

THE GOLF VILLAS LANDSCAPE ASSOCIATION

**For the Month Ending
APRIL 2017**

**Unaudited
Financial Statement**

**Prepared by
Progressive Community Management
Sarasota, Florida**

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

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Balance Sheet
As of 04/30/17

Account Description	Operating	Reserves	Other	Totals
ASSETS				
Checking - Sabal Palm Bank	83,914.00			83,914.00
Assessments Due	12,340.48			12,340.48
Bad Debt Allowance	(59.79)			(59.79)
Prepaid Insurance	292.30			292.30
Prepaid Expenses	2,124.67			2,124.67
TOTAL ASSETS	<u>98,611.66</u>	<u>.00</u>	<u>.00</u>	<u>98,611.66</u>
	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Prepaid Assessments	12,857.66			12,857.66
Subtotal Current Liab.	<u>12,857.66</u>	<u>.00</u>	<u>.00</u>	<u>12,857.66</u>
SPECIAL ASSESSMENTS & RESERVES:				
Subtotal S/A & Reserves:	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
FUND BALANCE:				
Fund Balance	112,143.40			112,143.40
Current Year Net Income/(Loss)	(26,389.40)	.00	.00	(26,389.40)
Subtotal Fund Balance	<u>85,754.00</u>	<u>.00</u>	<u>.00</u>	<u>85,754.00</u>
TOTAL LIAB. & FUND BALANCE	<u>98,611.66</u>	<u>.00</u>	<u>.00</u>	<u>98,611.66</u>
	=====	=====	=====	=====

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

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Income/Expense Statement
Period: 04/01/17 to 04/30/17

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME								
27,840.00	27,840.00	.00	05010	Maintenance Assessments	111,243.02	111,360.00	(116.98)	334,080.00
.00	.00	.00	05050	Interest Income	10.67	.00	10.67	.00
(3.66)	.00	(3.66)	05051	Interest Income-Owners	114.11	.00	114.11	.00
27,836.34	27,840.00	(3.66)		Total Income	111,367.80	111,360.00	7.80	334,080.00
EXPENSES								
GROUND MAINTENANCE								
.00	.00	.00	07010	Water/Sewer/Trash	150.00	.00	(150.00)	.00
.00	1,583.33	1,583.33	07230	Mulch & Annuals	6,102.50	6,333.32	230.82	19,000.00
.00	148.42	148.42	07235	Miscellaneous Maintenance	.00	593.68	593.68	1,781.00
35,000.00	18,500.00	(16,500.00)	07240	Landscaping Maintenance	67,000.00	74,000.00	7,000.00	222,000.00
12,000.00	1,666.67	(10,333.33)	07250	Landscape Restoration	31,475.00	6,666.68	(24,808.32)	20,000.00
.00	733.33	733.33	07265	Hydration - Chinch Bugs	8,500.00	2,933.32	(5,566.68)	8,800.00
260.00	700.00	440.00	07270	Tree Maintenance	9,550.00	2,800.00	(6,750.00)	8,400.00
2,288.85	1,666.67	(622.18)	07280	Irrigation - Ongoing Mntc	5,767.40	6,666.68	899.28	20,000.00
49,548.85	24,998.42	(24,550.43)		Subtotal Ground Maintenance	128,544.90	99,993.68	(28,551.22)	299,981.00
MANAGEMENT & ADMINISTRATIVE								
1,270.60	1,436.00	165.40	07480	Management & Accounting Fees	6,353.00	5,744.00	(609.00)	17,232.00
107.63	283.33	175.70	07490	All Office related Expenses	2,618.63	1,133.32	(1,485.31)	3,400.00
.00	33.33	33.33	07491	Printing Reproduction	.00	133.32	133.32	400.00
.00	41.67	41.67	07460	Legal Fees	.00	166.68	166.68	500.00
.00	170.50	170.50	07150	Insurance	.00	682.00	682.00	2,046.00
6.05	6.25	.20	07495	Bank Charges	179.42	25.00	(154.42)	75.00
.00	158.33	158.33	07520	CPA & Tax Prep Fees	.00	633.32	633.32	1,900.00
.00	58.33	58.33	07525	Collection Fees	.00	233.32	233.32	700.00
61.25	5.17	(56.08)	07500	Taxes/Fees/Dues & Permits	61.25	20.68	(40.57)	62.00
.00	415.33	415.33	07570	Contingencies	.00	1,661.32	1,661.32	4,984.00
.00	233.33	233.33	07999	Bad Debt Expense	.00	933.32	933.32	2,800.00
1,445.53	2,841.57	1,396.04		Total Management & Admin:	9,212.30	11,366.28	2,153.98	34,099.00
50,994.38	27,839.99	(23,154.39)		TOTAL EXPENSES:	137,757.20	111,359.96	(26,397.24)	334,080.00
(23,158.04)	.01	(23,158.05)		Current Yr Net Income/(loss)	(26,389.40)	.04	(26,389.44)	.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

