

THE GOLF VILLAS LANDSCAPE ASSOCIATION

**For the Month Ending
October-17**

**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 10/31/17

Account Description	Operating	Reserves	Other	Totals
ASSETS				
Checking - Sabal Palm Bank	78,447.48			78,447.48
Assessments Due	6,679.76			6,679.76
Bad Debt Allowance	(59.79)			(59.79)
Prepaid Insurance	292.30			292.30
Prepaid Expenses	2,124.67			2,124.67
TOTAL ASSETS	87,484.42	.00	.00	87,484.42
=====	=====	=====	=====	=====
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Prepaid Assessments	13,262.62			13,262.62
Contra	(120.00)			(120.00)
Subtotal Current Liab.	13,142.62	.00	.00	13,142.62
SPECIAL ASSESSMENTS & RESERVES:				
Subtotal S/A & Reserves:	.00	.00	.00	.00
FUND BALANCE:				
Fund Balance	112,143.40			112,143.40
Current Year Net Income/(Loss)	(37,801.60)	.00	.00	(37,801.60)
Subtotal Fund Balance	74,341.80	.00	.00	74,341.80
TOTAL LIAB. & FUND BALANCE	87,484.42	.00	.00	87,484.42
=====	=====	=====	=====	=====

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

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Income/Expense Statement
Period: 10/01/17 to 10/31/17

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME								
27,690.00	27,840.00	(150.00)	05010	Maintenance Assessments	276,780.75	278,400.00	(1,619.25)	334,080.00
25.00	.00	25.00	05040	Other Income	825.00	.00	825.00	.00
.00	.00	.00	05050	Interest Income	10.67	.00	10.67	.00
(.13)	.00	(.13)	05051	Interest Income-Owners	437.40	.00	437.40	.00
27,714.87	27,840.00	(125.13)		Total Income	278,053.82	278,400.00	(346.18)	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	6,127.50	15,833.30	9,705.80	19,000.00
.00	148.42	148.42	07235	Miscellaneous Maintenance	.00	1,484.20	1,484.20	1,781.00
22,884.00	18,500.00	(4,384.00)	07240	Landscaping Maintenance	191,674.72	185,000.00	(6,674.72)	222,000.00
.00	1,666.67	1,666.67	07250	Landscape Restoration	37,041.70	16,666.70	(20,375.00)	20,000.00
.00	733.33	733.33	07265	Hydration - Chinch Bugs	8,500.00	7,333.30	(1,166.70)	8,800.00
1,600.00	700.00	(900.00)	07270	Tree Maintenance	30,750.00	7,000.00	(23,750.00)	8,400.00
854.07	1,666.67	812.60	07280	Irrigation - Ongoing Mntc	20,253.71	16,666.70	(3,587.01)	20,000.00
40.00	.00	(40.00)	07355	Entrance Maintenance	40.00	.00	(40.00)	.00
25,378.07	24,998.42	(379.65)		Subtotal Ground Maintenance	294,537.63	249,984.20	(44,553.43)	299,981.00
MANAGEMENT & ADMINISTRATIVE								
1,270.60	1,436.00	165.40	07480	Management & Accounting Fees	13,976.60	14,360.00	383.40	17,232.00
197.15	283.33	86.18	07490	All Office related Expenses	4,207.89	2,833.30	(1,374.59)	3,400.00
.00	33.33	33.33	07491	Printing Reproduction	.00	333.30	333.30	400.00
(150.00)	41.67	191.67	07460	Legal Fees	(150.00)	416.70	566.70	500.00
.00	170.50	170.50	07150	Insurance	1,861.00	1,705.00	(156.00)	2,046.00
.00	6.25	6.25	07495	Bank Charges	208.62	62.50	(146.12)	75.00
.00	158.33	158.33	07520	CPA & Tax Prep Fees	1,100.00	1,583.30	483.30	1,900.00
.00	58.33	58.33	07525	Collection Fees	.00	583.30	583.30	700.00
.00	5.17	5.17	07500	Taxes/Fees/Dues & Permits	61.25	51.70	(9.55)	62.00
.00	415.33	415.33	07570	Contingencies	52.43	4,153.30	4,100.87	4,984.00
.00	233.33	233.33	07999	Bad Debt Expense	.00	2,333.30	2,333.30	2,800.00
1,317.75	2,841.57	1,523.82		Total Management & Admin:	21,317.79	28,415.70	7,097.91	34,099.00
26,695.82	27,839.99	1,144.17		TOTAL EXPENSES:	315,855.42	278,399.90	(37,455.52)	334,080.00
1,019.05	.01	1,019.04		Current Yr Net Income/(loss)	(37,801.60)	.10	(37,801.70)	.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

