THE GOLF VILLAS LANDSCAPE ASSOCIATION

For the Month Ending
October 2018

Unaudited
Financial Statement

Prepared by
Progressive Community Management
Sarasota, Florida

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

Balance Sheet
As of 10/31/18

ASSETS

Checking -Sabal Palm Bank 1290	$ 45,602.74	
Assessments Due	7,543.17	
Bad Debt Allowance	(3,401.04)	
Prepaid Insurance	1,550.84	
Prepaid Expenses	2,124.67	
TOTAL ASSETS		$ 53,420.38

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Prepaid Assessments	$ 12,918.62	
Subtotal Current Liab.		$ 12,918.62
SPECIAL ASSESSMENTS & RESERVES:		
Subtotal S/A & Reserves:		$ .00
FUND BALANCE:		
Fund Balance	$ 50,918.83	
Current Year Net Income/(Loss)	(10,417.07)	
Subtotal Fund Balance		$ 40,501.76
TOTAL LIAB. & FUND BALANCE		$ 53,420.38

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

Income/Expense Statement
Period: 10/01/18 to 10/31/18

Current Period Actual	Current Period Budget	Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
				INCOME				
28,080.00	29,967.25	(1,887.25)	05010	Maintenance Assessments	282,140.00	299,672.50	(17,532.50)	359,607.00
.00	.00	.00	05040	Other Income	(265.19)	.00	(265.19)	.00
.00	.00	.00	05045	Other Income	(130.00)	.00	(130.00)	.00
.00	.00	.00	05051	Interest Income-Owners	(116.57)	.00	(116.57)	.00
28,080.00	29,967.25	(1,887.25)		Total Income	281,628.24	299,672.50	(18,044.26)	359,607.00
				EXPENSES				
GROUND MAINTENANCE								
.00	1,250.00	1,250.00	07230	Mulch & Annuals	38,046.78	12,500.00	(25,546.78)	15,000.00
21,544.00	18,870.00	(2,674.00)	07240	Landscaping Maintenance	190,998.00	188,700.00	(2,298.00)	226,440.00
825.00	1,666.67	841.67	07250	Landscape Restoration	2,055.00	16,666.70	14,611.70	20,000.00
.00	750.00	750.00	07265	Hydration - Chinch Bugs	8,500.00	7,500.00	(1,000.00)	9,000.00
.00	833.33	833.33	07270	Tree Maintenance	10,020.00	8,333.30	(1,686.70)	10,000.00
.00	833.33	833.33	07275	Oak Tree Project	2,422.00	8,333.30	5,911.30	10,000.00
1,763.76	1,916.67	152.91	07280	Irrigation - Ongoing Mntc	14,270.18	19,166.70	4,896.52	23,000.00
.00	433.33	433.33	07285	Backflow Inspection & Maint.	.00	4,333.30	4,333.30	5,200.00
24,132.76	26,553.33	2,420.57		Subtotal Ground Maintenance	266,311.96	265,533.30	(778.66)	318,640.00
MANAGEMENT & ADMINISTRATIVE								
1,308.34	1,308.33	(.01)	07480	Management & Accounting Fees	13,083.40	13,083.30	(.10)	15,700.00
(15.17)	83.33	98.50	07485	Website Maintenance	.00	833.30	833.30	1,000.00
56.07	416.67	360.60	07490	All Office related Expenses	3,720.96	4,166.70	445.74	5,000.00
.00	833.33	833.33	07460	Legal Fees	4,591.50	8,333.30	3,741.80	10,000.00
155.08	166.67	11.59	07150	Insurance	602.46	1,666.70	1,064.24	2,000.00
11.70	41.67	29.97	07495	Bank Charges	82.53	416.70	334.17	500.00
.00	20.83	20.83	07520	CPA & Tax Prep Fees	250.00	208.30	(41.70)	250.00
.00	83.33	83.33	07525	Collection Fees	.00	833.30	833.30	1,000.00
.00	5.17	5.17	07500	Taxes/Fees/Dues & Permits	61.25	51.70	(9.55)	62.00
.00	83.33	83.33	07570	Contingencies	.00	833.30	833.30	1,000.00
742.50	371.25	(371.25)	07999	Bad Debt Expense	3,341.25	3,712.50	371.25	4,455.00
2,258.52	3,413.91	1,155.39		Total Management & Admin:	25,733.35	34,139.10	8,405.75	40,967.00
26,391.28	29,967.24	3,575.96		TOTAL EXPENSES:	292,045.31	299,672.40	7,627.09	359,607.00
1,688.72	.01	1,688.71		Current Yr Net Income/(loss)	(10,417.07)	.10	(10,417.17)	.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

