

THE GOLF VILLAS LANDSCAPE ASSOCIATION

**For the Month Ending
December-17**

**Unaudited
Financial Statement**

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

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

Page: 1

Balance Sheet As of 12/31/17

Account Description	Operating	Reserves	Other	Totals
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ASSETS

Checking - Sabal Palm Bank	69,418.13			69,418.13
Assessments Due	8,150.39			8,150.39
Bad Debt Allowance	(59.79)			(59.79)
Prepaid Insurance	292.30			292.30
Prepaid Expenses	2,124.67			2,124.67
TOTAL ASSETS	79,925.70	.00	.00	79,925.70
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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	13,489.00			13,489.00
Prepaid Assessments	14,901.55			14,901.55
Subtotal Current Liab.	28,390.55	.00	.00	28,390.55

SPECIAL ASSESSMENTS & RESERVES:

Subtotal S/A & Reserves:	.00	.00	.00	.00
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FUND BALANCE:

Fund Balance	112,143.40			112,143.40
Current Year Net Income/(Loss)	(60,608.25)	.00	.00	(60,608.25)
Subtotal Fund Balance	51,535.15	.00	.00	51,535.15

TOTAL LIAB. & FUND BALANCE	79,925.70	.00	.00	79,925.70
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THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

Page: 1

Income/Expense Statement Period: 12/01/17 to 12/31/17

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
27,720.00	27,840.00	(120.00)	05010	Maintenance Assessments	332,100.75	334,080.00	(1,979.25)	334,080.00
(25.00)	.00	(25.00)	05040	Other Income	800.00	.00	800.00	.00
.00	.00	.00	05050	Interest Income	10.67	.00	10.67	.00
(91.08)	.00	(91.08)	05051	Interest Income-Owners	325.93	.00	325.93	.00
<u>27,603.92</u>	<u>27,840.00</u>	<u>(236.08)</u>		Total Income	<u>333,237.35</u>	<u>334,080.00</u>	<u>(842.65)</u>	<u>334,080.00</u>
EXPENSES								
GROUND MAINTENANCE								
.00	.00	.00	07010	Water/Sewer/Trash	150.00	.00	(150.00)	.00
.00	1,583.37	1,583.37	07230	Mulch & Annuals	6,127.50	19,000.00	12,872.50	19,000.00
.00	148.38	148.38	07235	Miscellaneous Maintenance	.00	1,781.00	1,781.00	1,781.00
30,000.00	18,500.00	(11,500.00)	07240	Landscaping Maintenance	238,674.72	222,000.00	(16,674.72)	222,000.00
.00	1,666.63	1,666.63	07250	Landscape Restoration	37,041.70	20,000.00	(17,041.70)	20,000.00
.00	733.37	733.37	07265	Hydration - Chinch Bugs	8,500.00	8,800.00	300.00	8,800.00
1,600.00	700.00	(900.00)	07270	Tree Maintenance	32,995.00	8,400.00	(24,595.00)	8,400.00
3,124.86	1,666.63	(1,458.23)	07280	Irrigation - Ongoing Mntc	28,278.96	20,000.00	(8,278.96)	20,000.00
600.00	.00	(600.00)	07355	Entrance Maintenance	640.00	.00	(640.00)	.00
<u>35,324.86</u>	<u>24,998.38</u>	<u>(10,326.48)</u>		Subtotal Ground Maintenance	<u>352,407.88</u>	<u>299,981.00</u>	<u>(52,426.88)</u>	<u>299,981.00</u>
MANAGEMENT & ADMINISTRATIVE								
1,270.60	1,436.00	165.40	07480	Management & Accounting Fees	16,517.80	17,232.00	714.20	17,232.00
140.27	283.37	143.10	07490	All Office related Expenses	4,910.03	3,400.00	(1,510.03)	3,400.00
.00	33.37	33.37	07491	Printing Reproduction	.00	400.00	400.00	400.00
13,489.00	41.63	(13,447.37)	07460	Legal Fees	16,557.00	500.00	(16,057.00)	500.00
.00	170.50	170.50	07150	Insurance	1,861.00	2,046.00	185.00	2,046.00
169.59	6.25	(163.34)	07495	Bank Charges	378.21	75.00	(303.21)	75.00
.00	158.37	158.37	07520	CPA & Tax Prep Fees	1,100.00	1,900.00	800.00	1,900.00
.00	58.37	58.37	07525	Collection Fees	.00	700.00	700.00	700.00
.00	5.13	5.13	07500	Taxes/Fees/Dues & Permits	61.25	62.00	.75	62.00
.00	415.37	415.37	07570	Contingencies	52.43	4,984.00	4,931.57	4,984.00
.00	233.37	233.37	07999	Bad Debt Expense	.00	2,800.00	2,800.00	2,800.00
<u>15,069.46</u>	<u>2,841.73</u>	<u>(12,227.73)</u>		Total Management & Admin:	<u>41,437.72</u>	<u>34,099.00</u>	<u>(7,338.72)</u>	<u>34,099.00</u>
<u>50,394.32</u>	<u>27,840.11</u>	<u>(22,554.21)</u>		TOTAL EXPENSES:	<u>393,845.60</u>	<u>334,080.00</u>	<u>(59,765.60)</u>	<u>334,080.00</u>
<u>(22,790.40)</u>	<u>(.11)</u>	<u>(22,790.29)</u>		Current Yr Net Income/(loss)	<u>(60,608.25)</u>	<u>.00</u>	<u>(60,608.25)</u>	<u>.00</u>
=====	=====	=====			=====	=====	=====	=====