AGED OWNER BALANCES: AS OF Oct. 31, 2017 ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 31	OVER 61	OVER 91	TOTAL	STATUS
06023007	66-1	ROLAND L. & CYNTHIA C. PERKINS	1.78	0.00	0.00	0.00	1.78	Friendly Remind
06059007	3-2	CIERA A. & AUSTIN A. HAGER	120.00	0.00	0.00	0.00	120.00	
06130007	9-3	EDGARDO & KORA CABAN	120.00	144.18	22.42	470.27	756.87	At Atty
06143001	11-2	JAMES SAVAIANO	120.00	44.28	0.00	0.00	164.28	Friendly Remind
06166001	18-2	STEVEN V. PHILLIPS	21.43	0.00	0.00	0.00	21.43	At Atty
06251007	56-2	NICOLE R. MUSICA	241.65	120.00	0.00	72.32	433.97	At Atty
06284007	18-3	JEFFREY A. FELDMAN, TTEE	120.00	0.00	0.00	0.00	120.00	
06517004	164	ROBERT C. & DIANE M. ROY	120.00	0.00	0.00	0.00	120.00	
06587004	154	ANTHONY NESTO	120.00	46.73	0.00	0.00	166.73	Friendly Remind
06606004	33-2	GILBERT JR & SHARON ZAWADSKI	120.00	497.54	30.29	986.83	1634.66	At Atty
06619004	135	JAMES & RUTH WALTERS	68.26	0.00	0.00	0.00	68.26	Friendly Remind
06638004	41-2	RUTH BASSANI	120.00	68.34	0.00	0.00	188.34	Friendly Remind
07403002	51-1	NEIL PIZZO	120.00	21.06	0.00	1232.27	1331.21	At Atty
07415002	48-1	KEITH & TONI MCQUILLEN	120.00	19.36	0.00	0.00	139.36	Past Due Notice
07416002	78	RAY D. & FREEDA V. RODRIQUES	120.00	142.91	21.11	384.74	668.76	At Atty
07435002	43-1	THOMAS & CHRISTINE RILEY	17.71	0.00	0.00	0.00	17.71	Past Due Notice
07530002	19-2	MOUBEEN KORIMBOCUS	145.00	0.00	0.00	0.00	145.00	
07605006	151	JOHN E. & JOAN CRISTINA	46.73	0.00	0.00	0.00	46.73	Friendly Remind
07614002	25-1	JON F. STONEBURNER	120.00	120.00	0.00	54.03	294.03	Past Due Notice
07620006	144	LINDA G. DAVIS	0.64	0.00	0.00	0.00	0.64	Friendly Remind
TOTAL:			1983.20	1182.28	73.82	3200.46	6439.76	