AGED OWNER BALANCES: AS OF Oct. 31, 2018
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 31	OVER 61	OVER 91	TOTAL
06059007	3-2	CIERA A. & AUSTIN A. HAGER	145.00	0.00	0.00	0.00	145.00
06130007	9-3	EDGARDO & KORA CABAN	145.00	130.00	14.94	983.72	1273.66
06259007	54-2	SANDRA D. HOTWAGNER	145.00	17.22	0.00	0.00	162.22
06275007	50-2	RANDY J. PETERSON	145.00	130.00	0.00	2.22	277.22
06409007	40-3	GELU A. & FLORINA C. CRIMPEAN	130.00	47.52	0.00	0.00	177.52
06509004	167	PATSY WILLIAMS	130.00	130.00	0.00	0.00	260.00
06606004	33-2	GILBERT JR & SHARON ZAWADSKI	130.00	130.00	0.00	927.51	1187.51
06639004	130	GERALD & KAREN RETTLER	145.00	0.00	0.00	0.00	145.00
07403002	51-1	NEIL PIZZO	0.00	0.00	25.74	1726.12	1751.86
07416002	78	RAY D. & FREEDA V. RODRIQUES	0.00	0.00	12.16	795.58	807.74
07530002	19-2	MOUBEEN KORIMBOCUS	145.00	65.31	0.00	0.00	210.31
07604006	140	JEREMY & ALYSHA SHELBY	130.00	130.00	0.00	525.17	785.17
07614002	25-1	JON F. STONEBURNER	145.00	130.00	1.28	83.60	359.88
		TOTAL:	1535.00	910.05	54.12	5043.92	7543.09

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

PREPAYS AS OF Oct. 31, 2018
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
	CURRENT OWNERS		
GEORGE P. & JUDY A. BUCK	67-1	06027007	130.00
ANTHONY INVERSO	69	06035007	130.00
JARIO DIAZ JANICA	4-2	06055007	130.00
JOSEPH & JOAN DEANGELIS	3-3	06106007	260.00
JAMES & THERESA WARNER	2-1	06107001	130.00
ANDRE & LORRAINE MARTORANO	27-2	06108001	130.00
CAROLE GOEBEL	3-1	06111001	260.00
CRAIG A. & RONDA L. CLARK	5-3	06114007	115.00
EHAB M. SALAH	25-2	06116001	130.00
CHRISTA URSINI	6-1	06123001	130.00
LARRY L. & LINDA K. BOEVERS	23-2	06124001	130.00
MARK & LAURA BEANE	7-2	06127001	15.00
ERNEST "JEFFERY " ORLOVE	8-2	06131001	130.00
ROBERT & MICAELA PANKONIN	10-3	06134007	50.00
GARY PETER DESTEFANO	10-2	06139001	130.00
FRANCESCA ZUPANCIC	22-2	06140001	260.00
JEFFREY & LYNN SEABLOOM	12-2	06147001	260.00
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
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	260.00
JOHN M. & PAMELA R. LEWIS	58-2	06243007	130.00
JUDITH A MURPHY TRUST	11-3	06256007	130.00
DANIEL & ELIZABETH LAFERRIERE	12-3	06260007	20.00
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 A. FELDMAN, TTEE	18-3	06284007	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
KAREN SORNBERGER	23-3	06324007	130.00
CARI HARNEY	24-3	06328007	130.00

PREPAYS AS OF Oct. 31, 2018
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
WAYNE & KATHLEEN ZUEGE	25-3	06404007	130.00
MARIA ROUSSEL	41-3	06405007	155.00
FRANK FRESSILLI TRUST	38-3	06415007	130.00
LAWRENCE S. MCGOLDRICK	36-3	06423007	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
MICHAEL GARDNER	161	06541004	130.00
COATS PROPERTIES, LLC	159	06549004	895.00
ROLAND EMERTON	158	06553004	130.00
DONALD & JOAN WEBSTER	139	06603004	260.00
MICHELLE R. PARKES	137	06611004	160.23
ELMER & PENELOPE STAHNKE	136	06615004	13.47
CHRISTINE A. FREES	38-2	06626004	245.00
THR FLORIDA, LP	133	06627004	260.00
STANLEY PARKER	39-2	06630004	120.00
JAMES A. & SHAWN N. RHOTON	40-2	06634004	130.00
JAMES W. MORSE	131	06635004	130.00
JAMES & KIMBERLY SLATTERY	42-2	06642004	110.00
SUSAN CORCORAN AND JIM MULVEY	129	06643004	260.00
JOHN LINDSAY STEVENS	44-2	06650004	248.11
GREGG J. & CHRISTINE H. GUNTA	45-2	06654004	260.00
WENDY L. MUNGILLO	63-1	07305002	25.00
KJELL S. & CHRISTINE A. PURNEL	62-1	07309002	130.00
JARED BOOS	61-1	07311002	260.81
RONALD F. & ZITA C. SUPONCIC	60-1	07315002	130.00
GEORGE & KAYE NOLIS	83	07320002	177.00
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
ARTHUR H. ROSENBERG	52-1	07347002	260.00
JAMES W. LYNN	80	07404002	130.00
SALOMON FARM HOLDINGS LLC	49-1	07411002	120.00
KEITH & TONI MCQUILLEN	48-1	07415002	50.00
ALEKSANDR SINELNIKOV	77	07420002	120.00
HP FLORIDA LLC	46-1	07423002	130.00
MIGUEL T. DECASTRO	76	07424002	130.00

