	186.00				December Services
8090	Misc Pool/Spa Expense	.00	897.72	.00	897.72	897.72
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/17 AP9782 VH2855	897.72				December services
8110	Building Repair	.00	.00	.00	.00	.00
8134	Roof Cleaning Expense 2007	.00	.00	.00	.00	.00
8140	Pressure Washing	7,469.59	.00	.00	.00	7,469.59
8170	Street Light Repair	.00	.00	.00	.00	.00
8180	Fire Equipment	1,974.52	.00	.00	.00	1,974.52
8220	Janitorial Supplies	201.82	8.75	.00	8.75	210.57
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/17 AP9782 VH2855	8.75				December services
8230	Janitorial Services	2,266.00	206.00	.00	206.00	2,472.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					

GENERAL LEDGER TRIAL BALANCE

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

Starting date: 12/01/17
Ending date: 12/31/17

Acct-#	Description	Begin-balance	Total-DR	Total-CR	Net-change	End-balance
	12/31/17 AP9782 VH2855	206.00				
				GULF BREEZE MANAGEMENT SV	December services	
8290	Misc Maintenance Expense	2,617.18	.00	.00	.00	2,617.18
8310	Landscape Maintenance Contract	74,272.00	6,752.00	.00	6,752.00	81,024.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/20/17 AP8565 VH2857	6,752.00				December Services
8320	Plants/Shrubs/Sod	1,610.03	1,038.80	.00	1,038.80	2,648.83
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/28/17 AP8582 VH2861	1,038.80				Sod Installed
8330	Mulch	.00	16,423.11	.00	16,423.11	16,423.11
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/29/17 AP9817 VH2864	16,423.11				Mulch
8350	Irrigation Repairs	10,369.07	248.38	.00	248.38	10,617.45
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/17 AP9817 VH2865	248.38				Irrigation 25272
8410	Tree Trimming	7,050.00	.00	.00	.00	7,050.00
8520	Building Pest Control	3,619.60	892.40	.00	892.40	4,512.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/05/17 AP8519 VH2844	842.40				Pest Control
	12/05/17 AP8519 VH2845	50.00				Pest Control
8890	Miscellaneous/Contingency	110.32	.00	.00	.00	110.32
8897	Hurricane Irma 2017	24,793.94	7,255.08	.00	7,255.08	32,049.02
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/13/17 AP9756 VH2853	4,480.00				Hurricane Cleanup
	12/28/17 AP8582 VH2859	2,775.08				Sod Replacement
9190	Reserves - General Fund	28,116.92	2,556.08	.00	2,556.08	30,673.00
	DATE SOURCE REFERENCE DR-AMOUNT CR-AMOUNT DESCRIPTION A/P REFERENCE					
	12/31/17 RJ0025 17 MONTH	2,556.08				2017 Monthly Allocation
Gnd Total:		.00	102,086.44	102,086.44	.00	.00

Baycrest Homeowners Association, INC.Balance Sheet
As of 12/31/17

ASSETS

CASH ACCOUNTS

1012	Operating Valley National Bank	\$	63,857.28
	Total Operating Accounts		\$ 63,857.28

1114	Reserves EverBank	\$	61,466.66
1126	CD Ever 02/26/20 2.30%		66,838.56
1127	CD 5/3 #0982 03/17/21 1.98%		93,540.04
1128	CD First Internet Bank 3/22		60,906.86
	Total Reserve Accounts	\$	282,752.12

ACCOUNTS RECEIVABLE

Total Accounts Receivable	\$.00
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OTHER ASSETS

Total Other Assests	\$.00
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Total Assets	\$	346,609.40
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LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE

3010	Accounts Payable	\$	28,215.94
3026	A/P FPL Auto Pays		805.72
	Total Accounts Payable	\$	29,021.66

Baycrest Homeowners Association, INC.Balance Sheet
As of 12/31/17

UNEARNED INCOME

3120	Prepaid Owner Assessments	\$	17,550.00	
3129	Lessee Security Deposits		11,500.00	
	Total Unearned Income			\$ 29,050.00
	Total Liabilities			\$ 58,071.66