PREPAYS AS OF Oct. 31, 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
DEREK A. GALBRAITH	8-1	05819003	120.00
DENNIS & PAMELA HUEBSCHMAN	68	06031007	120.00
ANTHONY INVERSO	69	06035007	120.00
NEAL & SARA ALFANO	6-2	06047007	120.00
JARIO DIAZ JANICA	4-2	06055007	120.00
JOSEPH & JOAN DEANGELIS	3-3	06106007	240.00
CAROL GARTNER-SOTELO	2-1	06107001	120.00
ANDRE & LORRAINE MARTORANO	27-2	06108001	240.00
CAROLE GOEBEL	3-1	06111001	240.00
CRAIG A. & RONDA L. CLARK	5-3	06114007	115.00
EHAB M. SALAH	25-2	06116001	120.00
CHRISTA URSINI	6-1	06123001	120.00
LARRY L. & LINDA K. BOEVERS	23-2	06124001	120.00
MARK & LAURA BEANE	7-2	06127001	120.00
ERNEST "JEFFERY " ORLOVE	8-2	06131001	120.00
GARY PETER DESTEFANO	10-2	06139001	120.00
FRANCESCA ZUPANCIC	22-2	06140001	120.00
KRISTI & DANNY CUSTER	12-2	06147001	239.92
GEOFFREY S. & LINDA R. BOOLE	21-2	06148001	120.00
DAVID A. & KAREN R. LARSEN	20-2	06152001	235.00
WALTER MITCHELL MCCOY	16-2	06163001	240.00
MICHAEL BATY	67-2	06205007	183.60
HECTOR MORALES	65-2	06215007	120.00
MICHAEL CARBONE	64-2	06219007	170.00
JACK A. DEGRAZIA	63-2	06223007	25.00
ANTONIO & COLLEEN NICOLINI	62-2	06227007	120.00
EMM SQUARE, LLC.	61-2	06231007	120.00
DONALD A II & CARI A DYE	60-2	06235007	120.00
JOHN M. & PAMELA R. LEWIS	58-2	06243007	120.00
JUDITH A MURPHY TRUST	11-3	06256007	120.00
WILLIAM & MICHELE TIMMS	53-2	06263007	120.00
DANIEL C. & DAWN A. SYMONDS	51-2	06271007	120.00
GERALD & PATRICIA SHINN TRUST	15-3	06272007	120.00
RANDY J. PETERSON	50-2	06275007	2.44
ANDRE M. LARMET	16-3	06276007	240.00
MENG YIN	17-3	06280007	120.00
JEFFREY & BONNIE HORTON	48-2	06283007	120.00

PREPAYS AS OF Oct. 31, 2017

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
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
CARI HARNEY	24-3	06328007	120.00
WAYNE & KATHLEEN ZUEGE	25-3	06404007	120.00
FRANK FRESSILLI TRUST	38-3	06415007	240.00
CONCETTA MCGOLDRICK	33-3	06435007	120.00
MARY BUCKLEY	29-2	06436007	120.00
COATS PROPERTIES, LLC	159	06549004	455.00
ROLAND EMERTON	158	06553004	120.00
TERENCE E & KAREN C VAYDA	157	06575004	120.00
DONALD & JOAN WEBSTER	139	06603004	240.00
MICHELLE R. PARKES	137	06611004	0.23
ELMER & PENELOPE STAHNKE	136	06615004	25.00
CHRISTINE A. FREES	38-2	06626004	115.00
THR FLORIDA, LP	133	06627004	240.00
STANLEY PARKER	39-2	06630004	120.00
JAMES A. & SHAWN N. RHOTON	40-2	06634004	120.00
JAMES W. MORSE	131	06635004	120.00
GERALD & KAREN RETTLER	130	06639004	240.00
JAMES & KIMBERLY SLATTERY	42-2	06642004	10.00
SUSAN M CORCORAN	129	06643004	240.00
JOHN LINDSAY STEVENS	44-2	06650004	238.11
GREGG J. & CHRISTINE H. GUNTA	45-2	06654004	235.72
WENDY L. MUNGILLO	63-1	07305002	25.00
KJELL S. & CHRISTINE A. PURNEL	62-1	07309002	120.00
JARED BOOS	61-1	07311002	120.00
RONALD F. & ZITA C. SUPONCIC	60-1	07315002	120.00
GEORGE & KAYE NOLIS	83	07320002	157.00
CATHY & BARRY MALMROSE	58-1	07323002	120.00
DONALD I. & LINDA M. HODSON	82	07324002	120.00
NIKOLA DOLINIC	57-1	07327002	240.00
DANIEL J. QUINN	81	07328002	120.00
PETER & MYRA FRESE	55-1	07335002	145.00
KENNETH & JILL FILOW	53-1	07343002	120.00
ARTHUR H. ROSENBERG	52-1	07347002	240.00
JAMES W. LYNN	80	07404002	240.00
SALOMON FARM HOLDINGS LLC	49-1	07411002	120.00
ALEKSANDR SINELNIKOV	77	07420002	120.00

