

THE GOLF VILLAS LANDSCAPE ASSOCIATION

**For the Month Ending
FEBRUARY 2018**

**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 02/28/18

ASSETS

Checking - Sabal Palm Bank	\$ 4,919.07	
Assessments Due	8,465.71	
Bad Debt Allowance	(59.79)	
Prepaid Insurance	292.30	
Prepaid Expenses	2,124.67	
TOTAL ASSETS		\$ 15,741.96
		=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Assessments	\$ 18,548.53	
Deferred Revenue	(2,040.00)	
Subtotal Current Liab.		\$ 16,508.53

SPECIAL ASSESSMENTS & RESERVES:

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

Fund Balance	\$ 51,535.15	
Current Year Net Income/(Loss)	(52,301.72)	
Subtotal Fund Balance		\$ (766.57)

TOTAL LIAB. & FUND BALANCE		\$ 15,741.96
		=====

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

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Income/Expense Statement
Period: 02/01/18 to 02/28/18

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME								
30,030.00	29,967.25	62.75	05010	Maintenance Assessments	60,060.00	59,934.50	125.50	359,607.00
(25.00)	.00	(25.00)	05040	Other Income	(25.00)	.00	(25.00)	.00
(26.42)	.00	(26.42)	05051	Interest Income-Owners	(26.42)	.00	(26.42)	.00
29,978.58	29,967.25	11.33		Total Income	60,008.58	59,934.50	74.08	359,607.00
EXPENSES								
GROUND MAINTENANCE								
38,046.78	1,250.00	(36,796.78)	07230	Mulch & Annuals	38,046.78	2,500.00	(35,546.78)	15,000.00
32,000.00	18,870.00	(13,130.00)	07240	Landscaping Maintenance	48,000.00	37,740.00	(10,260.00)	226,440.00
550.00	1,666.67	1,116.67	07250	Landscape Restoration	550.00	3,333.34	2,783.34	20,000.00
8,500.00	750.00	(7,750.00)	07265	Hydration - Chinch Bugs	8,500.00	1,500.00	(7,000.00)	9,000.00
8,100.00	833.33	(7,266.67)	07270	Tree Maintenance	8,100.00	1,666.66	(6,433.34)	10,000.00
2,422.00	833.33	(1,588.67)	07275	Oak Tree Project	2,422.00	1,666.66	(755.34)	10,000.00
.00	1,916.67	1,916.67	07280	Irrigation - Ongoing Mntc	1,847.90	3,833.34	1,985.44	23,000.00
.00	433.33	433.33	07285	Backflow Inspection & Maint.	.00	866.66	866.66	5,200.00
89,618.78	26,553.33	(63,065.45)		Subtotal Ground Maintenance	107,466.68	53,106.66	(54,360.02)	318,640.00
MANAGEMENT & ADMINISTRATIVE								
1,308.34	1,270.60	(37.74)	07480	Management & Accounting Fees	3,925.02	2,541.20	(1,383.82)	15,247.20
.00	83.33	83.33	07485	Website Maintenance	.00	166.66	166.66	1,000.00
604.62	416.67	(187.95)	07490	All Office related Expenses	912.54	833.34	(79.20)	5,000.00
.00	833.33	833.33	07460	Legal Fees	.00	1,666.66	1,666.66	10,000.00
.00	166.67	166.67	07150	Insurance	.00	333.34	333.34	2,000.00
6.06	41.67	35.61	07495	Bank Charges	6.06	83.34	77.28	500.00
.00	20.83	20.83	07520	CPA & Tax Prep Fees	.00	41.66	41.66	250.00
.00	83.33	83.33	07525	Collection Fees	.00	166.66	166.66	1,000.00
.00	5.17	5.17	07500	Taxes/Fees/Dues & Permits	.00	10.34	10.34	62.00
.00	83.33	83.33	07570	Contingencies	.00	166.66	166.66	1,000.00
.00	371.25	371.25	07999	Bad Debt Expense	.00	742.50	742.50	4,455.00
1,919.02	3,376.18	1,457.16		Total Management & Admin:	4,843.62	6,752.36	1,908.74	40,514.20
91,537.80	29,929.51	(61,608.29)		TOTAL EXPENSES:	112,310.30	59,859.02	(52,451.28)	359,154.20
(61,559.22)	37.74	(61,596.96)		Current Yr Net Income/(loss)	(52,301.72)	75.48	(52,377.20)	452.80