AGED OWNER BALANCES: AS OF Apr. 30, 2017 ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT#	UNIT #	NAME	CURRENT	OVER 31	OVER 61	OVER 91	TOTAL	STATUS
06043007	71	CARLA BALLESTEROS LANEY TTEE	120.00	120.00	123.89	254.67	618.56	
06047007	6-2	NEAL & SARA ALFANO	120.00	0.00	0.00	0.00	120.00	
06107001	2-1	CAROL GARTNER-SOTELO	120.00	120.00	15.00	0.00	255.00	
06110007	4-3	K.J. & MARY PHELAN	1.83	0.00	0.00	0.00	1.83	
06112001	26-2	JOHN THORNTON MORRISON	120.00	0.00	0.00	0.00	120.00	
06130007	9-3	EDGARDO & KORA CABAN	120.00	120.00	85.27	0.00	325.27	
06143001	11-2	JAMES SAVAIANO	120.00	120.00	3.81	0.00	243.81	
06166001	18-2	STEVEN V. & LISA K. PHILLIPS	120.00	5.55	0.00	0.00	125.55	
06167001	17-2	ALICE BARKER	1.83	0.00	0.00	0.00	1.83	
06219007	64-2	MICHAEL CARBONE	120.00	120.00	120.00	23.52	383.52	
06251007	56-2	NICOLE R. MUSICA	120.00	120.00	120.00	18.47	378.47	
06259007	54-2	SANDRA D. HOTWAGNER	120.00	1.83	0.00	0.00	121.83	
06275007	50-2	RANDY J. PETERSON	120.00	120.00	120.00	260.58	620.58	
06324007	23-3	JONATHAN & LYNDY SHRIVER	120.00	0.00	0.00	0.00	120.00	
06427007	35-3	KENTY ADAMS	120.00	1.83	0.00	0.00	121.83	
06439007	32-2	MICHELE REDWINE	120.00	120.00	120.00	0.00	360.00	
06443007	31-2	JAMES E. & SANDRA L. PELISEK	61.14	0.00	0.00	0.00	61.14	
06509004	167	CHARLES & PATSY WILLIAMS	120.00	120.00	121.83	120.00	481.83	
06549004	159	COATS PROPERTIES, LLC	55.00	0.00	0.00	0.00	55.00	
06575004	157	JOHN & GAYNOR BEATTIE	120.00	120.00	121.83	120.00	481.83	
06579004	156	KENNETH WINT	10.00	0.00	0.00	0.00	10.00	
06583004	155	SIGMUND & BJORG ANDREASSEN	120.00	0.00	0.00	0.00	120.00	
06587004	154	ANTHONY & CAROL NESTO	120.00	1.83	0.00	0.00	121.83	
06606004	33-2	GILBERT & SHARON ZAWADSKI	120.00	120.00	121.83	120.00	481.83	
06610004	34-2	EDWARD & BARBARA PFAFF	63.91	0.00	0.00	0.00	63.91	
06611004	137	MICHELLE R. PARKES	120.00	120.00	12.44	0.00	252.44	
06614004	35-2	DAVID & BARBARA NUNNALLY*	120.00	0.00	0.00	0.00	120.00	
06619004	135	JAMES & RUTH WALTERS	120.00	1.83	0.00	0.00	121.83	
06623004	134	MARC H. FELDMAN	120.00	0.00	0.00	0.00	120.00	
06627004	133	THR FLORIDA, LP	120.00	120.00	121.94	127.10	489.04	
06631004	132	BERNARD J. COMEAU	10.92	0.00	0.00	0.00	10.92	
06638004	41-2	RUTH BASSANI	120.00	120.00	120.00	140.99	500.99	
06642004	42-2	JAMES & KIMBERLY SLATTERY	120.00	120.00	30.00	0.00	270.00	
06658004	46-2	GRAEME WOODLEY	120.00	3.67	0.00	0.00	123.67	
07311002	61-1	JARED & REBEKAH BOOS	120.00	0.00	0.00	0.00	120.00	
07339002	54-1	ROBERT D. CRAIG	1.83	0.00	0.00	0.00	1.83	
07403002	51-1	NEIL & HEATHER PIZZO	120.00	120.00	126.00	392.27	758.27	
07404002	80	JAMES W. LYNN	120.00	120.00	1.83	0.00	241.83	
07412002	79	BRAD & ROBERT TATAR	120.00	1.83	0.00	0.00	121.83	
07416002	78	RAY D. & FREEDA V. RODRIGUES	120.00	119.74	0.00	0.00	239.74	
07423002	46-1	BRIAN C. & JACQUELINE WATTERS	1.83-	0.00	0.00	0.00	1.83-	
07424002	76	MIGUEL T. DECASTRO	120.00	1.83	0.00	0.00	121.83	
07427002	45-1	BARBARA & ROCCO MATURO	120.00	0.00	0.00	0.00	120.00	
07428002	75	LINDA BOWEN	1.83	0.00	0.00	0.00	1.83	
07431002	44-1	ANGEL ALGERI	120.00	120.00	120.00	245.50	605.50	
07432002	74	JEROME & GLORIA WIERNIK	120.00	120.00	0.00	0.00	240.00	
07435002	43-1	THOMAS & CHRISTINE RILEY	120.00	0.00	0.00	0.00	120.00	
07502002	12-1	DAN & KELLY MEENAN	1.83	0.00	0.00	0.00	1.83	
07506002	13-1	GERRY W. & SANDRA E. PYE	120.00	5.00	0.00	0.00	125.00	