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

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 31	OVER 61	OVER 91	TOTAL	STATUS
06047007	6-2	NEAL & SARA ALFANO	120.00	0.00	0.00	0.00	120.00	
06059007	3-2	CIERA A. & AUSTIN A. HAGER	120.00	120.00	0.00	120.00	360.00	
06130007	9-3	EDGARDO & KORA CABAN	120.00	120.00	0.00	516.87	756.87	At Atty
06166001	18-2	STEVEN V. PHILLIPS	120.00	120.00	0.00	21.43	261.43	At Atty
06251007	56-2	NICOLE R. MUSICA	120.00	120.00	121.65	312.32	673.97	At Atty
06259007	54-2	SANDRA D. HOTWAGNER	110.00	0.00	0.00	0.00	110.00	Friendly Remind
06275007	50-2	RANDY J. PETERSON	120.00	117.56	0.00	0.00	237.56	Friendly Remind
06284007	18-3	JEFFREY A. FELDMAN, TTEE	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	120.00	0.00	1634.66	1874.66	At Atty
06638004	41-2	RUTH BASSANI	120.00	120.00	0.00	68.34	308.34	Friendly Remind
07403002	51-1	NEIL PIZZO	120.00	120.00	0.00	1331.21	1571.21	At Atty
07416002	78	RAY D. & FREEDA V. RODRIQUES	120.00	120.00	0.00	428.76	668.76	At Atty
07431002	44-1	ANGEL ALGERI	120.00	0.00	0.00	0.00	120.00	
07435002	43-1	THOMAS & CHRISTINE RILEY	120.00	0.00	0.00	0.00	120.00	Past Due Notice
07530002	19-2	MOUBEEN KORIMBOCUS	120.00	25.00	0.00	0.00	145.00	
07535002	35-1	BERNARD & SUSAN DUNLAP	1.83	0.00	0.00	0.00	1.83	
07606002	23-1	VALENTINA HAWKS	120.00	0.00	0.00	0.00	120.00	
07614002	25-1	JON F. STONEBURNER	120.00	120.00	0.00	54.03	294.03	Past Due Notice
07620006	144	LINDA G. DAVIS	120.00	0.00	0.00	0.00	120.00	Friendly Remind
TOTAL:			2271.83	1269.29	121.65	4487.62	8150.39	