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

AGED OWNER BALANCES: AS OF Feb. 28, 2018 ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 31	OVER 61	OVER 91	TOTAL
05809003	11-1	KENNETH & RAMONA BARRY	130.00	0.00	0.00	0.00	130.00
06047007	6-2	NEAL & SARA ALFANO	130.00	120.00	0.00	0.00	250.00
06059007	3-2	CIERA A. & AUSTIN A. HAGER	130.00	130.00	120.00	240.00	620.00
06103001	1-1	WALTER & DOROTHY BRADY	130.00	130.00	0.00	0.00	260.00
06130007	9-3	EDGARDO & KORA CABAN	55.31	130.00	120.00	136.87	442.18
06134007	10-3	ROBERT & MICAELA PANKONIN	105.00	0.00	0.00	0.00	105.00
06251007	56-2	NICOLE R. MUSICA	0.00	130.00	120.00	553.97	803.97
06259007	54-2	SANDRA D. HOTWAGNER	130.00	110.00	0.00	0.00	240.00
06275007	50-2	RANDY J. PETERSON	130.00	130.00	107.56	0.00	367.56
06587004	154	ANTHONY NESTO	83.27	36.73	0.00	0.00	120.00
06606004	33-2	GILBERT JR & SHARON ZAWADSKI	130.00	130.00	120.00	969.66	1349.66
06638004	41-2	RUTH BASSANI	130.00	130.00	120.00	68.34	448.34
06654004	45-2	GREGG J. & CHRISTINE H. GUNTA	130.00	125.72	4.28	0.00	260.00
07403002	51-1	NEIL PIZZO	0.00	130.00	120.00	1451.21	1701.21
07416002	78	RAY D. & FREEDA V. RODRIQUES	0.00	130.00	120.00	548.76	798.76
07519002	39-1	RICKY K. & JANICE H. LEE	130.00	0.00	0.00	0.00	130.00
07530002	19-2	MOUBEEN KORIMBOCUS	130.00	15.00	0.00	0.00	145.00
07614002	25-1	JON F. STONEBURNER	130.00	130.00	34.03	0.00	294.03
TOTAL:			1803.58	1707.45	985.87	3968.81	8465.71

PREPAYS AS OF Feb. 28, 2018

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
CURRENT OWNERS			
DENNIS & PAMELA HUEBSCHMAN	68	06031007	130.00
ANTHONY INVERSO	69	06035007	130.00
CARLA BALLESTEROS LANEY TTEE	71	06043007	130.00
JARIO DIAZ JANICA	4-2	06055007	130.00
JOSEPH & JOAN DEANGELIS	3-3	06106007	260.00
CAROL GARTNER-SOTELO	2-1	06107001	10.00
ANDRE & LORRAINE MARTORANO	27-2	06108001	130.00
CAROLE GOEBEL	3-1	06111001	1,300.00
CRAIG A. & RONDA L. CLARK	5-3	06114007	115.00
CHRISTA URSINI	6-1	06123001	130.00
MARK & LAURA BEANE	7-2	06127001	15.00
GARY PETER DESTEFANO	10-2	06139001	130.00
FRANCESCA ZUPANCIC	22-2	06140001	130.00
JAMES SAVAIANO	11-2	06143001	130.00
KRISTI & DANNY CUSTER	12-2	06147001	1,299.92
DAVID A. & KAREN R. LARSEN	20-2	06152001	235.00
WALTER MITCHELL MCCOY	16-2	06163001	260.00
MICHAEL BATY	67-2	06205007	193.60
HECTOR MORALES	65-2	06215007	130.00
MICHAEL CARBONE	64-2	06219007	40.00
ANTONIO & COLLEEN NICOLINI	62-2	06227007	130.00
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	240.00
MENG YIN	17-3	06280007	130.00
JEFFREY & BONNIE HORTON	48-2	06283007	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
WAYNE & KATHLEEN ZUEGE	25-3	06404007	130.00
MARIA ROUSSEL	41-3	06405007	25.00
MARY BUCKLEY	29-2	06436007	130.00