THE GOLF VILLAS LANDSCAPE ASSOCIATION I,
INCAGED OWNER BALANCES: AS OF Apr. 30, 2017
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 31	OVER 61	OVER 91	TOTAL	STATUS
07510002	14-1	STEVEN & SUSAN ADAMS	120.00	120.00	120.00	3.67	363.67	
07530002	19-2	MOUBEEN KORIMBOCUS	1.83	0.00	0.00	0.00	1.83	
07531002	36-1	LON P. & LOIS E. ANDERSON	1.83	0.00	0.00	0.00	1.83	
07603002	34-1	LEE A. VOLPE	5.44	0.00	0.00	0.00	5.44	
07605006	151	JOHN E. & JOAN CRISTINA	120.00	1.83	0.00	0.00	121.83	
07607002	33-1	DANIEL TOMMASONE	120.00	120.00	121.83	120.00	481.83	
07610002	24-1	ROBIN L. AYRES	1.83	0.00	0.00	0.00	1.83	
07614002	25-1	JON F. STONEBURNER	120.00	108.94	0.00	0.00	228.94	
07616006	143	MARK & RUTH ANN KOLQUIST	120.00	120.00	14.70	0.00	254.70	
07620006	144	LINDA G. DAVIS	120.00	120.00	16.58	0.00	256.58	
TOTAL:			5499.22	3015.71	1878.78	1946.77	12340.48	