EQUITY

RESERVES

5042	Reserves - Pool Furniture	\$	(2,848.60)	
5190	Reserves - General Fund		280,467.47	
5490	Reserves - Earned Interest		593.06	
5491	Reserves - Accrued Interest		4,540.19	
	Total Reserves			\$ 282,752.12

CAPITAL IMPROVEMENTS

5610	Capital Improvements	\$	4,481.17	
	Total Capital Improvements			\$ 4,481.17

OTHER EQUITY

5510	Prior Year Surplus/(Deficit)	\$	30,009.80	
	Current Year Net Income		(28,705.35)	
	Total Other Equity			\$ 1,304.45
	Total Equity			\$ 288,537.74
	Total Liabilities & Equity			\$ 346,609.40

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Baycrest Homeowners Association, INC.

Income/Expense Statement

Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
INCOME:								
06010	Owner Maintenance Income	19,350.00	19,350.00	.00	232,200.00	232,200.00	.00	232,200.00
06040	Late Charges	.00	.00	.00	382.02	.00	382.02	.00
06060	Bank Interest - Operating	12.14	.00	12.14	319.89	.00	319.89	.00
06210	Application Fees	200.00	.00	200.00	1,300.00	.00	1,300.00	.00
06280	Prior Year Surplus	564.33	564.33	.00	6,772.00	6,772.00	.00	6,772.00
06290	Miscellaneous Income	.00	.00	.00	67.00	.00	67.00	.00
	Subtotal Income	20,126.47	19,914.33	212.14	241,040.91	238,972.00	2,068.91	238,972.00
EXPENSES								
General & Administrative								
07010	Legal	.00	208.33	208.33	506.92	2,500.00	1,993.08	2,500.00
07020	Filing Fees - State of Florid	.00	61.00	61.00	61.25	61.00	(.25)	61.00
07030	Accounting Fees	.00	.00	.00	4,400.00	4,125.00	(275.00)	4,125.00
07050	Management Fees	1,443.00	1,443.00	.00	17,316.00	17,316.00	.00	17,316.00
07060	Professional Fees	.00	.00	.00	4,025.00	2,000.00	(2,025.00)	2,000.00
07140	Office Expense	191.00	191.00	.00	2,292.00	2,292.00	.00	2,292.00
07170	Misc Administrative Expense	70.60	104.16	33.56	1,215.83	1,250.00	34.17	1,250.00
	General & Administrative	1,704.60	2,007.49	302.89	29,817.00	29,544.00	(273.00)	29,544.00
Insurance								
07510	Insurance - General Liability	773.00	291.66	(481.34)	8,681.34	8,200.00	(481.34)	8,200.00
	Insurance	773.00	291.66	(481.34)	8,681.34	8,200.00	(481.34)	8,200.00
Utilities								
07620	Water - Irrigation	603.24	375.00	(228.24)	6,152.06	4,500.00	(1,652.06)	4,500.00
07630	Sewer & Water	375.33	81.25	(294.08)	1,454.00	975.00	(479.00)	975.00
07640	Electricity	805.72	683.33	(122.39)	8,202.57	8,200.00	(2.57)	8,200.00
07650	Telephone	49.33	62.50	13.17	682.35	750.00	67.65	750.00
	Utilities	1,833.62	1,202.08	(631.54)	16,490.98	14,425.00	(2,065.98)	14,425.00
Amenities Center								
07810	Amenities Repair	.00	333.33	333.33	1,336.96	4,000.00	2,663.04	4,000.00
08010	Pool/Spa Maintenance Contract	434.00	440.00	6.00	5,208.00	5,280.00	72.00	5,280.00
08020	Pool/Spa Repairs	35.00	416.66	381.66	4,780.67	5,000.00	219.33	5,000.00
08030	Pool/Spa Permits	.00	.00	.00	450.00	250.00	(200.00)	250.00
08040	Pool Testing	186.00	180.00	(6.00)	2,232.00	2,160.00	(72.00)	2,160.00

Baycrest Homeowners Association, INC.