PREPAYS AS OF Feb. 28, 2018
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
CHRISTOPHER & TORA BUTTARO	165	06515004	260.00
ROBERT C. & DIANE M. ROY	164	06517004	25.00
COATS PROPERTIES, LLC	159	06549004	1,935.00
ROLAND EMERTON	158	06553004	130.00
DONALD & JOAN WEBSTER	139	06603004	130.00
MICHELLE R. PARKES	137	06611004	0.23
ELMER & PENELOPE STAHNKE	136	06615004	50.00
JOHN & SUSAN OWENS	36-2	06618004	130.00
CHRISTINE A. FREES	38-2	06626004	245.00
THR FLORIDA, LP	133	06627004	130.00
STANLEY PARKER	39-2	06630004	120.00
JAMES A. & SHAWN N. RHOTON	40-2	06634004	130.00
JAMES W. MORSE	131	06635004	130.00
GERALD & KAREN RETTLER	130	06639004	130.00
JAMES & KIMBERLY SLATTERY	42-2	06642004	110.00
SUSAN CORCORAN AND JIM MULVEY	129	06643004	1,300.00
JOHN LINDSAY STEVENS	44-2	06650004	248.11
WENDY L. MUNGILLO	63-1	07305002	25.00
JARED BOOS	61-1	07311002	808.81
RONALD F. & ZITA C. SUPONCIC	60-1	07315002	130.00
GEORGE & KAYE NOLIS	83	07320002	1,217.00
DONALD I. & LINDA M. HODSON	82	07324002	130.00
NIKOLA DOLINIC	57-1	07327002	240.00
DANIEL J. QUINN	81	07328002	130.00
PETER & MYRA FRESE	55-1	07335002	155.00
KENNETH & JILL FILOW	53-1	07343002	130.00
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
MIGUEL T. DECASTRO	76	07424002	130.00
KENNETH & PENNE LATHAM	2-3	07435005	115.00
MONICA A. DHAMER	1-3	07439005	130.00
DONALD & GAIL WHITSON-SCHMIDT	15-1	07514002	25.00
STEVEN P. SHIFLET	40-1	07515002	130.00
DENNIS A. CADORETTE	17-1	07522002	130.00
BRUCE O. FAST	18-1	07526002	220.00
JAMES & NATALIE PANKONIN	37-1	07527002	55.00
GAYLE G. & EVAN PETERSON	20-1	07534002	115.00

PREPAYS AS OF Feb. 28, 2018

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
BERNARD & SUSAN DUNLAP	35-1	07535002	1,298.17
SCOTT & DIANE HAGLUND	153	07601006	215.00
LEE A. VOLPE	34-1	07603002	195.00
JEREMY A. KASLER	140	07604006	286.29
VALENTINA HAWKS	23-1	07606002	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
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
MICHAEL & CECILIA WILLIAMS*	28-1	07627002	20.67

TOTAL HOMES:

91

TOTAL PREPAYS

20,348.53

TOTAL DISTR: PP

20,228.53

PP-A1

120.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

CASH DISBURSEMENTS

Starting Check Date: 2/01/18 Cash account #: 1010
Ending Check Date: 2/28/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
2/01/18	1071	LAUSEE	LAURIE SEESHOLTZ	75.00	NOTARY SVCS FOR 1/25 MTG
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		111 020118	2/01/18 7490	2/01/18	75.00 NOTARY SVCS FOR 1/25 MTG
2/08/18	1072	FLLAWN	FLORIDA LAWNPROS INC	16,000.00	JANY
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		112 GV1801	1/18/18 7240	2/08/18	16,000.00 JANY
2/08/18	180218 (M)PCM2		PROGRESSIVE COMMUNITY MGMT INC	1,308.34	MGMT FEE
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		113 020118	2/01/18 7480	2/08/18	1,308.34 MGMT FEE
2/19/18	1073	FLLAWN	FLORIDA LAWNPROS INC	17,847.90	
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		114 021418	2/14/18 7280	2/19/18	1,847.90 IRRIG - DEC
		115 021218	2/12/18 7240	2/19/18	16,000.00 LAWN SVC - FEBY
		Totals:			17,847.90
2/23/18	1074	FLLAWN	FLORIDA LAWNPROS INC	30,000.00	MULCH
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		116 3157	2/17/18 7230	2/23/18	30,000.00 MULCH
2/23/18	1075	MCGREI	DONNA MCGREGOR	30.48	REIMB
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		121 021818	2/18/18 7490	2/23/18	30.48 REIMB
2/23/18	1076	PCM	PROGRESSIVE COMMUNITY MGMT INC	133.24	OFFICE EXP
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		117 013118	1/31/18 7490	2/23/18	133.24 OFFICE EXP
2/23/18	1077	RUSREI	ANDREA RUSSELL	320.90	REIMB POSTAGE FOR LETTERS
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		120 021818	2/18/18 7490	2/23/18	320.90 REIMB POSTAGE FOR LETTERS
2/28/18	1078	FLLAWN	FLORIDA LAWNPROS INC	41,196.78	
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		122 3176	3/01/18 7230	3/06/18	600.00 LEAF PICKUP
		123 3171	2/23/18 7270	3/06/18	8,100.00 HOLLY TREES
		124 3172	2/23/18 7265	3/06/18	8,500.00 CINCH BUGS

THE GOLF VILLAS LANDSCAPE ASSOCIATION I,
INC

CASH DISBURSEMENTS

Starting Check Date: 2/01/18 Cash account #: 1010
Ending Check Date: 2/28/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference		
		125 3167	2/21/18	7250	3/06/18	550.00	STUMPS/SOD
		126 GV1802	2/12/18	7240	3/06/18	16,000.00	LAWN SVC FEBY
		127 3173	2/28/18	7230	3/06/18	7,446.78	MULCH
					Totals:	41,196.78	
2/28/18	1079	SOUDAT	SOUTHDATA INC	6.06	CPN BOOK		
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		128 020918	2/09/18	7495	3/06/18	6.06	CPN BOOK
2/28/18	1080	TERPLU	TERRY'S PLUMBING & AIR INC	2,422.00	6587	BACKFLOW	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		129 28368	2/15/18	7275	3/06/18	2,422.00	6587 BACKFLOW
			Totals:	109,340.70			