PREPAYS AS OF Oct. 31, 2017

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
HP FLORIDA LLC	46-1	07423002	120.00
ANGEL ALGERI	44-1	07431002	120.00
KENNETH & PENNE LATHAM	2-3	07435005	235.00
MONICA A. DAHMER TTEE	1-3	07439005	240.00
STEVEN P. SHIFLET	40-1	07515002	120.00
DENNIS A. CADORETTE	17-1	07522002	120.00
BRUCE O. FAST	18-1	07526002	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	238.17
SCOTT & DIANE HAGLUND	153	07601006	235.00
GABRIEL P. & JOANNE MARMO	22-1	07602002	120.00
LEE A. VOLPE	34-1	07603002	170.00
JEREMY A. KASLER	140	07604006	286.29
DANIEL R. TOMMASONE	33-1	07607002	119.74
ROY A. & CATHERINE A CAMPBELL	32-1	07611002	360.00
ARTHUR H. & KISHA L. GAINES	149	07613006	0.92
TERRY & KARIN LAYLAND	30-1	07619002	355.00
JOHN & LISA BARNOTT	145	07624006	25.00
MICHAEL & CECILIA WILLIAMS	28-1	07627002	30.67
RONALD C. & PATRICIA M. NADEAU*	10-2	06139001	168.32
JEREMY ALBERT KASLER*	165	06515004	290.00
TOM & KAREN HORNER*	48-1	07415002	110.00
SILVANO & SHERRY ANN LABONI*	45-1	07427002	168.17

TOTAL HOMES:

101

TOTAL PREPAYS

15,062.62

TOTAL DISTR: PP

14,942.62

PP-A1

120.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I,
INC

CASH DISBURSEMENTS

Starting Check Date: 10/01/17 Cash account #: 1010
Ending Check Date: 10/31/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference			
10/09/17	1049	FLLAWN	FLORIDA LAWNPROS INC	20,000.00	Oct Lawn Srv			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		78	GV1710	10/03/17	7240	10/06/17	20,000.00	Oct Lawn Srv
10/09/17	1050	PCM	PROGRESSIVE COMMUNITY MGMT INC	197.15	Sept Office Expense			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		79	093017	9/30/17	7490	10/06/17	197.15	Sept Office Expense
10/09/17	271000 (M)PCM2		PROGRESSIVE COMMUNITY MGMT INC	1,270.60	October			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		80	OCTOBER	10/09/17	7480	10/09/17	1,270.60	October
10/13/17	1051	FLLAWN	FLORIDA LAWNPROS INC	2,884.00	Flooding 8-27-17			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		81	3057	8/29/17	7240	10/13/17	2,884.00	Flooding 8-27-17
10/20/17	1052	FLLAWN	FLORIDA LAWNPROS INC	854.07	Sept repairs			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		82	IMGVSEPT17	10/11/17	7280	10/20/17	854.07	Sept repairs
10/20/17	1053	SCHRRE	CHRISTINE SCHROEDER	120.00	Refund ACH/check			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		83	101617	10/16/17	2260	10/20/17	120.00	Refund ACH/check
10/30/17	1054	FLLAWN	FLORIDA LAWNPROS INC	1,600.00	Tree removal 6268 & 7435			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		84	3074	10/20/17	7270	10/27/17	1,600.00	Tree removal 6268 & 7435
10/30/17	1055	FLLAWN	FLORIDA LAWNPROS INC	40.00	Stake plants			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		85	3078	10/24/17	7355	10/27/17	40.00	Stake plants
Totals:				26,965.82				



5101 Fruitville Road, Suite 100
Sarasota, FL 34232

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

PERIODIC STATEMENT

Date: Oct 31, 2017

Period: Oct 01, 2017 to Oct 31, 2017
(31 days)

Thinking about Year-End?
Tax Planning?
Let us help, call 941-361-1122

Your Account(s) at a Glance

Deposit Account(s)	Account #	Interest Earned YTD	Balance as of 10/31
Association Business	CK-0002701290	0.00	81,262.50

ACCOUNT #: CK - 0002701290 Association Business Checking

Association Business Checking

The Golf Villas Landscape Assoc I

Enclosures: 27

Beginning Balance	
as of 10/01/17	79,437.25
Deposits & Other Credits	31,077.72
Charges & Fees	0.00
Checks & Other Debits	29,252.47
Average Balance	85,681.18
Ending Balance	
as of 10/31/17	81,262.50