PREPAYS AS OF Dec. 31, 2017
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
CURRENT OWNERS			
JOHN T. & CECELIA M. GRABOWSKI	72	05812003	130.00
ANTHONY INVERSO	69	06035007	130.00
JOSEPH & JOAN DEANGELIS	3-3	06106007	260.00
CAROL GARTNER-SOTELO	2-1	06107001	10.00
CAROLE GOEBEL	3-1	06111001	1,560.00
CRAIG A. & RONDA L. CLARK	5-3	06114007	115.00
CHRISTA URSINI	6-1	06123001	130.00
LARRY L. & LINDA K. BOEVERS	23-2	06124001	130.00
ERNEST "JEFFERY " ORLOVE	8-2	06131001	130.00
GARY PETER DESTEFANO	10-2	06139001	130.00
FRANCESCA ZUPANCIC	22-2	06140001	130.00
KRISTI & DANNY CUSTER	12-2	06147001	1,559.92
DAVID A. & KAREN R. LARSEN	20-2	06152001	235.00
MICHAEL BATY	67-2	06205007	193.60
HECTOR MORALES	65-2	06215007	130.00
MICHAEL CARBONE	64-2	06219007	170.00
JACK A. DEGRAZIA	63-2	06223007	25.00
EMM SQUARE, LLC.	61-2	06231007	130.00
DONALD A II & CARI A DYE	60-2	06235007	130.00
JOHN M. & PAMELA R. LEWIS	58-2	06243007	120.00
JUDITH A MURPHY TRUST	11-3	06256007	130.00
WILLIAM & MICHELE TIMMS	53-2	06263007	130.00
DANIEL C. & DAWN A. SYMONDS	51-2	06271007	130.00
GERALD & PATRICIA SHINN TRUST	15-3	06272007	120.00
ANDRE M. LARMET	16-3	06276007	120.00
MENG YIN	17-3	06280007	130.00
PAUL & MARLENE WAELTZ	47-2	06305007	3.32
ROBERT U. & SUSAN E. RUELL	44-3	06319007	130.00
ROBERT TYO	22-3	06320007	120.00
CARI HARNEY	24-3	06328007	130.00
MARIA ROUSSEL	41-3	06405007	130.00
FRANK FRESSILLI TRUST	38-3	06415007	130.00
MARY BUCKLEY	29-2	06436007	130.00
CHRISTOPHER & TORA BUTTARO	165	06515004	130.00
ROBERT C. & DIANE M. ROY	164	06517004	25.00
COATS PROPERTIES, LLC	159	06549004	335.00
ROLAND EMERTON	158	06553004	130.00
TERRANCE & SANDRA THOMPSON	138	06607004	130.00

PREPAYS AS OF Dec. 31, 2017

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
MICHELLE R. PARKES	137	06611004	0.23
ELMER & PENELOPE STAHNKE	136	06615004	50.00
CHRISTINE A. FREES	38-2	06626004	115.00
THR FLORIDA, LP	133	06627004	390.00
STANLEY PARKER	39-2	06630004	120.00
JAMES W. MORSE	131	06635004	130.00
JAMES & KIMBERLY SLATTERY	42-2	06642004	10.00
SUSAN CORCORAN AND JIM MULVEY	129	06643004	1,560.00
JOHN LINDSAY STEVENS	44-2	06650004	248.11
WENDY L. MUNGILLO	63-1	07305002	25.00
JARED BOOS	61-1	07311002	130.00
RONALD F. & ZITA C. SUPONCIC	60-1	07315002	130.00
GEORGE & KAYE NOLIS	83	07320002	1,477.00
CATHY & BARRY MALMROSE	58-1	07323002	130.00
DONALD I. & LINDA M. HODSON	82	07324002	130.00
NIKOLA DOLINIC	57-1	07327002	240.00
PETER & MYRA FRESE	55-1	07335002	155.00
KENNETH & JILL FILOW	53-1	07343002	130.00
ARTHUR H. ROSENBERG	52-1	07347002	260.00
JAMES W. LYNN	80	07404002	130.00
SALOMON FARM HOLDINGS LLC	49-1	07411002	120.00
ALEKSANDR SINELNIKOV	77	07420002	120.00
HP FLORIDA LLC	46-1	07423002	130.00
KENNETH & PENNE LATHAM	2-3	07435005	245.00
DONALD & GAIL WHITSON-SCHMIDT	15-1	07514002	25.00
STEVEN P. SHIFLET	40-1	07515002	130.00
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
SCOTT & DIANE HAGLUND	153	07601006	235.00
GABRIEL P. & JOANNE MARMO	22-1	07602002	130.00
LEE A. VOLPE	34-1	07603002	170.00
JEREMY A. KASLER	140	07604006	286.29
ROY A. & CATHERINE A CAMPBELL	32-1	07611002	130.00
ARTHUR H. & KISHA L. GAINES	149	07613006	0.92
DANIEL D. & MARY ANN POWERS	26-1	07618002	130.00
TERRY & KARIN LAYLAND	30-1	07619002	375.00
JOHN & LISA BARNOTT	145	07624006	25.00
MICHAEL & CECILIA WILLIAMS	28-1	07627002	30.67