R E C O N C I L I A T I O N

Bank #: 01 Sabal Palm Bank 1290 1010 Checking - Sabal Palm Bank

G/L Acct Bal: 4,919.07

Bank Balance: 81,724.25

Statement date: 02/28/18

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-
271200	12/21/17	PROGRESSIVE COMMUNITY MGM		1,270.60	
180218	02/08/18	PROGRESSIVE COMMUNITY MGM		1,308.34	
1074	02/23/18	FLORIDA LAWNPROS INC		30,000.00	
1075	02/23/18	DONNA MCGREGOR		30.48	
1077	02/23/18	ANDREA RUSSELL		320.90	
1078	02/28/18	FLORIDA LAWNPROS INC		41,196.78	
1079	02/28/18	SOUTHDATA INC		6.06	
1080	02/28/18	TERRY'S PLUMBING & AIR IN		2,422.00	
AR-169	02/28/18	Owner cash receipts - 169			915.00
AR-170	02/28/18	Owner cash receipts - 170			250.00
Total Outstanding				76,555.16	2,005.00

Bank Reconciliation Summary

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Checkbook Balance	7,174.09	Reconciling Balance	81,724.25
Uncleared Checks, Credits	76,555.16 +	Bank Stmt. Balance	81,724.25
Uncleared Deposits, Debits	2,005.00 -	Difference	0.00



5101 Fruitville Road, Suite 100
Sarasota, FL 34232

Return Service Requested

00000124-0000781-0001-0004-FIMR0026720228186315

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Account: 2701290

PERIODIC STATEMENT

Date: Feb 28, 2018

Period: Feb 01, 2018 to Feb 28, 2018
(28 days)

Enclosures: 18

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

Sabal Palm Bank Downtown Sarasota location opening this month!
Visit us at 1950 Ringling Blvd, 5101 Fruitville Rd or 735 East Venice Ave.
or call us at 941-361-1122. For more information: www.SabalPalmBank.com.

Your Account(s) at a Glance

Deposit Account(s)	Account #	Interest Earned YTD	Balance as of 02/28
Association Business	CK-0002701290	0.00	81,724.25

Association Business Checking

ACCOUNT : CK - 0002701290

The Golf Villas Landscape Assoc I

Account Summary

Beginning Balance	
as of 02/01/18	90,202.30
Deposits & Other Credits	27,016.43
Charges & Fees	0.00
Checks & Other Debits	35,494.48
Average Balance	100,060.12
Ending Balance	
as of 02/28/18	81,724.25

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
02/02	Deposit	390.00	
02/02	Remote Deposit Capture	300.00	
02/05	Deposit	1,585.00	
02/05	ACH Credit Assoc Dues Golf		
	Villas Land ID1800030675	9,620.00	
02/05	Remote Deposit Capture	640.00	
02/05	Remote Deposit Capture	390.00	





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
02/06	Deposit	650.00	
02/07	Deposit	780.00	
02/07	Remote Deposit Capture	1,290.00	
02/08	Deposit	2,940.00	
02/09	Deposit	260.00	
02/12	Deposit	650.00	
02/13	Deposit	260.00	
02/13	Remote Deposit Capture	130.00	
02/13	Remote Deposit Capture	130.00	
02/15	Deposit	390.00	
02/20	Deposit	780.00	
02/20	Remote Deposit Capture	630.00	
02/20	Remote Deposit Capture	130.00	
02/20	Remote Deposit Capture	650.00	
02/22	Deposit	520.00	
02/22	Remote Deposit Capture	370.00	
02/26	Deposit	780.00	
02/27	Deposit	1,191.43	
02/28	Deposit	1,560.00	
02/01	ACH Debit GVL		1,308.34
02/08	ACH rtn, J Degrazia, Account Closed		130.00

Checks Cleared

Date	Number	Amount	Date	Number	Amount
02/12	1071	75.00	02/27	1073	17,847.90
02/20	1072	16,000.00	02/26	1076 *	133.24

* = Break in the check number order.

^ = Electronic check.

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
02/01	88,893.96	02/08	107,348.96	02/20	95,283.96
02/02	89,583.96	02/09	107,608.96	02/22	96,173.96
02/05	101,818.96	02/12	108,183.96	02/26	96,820.72
02/06	102,468.96	02/13	108,703.96	02/27	80,164.25
02/07	104,538.96	02/15	109,093.96	02/28	81,724.25

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