PREPAYS AS OF Apr. 30, 2017
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
CURRENT OWNERS			
JOHN T. & CECILIA M. GRABOWSKI	72	05812003	240.00
ALBERT & PATRICIA SIMONS	64-1	06015007	115.00
ANTHONY & LINDA INVERSO	69	06035007	120.00
WILLIAM R. VONADA	2-2	06063007	120.00
JOSEPH & JOAN DEANGELIS	3-3	06106007	360.00
CAROLE GOEBEL	3-1	06111001	960.00
CRAIG A. & RONDA L. CLARK	5-3	06114007	115.00
CHRISTA URSINI	6-1	06123001	120.00
LARRY L. & LINDA K. BOEVERS	23-2	06124001	120.00
JEFFERY & DONNA ORLOVE	8-2	06131001	120.00
FRANCESCA ZUPANCIC	22-2	06140001	120.00
KRISTI & DANNY CUSTER	12-2	06147001	959.92
DAVID A. & KAREN R. LARSEN	20-2	06152001	115.00
WALTER MITCHELL MCCOY	16-2	06163001	240.00
MICHAEL BATY	67-2	06205007	183.60
HECTOR MORALES	65-2	06215007	120.00
JACK A. DEGRAZIA	63-2	06223007	145.00
EMM SQUARE, LLC.	61-2	06231007	120.00
JOHN T. & HELEN DALTON	60-2	06235007	120.00
JOHN M. & PAMELA R. LEWIS	58-2	06243007	120.00
CHARLES & DONNA MATLACH	55-2	06255007	120.00
WILLIAM & MICHELE TIMMS	53-2	06263007	120.00
DANIEL C. & DAWN A. SYMONDS	51-2	06271007	5.00
GERALD & PATRICIA SHINN	15-3	06272007	120.00
ANDRE M. LARMET	16-3	06276007	120.00
MENG YIN	17-3	06280007	120.00
JEFFREY A. FELDMAN	18-3	06284007	120.00
PAUL & MARLENE WAELTZ	47-2	06305007	3.32
ROBERT U. & SUSAN E. RUELL	44-3	06319007	120.00
ROBERT TYO	22-3	06320007	120.00
DONALD & CARI HARNEY	24-3	06328007	120.00
WAYNE & KATHLEEN ZUEGE	25-3	06404007	115.00
WILLIAM & CAROLINE BEALL	27-3	06412007	120.00
FRANK FRESSILLI	38-3	06415007	120.00
LAWRENCE S. MCGOLDRICK	36-3	06423007	120.00
BRAD & ROBERT TATAR	34-3	06431007	120.00
CONCETTA MCGOLDRICK	33-3	06435007	120.00
MARY BUCKLEY	29-2	06436007	120.00

PREPAYS AS OF Apr. 30, 2017
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
JEREMY ALBERT KASLER	165	06515004	170.00
ROLAND EMERTON	158	06553004	120.00
DONALD & JOAN WEBSTER	139	06603004	240.00
CHRISTINE A. FREES	38-2	06626004	115.00
STANLEY & ELOISE PARKER	39-2	06630004	120.00
JAMES W. MORSE	131	06635004	120.00
GERALD & KAREN RETTLER	130	06639004	240.00
JOHN F. & JANE L. STEVENS	44-2	06650004	238.11
GREGG J. & CHRISTINE H. GUNTA	45-2	06654004	240.00
RONALD F. & ZITA C. SUPONCIC	60-1	07315002	120.00
GEORGE & KAYE NOLIS	83	07320002	2,317.00
DONALD I. & LINDA M. HODSON	82	07324002	120.00
NIKOLA DOLINIC	57-1	07327002	240.00
PETER & MYRA FRESE	55-1	07335002	145.00
DAVID H. ROSENBERG	52-1	07347002	120.00
ALEKSANDR SINELNIKOV	77	07420002	120.00
BRIAN C. & JACQUELINE WATTERS	46-1	07423002	118.17
KENNETH & PENNE LATHAM	2-3	07435005	235.00
STEVEN P. SHIFLET	40-1	07515002	120.00
JAMES & NATALIE PANKONIN	37-1	07527002	55.00
GAYLE G. & EVAN PETERSON	20-1	07534002	115.00
BERNARD & SUSAN DUNLAP	35-1	07535002	958.17
DIANE HAGLUND	153	07601006	235.00
GABRIEL P. & JOANNE MARMO	22-1	07602002	120.00
JEREMY A. KASLER	140	07604006	286.29
ARTHUR H. & KISHA L. GAINES	149	07613006	0.92
DANIEL D. & MARY ANN POWERS	26-1	07618002	120.00
TERRY & KARIN LAYLAND	30-1	07619002	355.00
MICHAEL & CECILIA WILLIAMS	28-1	07627002	30.67
RONALD C. & PATRICIA M. NADEAU*	10-2	06139001	168.32
TOM & KAREN HORNER*	48-1	07415002	230.00
SILVANO & SHERRY ANN LABONI*	45-1	07427002	168.17