PREPAYS AS OF Dec. 31, 2017
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
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:		81	TOTAL PREPAYS	16,701.55
			TOTAL DISTR: PP	16,581.55
			PP-A1	120.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I,
INC

CASH DISBURSEMENTS

Starting Check Date: 12/01/17 Cash account #: 1010
Ending Check Date: 12/31/17

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
12/04/17	1061	FLLAWN	FLORIDA LAWNPROS INC	15,506.34	
		Vchr-#	Invoice-#	Inv-date	Acct #
		95	3103	11/27/17	7240
		96	3104	11/27/17	7355
		97	IMGVOCT17	11/07/17	7280
				Eff-date	Amount-paid
				12/04/17	12,750.00
				12/04/17	600.00
				12/04/17	2,156.34
				Reference	
					PER PROPOSAL
					SOD
					OCT IRRIG REPAIRS
				Totals:	15,506.34
12/13/17	1062	FLLAWN	FLORIDA LAWNPROS INC	17,000.00	GVL1712
		Vchr-#	Invoice-#	Inv-date	Acct #
		98	DEC LANDSCAPE	12/13/17	7240
				Eff-date	Amount-paid
				12/13/17	17,000.00
				Reference	
					GVL1712
12/13/17	1063	PCM	PROGRESSIVE COMMUNITY MGMT INC	140.27	
		Vchr-#	Invoice-#	Inv-date	Acct #
		99	NOV OFFICE EXP	12/13/17	7490
				Eff-date	Amount-paid
				12/13/17	140.27
				Reference	
12/13/17	1064	PELREI	JAMES AND SANDRA PELISEK	120.00	
		Vchr-#	Invoice-#	Inv-date	Acct #
		100	REFUND	12/13/17	2260
				Eff-date	Amount-paid
				12/13/17	120.00
				Reference	
12/21/17	1065	FLLAWN	FLORIDA LAWNPROS INC	1,850.00	OAK TREE WORK
		Vchr-#	Invoice-#	Inv-date	Acct #
		101	3116	12/14/17	7270
		101	3116	12/14/17	7240
				Eff-date	Amount-paid
				12/21/17	1,600.00
				12/21/17	250.00
				Reference	
					OAK TREE WORK
				Totals:	1,850.00
12/21/17	1066	SOUDAT	SOUTHDATA INC	169.59	CPN BOOK
		Vchr-#	Invoice-#	Inv-date	Acct #
		102	113017	11/30/17	7495
				Eff-date	Amount-paid
				12/21/17	169.59
				Reference	
					CPN BOOK
12/21/17	1067	FLLAWN	FLORIDA LAWNPROS INC	968.52	IRRIG
		Vchr-#	Invoice-#	Inv-date	Acct #
		104	3130	12/08/17	7280
				Eff-date	Amount-paid
				12/21/17	968.52
				Reference	
					IRRIG
12/21/17	271200 (M)	PCM2	PROGRESSIVE COMMUNITY MGMT INC	1,270.60	MGMT FEE
		Vchr-#	Invoice-#	Inv-date	Acct #
		103	120117	12/01/17	7480
				Eff-date	Amount-paid
				12/21/17	1,270.60
				Reference	
					MGMT FEE
				Totals:	37,025.32



5101 Fruitville Road, Suite 100
Sarasota, FL 34232

Return Service Requested

00000135-0000855-0001-0004-FIMR0026721231170267

Page: 1 of 6

Account: 2701290

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

PERIODIC STATEMENT

Date: Dec 31, 2017

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

Enclosures: 20

The Sabal Palm Bank Board and Staff Wish you the Best for 2018!
Visit us at www.SabalPalmBank.com or
Call 941-361-1122 for any of your financial needs.