PREPAYS AS OF Oct. 31, 2018
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
BARBARA & ROCCO MATURO	45-1	07427002	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
LEMUEL & BEVERLY ANDREWS	18-1	07526002	10.00
JAMES & NATALIE PANKONIN	37-1	07527002	55.00
GAYLE G. & EVAN PETERSON	20-1	07534002	115.00
BERNARD & SUSAN DUNLAP	35-1	07535002	258.17
GABRIEL P. & JOANNE MARMO	22-1	07602002	120.00
LEE A. VOLPE	34-1	07603002	220.00
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	129.54
JOHN & LISA BARNOTT	145	07624006	155.00
JOSHUA LAZERSON	28-1	07627002	130.00
RONALD C. & PATRICIA M. NADEAU*	10-2	06139001	168.32
TOM & KAREN HORNER*	48-1	07415002	110.00
SILVANO & SHERRY ANN LABONI*	45-1	07427002	168.17
SCOTT & DIANE HAGLUND*	153	07601006	65.00
JEREMY A. KASLER*	140	07604006	286.29
MICHAEL & CECILIA WILLIAMS*	28-1	07627002	20.67
			=============
TOTAL HOMES:	99	TOTAL PREPAYS	14,848.62
		TOTAL DISTR: PP	14,848.62

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

CASH DISBURSEMENTS

Starting Check Date: 10/01/18 Cash account #: 1010
Ending Check Date: 10/31/18

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
10/01/18	1106	VOID		.00	Void
10/03/18	1127	VOID		.00	Void
10/15/18	1128	GONREI	ANDREA SOTELO GONZALES	672.00	REF DUP PAY AT CLOSING

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
207	10152018	10/15/18	2260	10/15/18	672.00	REF DUP PAY AT CLOSING

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
10/15/18	1129	HICREI	GLENN & JOANNE HICKEY	130.00	REF TO PREV OWNER

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
206	10032018	None	2260	10/03/18	130.00	REF TO PREV OWNER

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
10/23/18	181000	(M)PCM2	PROGRESSIVE COMMUNITY MGMT INC	1,308.34	MGMT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
217	100118	10/01/18	7480	10/23/18	1,308.34	MGMT FEE

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
10/24/18	1130	BEAREI	WILLIAM BEALL	68.47	REIMB OFFICE SUPPLIES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
216	100118	10/01/18	7490	10/23/18	68.47	REIMB OFFICE SUPPLIES

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
10/24/18	1131	FLLAWN	FLORIDA LAWNPROS INC	24,132.76	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
208	090618	9/06/18	7280	10/23/18	1,763.76	AUG IRRIG
209	3273	10/04/18	7250	10/23/18	235.00	PLANT REPLACEMENT
210	3272	10/04/18	7250	10/23/18	540.00	PLANTS REPLACE
211	3270	10/04/18	7250	10/23/18	50.00	PLANTS INSTALL
212	100218	10/02/18	7240	10/23/18	21,544.00	OCT LAWN SVC
				Totals:	24,132.76	

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
10/24/18	1132	PCM	PROGRESSIVE COMMUNITY MGMT INC	122.60	OFFICE EXP SEPT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
213	092918	9/29/18	7490	10/23/18	122.60	OFFICE EXP SEPT

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
10/24/18	1133	SOUDAT	SOUTHDATA INC	11.70	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
214	092618	9/26/18	7495	10/23/18	5.85	COUPON BOOK
215	091718	9/17/18	7495	10/23/18	5.85	CPOPON BOOK
				Totals:	11.70	

Totals: 26,445.87

Sabal Palm BANK

P.O. Box 3619
Sarasota, FL 34230-3619
941-361-1122

Return Service Requested

00000153-0000969-0001-0004-FIMR0026721031181409

Account: 2701290

PERIODIC STATEMENT
Date: Oct 31, 2018
Period: Oct 01, 2018 to Oct 31, 2018
(31 days)
Enclosures: 24