TOTAL HOMES:

70

TOTAL PREPAYS

14,657.66

TOTAL DISTR: PP

14,657.66

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

CASH DISBURSEMENTS

Starting Check Date: 4/01/17 Cash account #: 1010
Ending Check Date: 4/30/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
4/13/17	1014	FLLAWN	FLORIDA LAWNPROS INC	35,260.00	
		Vchr-#	Invoice-#	Inv-date	Acct #
		28	2992	4/13/17	7270
		29	GV1703	4/13/17	7240
		30	GV1704	4/13/17	7240
				Eff-date	Amount-paid
				4/13/17	260.00
				4/13/17	17,000.00
				4/13/17	18,000.00
					Reference
					TREE REMOVAL
					LAWN SVC
					APRIL
				Totals:	35,260.00
4/13/17	1015	FLOSTA	FLORIDA DEPT OF STATE	61.25	n01000006335
		Vchr-#	Invoice-#	Inv-date	Acct #
		27	041317	4/13/17	7500
				Eff-date	Amount-paid
				4/13/17	61.25
					Reference
					n01000006335
4/13/17	1016	PCM	PROGRESSIVE COMMUNITY MGMT INC	107.63	OFFICE EXP
		Vchr-#	Invoice-#	Inv-date	Acct #
		31	033117	3/31/17	7490
				Eff-date	Amount-paid
				4/13/17	107.63
					Reference
					OFFICE EXP
4/28/17	1017	FLLAWN	FLORIDA LAWNPROS INC	14,288.85	
		Vchr-#	Invoice-#	Inv-date	Acct #
		32	3009	4/18/17	7250
		33	040717	4/07/17	7280
				Eff-date	Amount-paid
				4/28/17	12,000.00
				4/28/17	2,288.85
					Reference
					SOD INSTALL
					IRRIG
				Totals:	14,288.85
4/28/17	1018	SOUDAT	SOUTHDATA INC	6.05	COUPON BOOK
		Vchr-#	Invoice-#	Inv-date	Acct #
		34	040717	4/07/17	7495
				Eff-date	Amount-paid
				4/28/17	6.05
					Reference
					COUPON BOOK
4/28/17	270400 (M)PCM2		PROGRESSIVE COMMUNITY MGMT INC	1,270.60	MGMT FEE
		Vchr-#	Invoice-#	Inv-date	Acct #
		35	040117	4/01/17	7480
				Eff-date	Amount-paid
				4/28/17	1,270.60
					Reference
					MGMT FEE
				Totals:	50,994.38



5101 Fruitville Road, Suite 100
Sarasota, FL 34232

Return Service Requested

00000116-0000739-0001-0004-FIMR0026720430177391

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Account: 2701290

THE GOLF VILLAS LANDSCAPE ASSOC I
3701 S OSPREY AVE
SARASOTA, FL 34239

PERIODIC STATEMENT

Date: Apr 30, 2017

Period: Apr 01, 2017 to Apr 30, 2017
(30 days)