Your Account(s) at a Glance

Deposit Account(s)	Account #	Interest Earned YTD	Balance as of 12/31
Association Business	CK-0002701290	0.00	72,982.27

Association Business Checking

ACCOUNT : CK - 0002701290

The Golf Villas Landscape Assoc I

Account Summary

Beginning Balance	76,632.24
as of 12/01/17	30,676.83
Deposits & Other Credits	0.00
Charges & Fees	34,326.80
Checks & Other Debits	78,165.84
Average Balance	
Ending Balance	72,982.27
as of 12/31/17	

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
12/01	Deposit	960.00	
12/01	Remote Deposit Capture	240.00	
12/04	Deposit	1,680.00	
12/04	ACH Credit Assoc Dues Golf Villas Land ID1800030675	8,760.00	
12/05	Deposit	1,560.00	
12/06	Deposit	490.00	





5101 Fruitville Road, Suite 100
Sarasota, FL 34232

Return Service Requested

Page: 2 of 6

Account: 2701290

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
12/07	Remote Deposit Capture	240.00	
12/08	Deposit	490.00	
12/12	Deposit	490.00	
12/13	Deposit	756.83	
12/14	Deposit	1,950.00	
12/14	Remote Deposit Capture	2,280.00	
12/14	Remote Deposit Capture	370.00	
12/14	Remote Deposit Capture	240.00	
12/15	Deposit	650.00	
12/15	Remote Deposit Capture	2,160.00	
12/18	Deposit	500.00	
12/20	Deposit	655.00	
12/22	Deposit	390.00	
12/26	Deposit	650.00	
12/27	Deposit	925.00	
12/27	Remote Deposit Capture	130.00	
12/27	Remote Deposit Capture	130.00	
12/27	Remote Deposit Capture	750.00	
12/27	Remote Deposit Capture	130.00	
12/28	Deposit	2,340.00	
12/28	Remote Deposit Capture	760.00	
12/04	ACH Debit GVL		1,270.60
12/06	ACH rtn, W Brady, Account Closed		120.00

Checks Cleared

Date	Number	Amount	Date	Number	Amount
12/14	1061	15,506.34	12/27	1064	120.00
12/18	1062	17,000.00	12/28	1066 *	169.59
12/18	1063	140.27			

* = Break in the check number order.

^ = Electronic check.

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/01	77,832.24	12/12	90,151.64	12/22	67,456.86
12/04	87,001.64	12/13	90,908.47	12/26	68,106.86
12/05	88,561.64	12/14	80,242.13	12/27	70,051.86
12/06	88,931.64	12/15	83,052.13	12/28	72,982.27
12/07	89,171.64	12/18	66,411.86	12/31	72,982.27
12/08	89,661.64	12/20	67,066.86		

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

RECONCILIATION

Bank #: 01 Sabal Palm Bank 1290 1010 Checking - Sabal Palm Bank
 G/L Acct Bal: 69,418.13
 Bank Balance: 72,982.27
 Statement date: 12/31/17

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

SN4294	06/20/17	Scanned cash receipts			960.00
2870	10/25/17	Payment adjustment			120.00-
1065	12/21/17	FLORIDA LAWNPROS INC		1,850.00	
1067	12/21/17	FLORIDA LAWNPROS INC		968.52	
271200	12/21/17	PROGRESSIVE COMMUNITY MGM		1,270.60	
	12/27/17	Lockbox cash receipts			2,485.00
AR-147	12/29/17	Owner cash receipts - 147			380.00
		Total Outstanding		4,089.12	3,705.00

Bank Reconciliation Summary

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Checkbook Balance	71,673.15	Reconciling Balance	72,057.27
Uncleared Checks, Credits	4,089.12+	Bank Stmt. Balance	72,982.27
Uncleared Deposits, Debits	3,705.00-	Difference	925.00 -