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



5101 Fruitville Road, Suite 100
Sarasota, FL 34232

PERIODIC STATEMENT
THE GOLF VILLAS
LANDSCAPE ASSOC I

Account #: CK -0002701290

Oct 31, 2017

Transaction Information

Date	Check#	Description	Credit Amount	Debit Amount
10/02		Deposit	120.00	
10/02		Deposit	1,825.00	
10/03		Deposit	2,040.00	
10/03		ACH Credit Assoc Dues Golf Villas Land ID1800030675	8,760.00	
10/04		Deposit	600.00	
10/05		Deposit	645.00	
10/05		Remote Deposit Capture	300.00	
10/05		Remote Deposit Capture	505.00	
10/06		Deposit	600.00	
10/10		Deposit	240.00	
10/11		Deposit	360.00	
10/12		Deposit	360.00	
10/13		Deposit	1,920.00	
10/13		Remote Deposit Capture	632.35	
10/13		Remote Deposit Capture	2,682.45	
10/13		Remote Deposit Capture	526.47	
10/13		Remote Deposit Capture	360.00	
10/16		Deposit	480.00	
10/17		Deposit	240.00	
10/18		Remote Deposit Capture	120.00	
10/18		Remote Deposit Capture	257.45	
10/18		Remote Deposit Capture	250.00	
10/18		Remote Deposit Capture	160.00	
10/18		Remote Deposit Capture	120.00	
10/19		Deposit	240.00	
10/23		Deposit	840.00	
10/25		Deposit	720.00	
10/26		Deposit	600.00	
10/27		Remote Deposit Capture	120.00	
10/27		Remote Deposit Capture	120.00	
10/27		Remote Deposit Capture	240.00	
10/27		Remote Deposit Capture	120.00	
10/27		Remote Deposit Capture	245.44	
10/27		Remote Deposit Capture	248.56	
10/30		Deposit	2,520.00	
10/31		Remote Deposit Capture	840.00	
10/31		Remote Deposit Capture	120.00	
10/02		ACH Debit GVL		1,270.60

Account #: CK -0002701290

PERIODIC STATEMENT
THE GOLF VILLAS
LANDSCAPE ASSOC I

Oct 31, 2017

Transaction Information (continued)

Date	Check#	Description	Credit Amount	Debit Amount
10/04		ACH rtn, M Korimbocus, Account Frozen		120.00
10/25		Ret Dep item: Martorano - Stop Payment		240.00

Check Information

Date	Check#	Amount	Date	Check#	Amount
10/13	1044	2,619.42	10/17	1049	20,000.00
10/17	1045	27.46	10/10	1050	197.15
10/16	1046	306.59	10/23	1051	2,884.00
10/16	1047	306.59	10/30	1052	854.07
10/16	1048	306.59	10/27	1053	120.00

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
10/02	80,111.65	10/12	94,204.50	10/25	77,062.57
10/03	90,911.65	10/13	97,706.35	10/26	77,662.57
10/04	91,391.65	10/16	97,266.58	10/27	78,636.57
10/05	92,841.65	10/17	77,479.12	10/30	80,302.50
10/06	93,441.65	10/18	78,386.57	10/31	81,262.50
10/10	93,484.50	10/19	78,626.57		
10/11	93,844.50	10/23	76,582.57		

RECONCILIATION

Bank #: 01 Sabal Palm Bank 1290 1010 Checking - Sabal Palm Bank
 G/L Acct Bal: 78,447.48
 Bank Balance: 81,262.50
 Statement date: 10/31/17

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

SN4294	06/20/17	Scanned cash receipts			960.00
1039	08/21/17	FRANCES CATANIA		120.00	
2870	10/25/17	Payment adjustment			120.00-
1054	10/30/17	FLORIDA LAWNPROS INC		1,600.00	
1055	10/30/17	FLORIDA LAWNPROS INC		40.00	
AR-126	10/31/17	Owner cash receipts - 126			360.00
Total Outstanding				1,760.00	1,200.00

Bank Reconciliation Summary

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Checkbook Balance	80,702.50	Reconciling Balance	81,262.50
Uncleared Checks, Credits	1,760.00 +	Bank Stmt. Balance	81,262.50
Uncleared Deposits, Debits	1,200.00 -	Difference	0.00