Enclosures: 20

Mortgage Check-Up Time?
Call us for any of your Banking needs.
(941) 361-1122 or www.sabalpalmbank.com

Your Account(s) at a Glance

Deposit Account(s)	Account #	Interest Earned YTD	Balance as of 04/30
Association Business	CK-0002701290	0.00	100,525.17

Association Business Checking

ACCOUNT : CK - 0002701290

The Golf Villas Landscape Assoc I

Account Summary

Beginning Balance	114,584.45
as of 04/01/17	22,585.00
Deposits & Other Credits	0.00
Charges & Fees	36,644.28
Checks & Other Debits	115,395.00
Average Balance	
Ending Balance	100,525.17
as of 04/30/17	

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
04/03	Deposit	1,080.00 ✓	
04/03	ACH Credit Assoc Dues Golf Villas Land ID1800030675	8,280.00 ✓	
		480.00 ✓	
04/04	Deposit	360.00 ✓	
04/05	Deposit	600.00 ✓	
04/06	Deposit	1,320.00 ✓	
04/06	Remote Deposit Capture		





5101 Fruitville Road, Suite 100
Sarasota, FL 34232

Return Service Requested

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Account: 2701290

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
04/07	Deposit	480.00	
04/07	Remote Deposit Capture	840.00	
04/10	Foreign Item	1,440.00	
04/10	Deposit	240.00	
04/11	Deposit	840.00	
04/12	Deposit	240.00	
04/13	Deposit	840.00	
04/13	Remote Deposit Capture	960.00	
04/14	Deposit	360.00	
04/18	Deposit	480.00	
04/19	Deposit	360.00	
04/21	Deposit	120.00	
04/24	Deposit	360.00	
04/25	Remote Deposit Capture	360.00	
04/26	Deposit	240.00	
04/27	Deposit	480.00	
04/27	Remote Deposit Capture	240.00	
04/27	Remote Deposit Capture	120.00	
04/28	Deposit	1,225.00	
04/28	Remote Deposit Capture	240.00	
04/03	ACH Debit GVL		1,270.60

Checks Cleared

Date	Number	Amount	Date	Number	Amount
04/12	1013	6.05	04/17	1016 *	107.63
04/19	1014	35,260.00			

* = Break in the check number order.

^ = Electronic check.

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
04/03	122,673.85	04/12	129,507.80	04/24	97,620.17
04/04	123,153.85	04/13	131,307.80	04/25	97,980.17
04/05	123,513.85	04/14	131,667.80	04/26	98,220.17
04/06	125,433.85	04/17	131,560.17	04/27	99,060.17
04/07	126,753.85	04/18	132,040.17	04/28	100,525.17
04/10	128,433.85	04/19	97,140.17	04/30	100,525.17
04/11	129,273.85	04/21	97,260.17		

Charges and Fees Related to Overdrafts and Returned Items

	Total For This Period	Total Year-to-Date
Total Overdraft Fees:	0.00	0.00
Total Returned Items Fees:	0.00	0.00

00000116-0000741-0002-0004-FIMR002672043017739100000116-000000743



RECONCILIATION

Bank #: 01 Sabal Palm Bank 1290 1010 Checking - Sabal Palm Bank
G/L Acct Bal: 83,914.00
Bank Balance: 100,525.17
Statement date: 04/30/17

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

1015	04/13/17	FLORIDA DEPT OF STATE		61.25	
1017	04/28/17	FLORIDA LAWNPROS INC		14,288.85	
1018	04/28/17	SOUTHDATA INC		6.05	
Total Outstanding				14,356.15	.00

Bank Reconciliation Summary

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Checkbook Balance	86,169.02	Reconciling Balance	100,525.17
Uncleared Checks, Credits	14,356.15 +	Bank Stmt. Balance	100,525.17
Uncleared Deposits, Debits	0.00	Difference	0.00