Income/Expense Statement

Period: 12/01/17 to 12/31/17

Account	Description	Current Period			Year-To-Date			Yearly Budget
		Actual	Budget	Variance	Actual	Budget	Variance	
08090	Misc Pool/Spa Expense	897.72	125.00	(772.72)	897.72	1,500.00	602.28	1,500.00
	Amenities Center	1,552.72	1,494.99	(57.73)	14,905.35	18,190.00	3,284.65	18,190.00
Maintenance								
08140	Pressure Washing	.00	.00	.00	7,469.59	7,500.00	30.41	7,500.00
08180	Fire Equipment	.00	125.00	125.00	1,974.52	1,500.00	(474.52)	1,500.00
08220	Janitorial Supplies	8.75	29.16	20.41	210.57	350.00	139.43	350.00
08230	Janitorial Services	206.00	206.00	.00	2,472.00	2,472.00	.00	2,472.00
08290	Misc Maintenance Expense	.00	208.33	208.33	2,617.18	2,500.00	(117.18)	2,500.00
	Maintenance	214.75	568.49	353.74	14,743.86	14,322.00	(421.86)	14,322.00
Landscaping								
08310	Landscape Maintenance Contrac	6,752.00	6,752.00	.00	81,024.00	81,024.00	.00	81,024.00
08320	Plants/Shrubs/Sod	1,038.80	125.00	(913.80)	2,648.83	1,500.00	(1,148.83)	1,500.00
08330	Mulch	16,423.11	17,000.00	576.89	16,423.11	17,000.00	576.89	17,000.00
08350	Irrigation Repairs	248.38	666.66	418.28	10,617.45	8,000.00	(2,617.45)	8,000.00
08410	Tree Trimming	.00	1,612.00	1,612.00	7,050.00	8,662.00	1,612.00	8,662.00
08490	Misc Landscaping Expense	.00	208.33	208.33	.00	2,500.00	2,500.00	2,500.00
	Landscaping	24,462.29	26,363.99	1,901.70	117,763.39	118,686.00	922.61	118,686.00
Pest Control								
08520	Building Pest Control	892.40	411.00	(481.40)	4,512.00	4,932.00	420.00	4,932.00
	Pest Control	892.40	411.00	(481.40)	4,512.00	4,932.00	420.00	4,932.00
Other								
08890	Miscellaneous/Contingency	.00	.00	.00	110.32	.00	(110.32)	.00
08897	Hurricane Irma 2017	7,255.08	.00	(7,255.08)	32,049.02	.00	(32,049.02)	.00
	Other	7,255.08	.00	(7,255.08)	32,159.34	.00	(32,159.34)	.00
Reserves								
09190	Reserves - General Fund	2,556.08	2,556.08	.00	30,673.00	30,673.00	.00	30,673.00
	Reserves	2,556.08	2,556.08	.00	30,673.00	30,673.00	.00	30,673.00
	TOTAL EXPENSES	41,244.54	34,895.78	(6,348.76)	269,746.26	238,972.00	(30,774.26)	238,972.00
	Current Year Net Income/(loss)	(21,118.07)	(14,981.45)	(6,136.62)	(28,705.35)	.00	(28,705.35)	.00

Baycrest Homeowners Association, INC.

Reserve Statement
 As of 12/31/17

		BEGINNING	YTD	YTD	AVAILABLE
		OF YEAR	ALLOCATION	DISBURSEMENT	BALANCE
RESERVES:					
5042	Reserves - Pool Furniture	0.00	0.00	2,848.60	(2,848.60)
5190	Reserves - General Fund	248,352.29	34,510.43	2,395.25	280,467.47
5490	Reserves - Earned Interest	911.86	593.06	911.86	593.06
5491	Reserves - Accrued Interest	2,925.57	4,604.50	2,989.88	4,540.19
	Subtotal Reserves	252,189.72	39,707.99	9,145.59	282,752.12
	TOTAL RESERVES	252,189.72	39,707.99	9,145.59	282,752.12
		=====	=====	=====	=====