THE GOLF VILLAS LANDSCAPE ASSOCIATION
3701 S OSPREY AVE
SARASOTA, FL 34239-6848

00000153-0000969-0001-0004-FIMR0026721031181409(00000153)-00000971

Your Account(s) at a Glance

Deposit Account(s)	Account #	Interest Earned YTD	Balance as of 10/31
Association Business	CK-0002701290	0.00	47,216.23

Association Business Checking

ACCOUNT : CK - 0002701290

The Golf Villas Landscape Association I

Account Summary

Beginning Balance as of 10/01/18	69,071.37
Deposits & Other Credits	26,985.00
Charges & Fees	0.00
Checks & Other Debits	48,840.14
Average Balance	62,226.96
Ending Balance as of 10/31/18	47,216.23

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
10/01	Deposit	1,300.00	
10/01	Remote Deposit Capture	130.00 ✓	
10/02	Deposit	2,470.00	
10/02	Remote Deposit Capture	650.00	
10/03	Deposit	650.00	
10/03	ACH Credit Assoc Dues Golf Villas Land ID1800030675	8,710.00	

Sabal Palm BANK

P.O. Box 3619
Sarasota, FL 34230-3619
941-361-1122

Return Service Requested

Account: 2701290

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
10/03	Remote Deposit Capture	390.00	
10/04	Deposit	1,040.00	
10/05	Deposit	1,560.00	
10/09	Deposit	1,040.00	
10/09	Remote Deposit Capture	260.00	
10/10	Remote Deposit Capture	130.00	
10/10	Remote Deposit Capture	130.00	
10/11	Deposit	390.00	
10/11	Remote Deposit Capture	130.00	
10/11	Remote Deposit Capture	130.00	
10/12	Deposit	285.00	
10/15	Deposit	650.00	
10/15	Remote Deposit Capture	130.00	
10/17	Remote Deposit Capture	130.00	
10/17	Remote Deposit Capture	130.00	
10/17	Remote Deposit Capture	130.00	
10/18	Deposit	285.00	
10/22	Deposit	650.00	
10/22	Remote Deposit Capture	130.00	
10/23	Remote Deposit Capture	130.00	
10/23	Remote Deposit Capture	130.00	
10/24	Deposit	1,040.00	
10/25	Deposit	130.00	
10/25	ACH Credit Transfer Propay IDWFMSPROPAY	150.00	
10/25	Remote Deposit Capture	130.00	
10/26	Deposit	390.00	
10/26	Remote Deposit Capture	130.00	
10/26	Remote Deposit Capture	130.00	
10/30	Deposit	390.00	
10/31	Deposit	2,210.00	
10/31	Remote Deposit Capture	395.00	
10/01	ACH Debit GVL		1,308.34

Checks Cleared

Date	Number	Amount	Date	Number	Amount
10/01	1124	22,161.17	10/29	1129	130.00
10/05	1125	295.72	10/29	1131 *	24,132.76
10/03	1126	5.85	10/30	1132	122.60
10/29	1128 *	672.00	10/30	1133	11.70

* = Break in the check number order.

^ = Electronic check.

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
10/01	47,031.86	10/11	64,410.29	10/24	68,230.29
10/02	50,151.86	10/12	64,695.29	10/25	68,640.29
10/03	59,896.01	10/15	65,475.29	10/26	69,290.29
10/04	60,936.01	10/17	65,865.29	10/29	44,355.53
10/05	62,200.29	10/18	66,150.29	10/30	44,611.23

Sabal Palm BANK
P.O. Box 3619
Sarasota, FL 34230-3619
941-361-1122

Return Service Requested

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
10/09	63,500.29	10/22	66,930.29	10/31	47,216.23
10/10	63,760.29	10/23	67,190.29		

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

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

RECONCILIATION

Bank #: 01 Sabal Palm Bank 1290 1010 Checking -Sabal Palm Bank
G/L Acct Bal: 45,602.74
Bank Balance: 47,216.23
Statement date: 10/31/18

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
SN4294	06/20/17	Scanned cash receipts			960.00
2870	10/25/17	Payment adjustment			120.00-
1130	10/24/18	WILLIAM BEALL		68.47	
		Total Outstanding		68.47	840.00

Bank Reconciliation Summary

Checkbook Balance	47,857.76	Reconciling Balance	47,086.23
Uncleared Checks, Credits	68.47 +	Bank Stmt. Balance	47,216.23
Uncleared Deposits, Debits	840.00 -	Difference	130.00 -