

THE GOLF VILLAS LANDSCAPE ASSOCIATION

**For the Month Ending
February 2019**

**Unaudited
Financial Statement**

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

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

Page: 1

Balance Sheet
As of 02/28/19

ASSETS

Checking -Sabal Palm Bank 1290	\$ 70,672.98	
Assessments Due	10,124.15	
Bad Debt Allowance	(5,514.79)	
Prepaid Insurance	930.52	
TOTAL ASSETS		\$ 76,212.86

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Assessments	\$ 20,695.14	
Subtotal Current Liab.		\$ 20,695.14

SPECIAL ASSESSMENTS & RESERVES:

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

Fund Balance	\$ 49,717.07	
Current Year Net Income/(Loss)	5,800.65	
Subtotal Fund Balance		\$ 55,517.72

TOTAL LIAB. & FUND BALANCE		\$ 76,212.86
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THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

Page: 1

Income/Expense Statement

Period: 02/01/19 to 02/28/19

Current Period				Year-To-Date				Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME								
29,025.00	29,247.75	(222.75)	05010	Maintenance Assessments	58,050.00	58,495.50	(445.50)	350,973.00
175.56	.00	175.56	05051	Interest Income-Owners	161.42	.00	161.42	.00
29,200.56	29,247.75	(47.19)		Total Income	58,211.42	58,495.50	(284.08)	350,973.00
EXPENSES								
GROUND MAINTENANCE								
7,000.00	1,416.67	(5,583.33)	07230	Mulch & Annuals	15,000.00	2,833.34	(12,166.66)	17,000.00
13,000.00	18,556.75	5,556.75	07240	Landscaping Maintenance	26,000.00	37,113.50	11,113.50	222,681.00
1,150.00	833.33	(316.67)	07250	Landscape Restoration	1,510.00	1,666.66	156.66	10,000.00
.00	1,062.50	1,062.50	07265	Hydration - Chinch Bugs	.00	2,125.00	2,125.00	12,750.00
.00	1,002.50	1,002.50	07270	Tree Maintenance	2,000.00	2,005.00	5.00	12,030.00
.00	833.33	833.33	07275	Oak Tree Project	.00	1,666.66	1,666.66	10,000.00
3,438.14	1,916.67	(1,521.47)	07280	Irrigation - Ongoing Mntc	3,438.14	3,833.34	395.20	23,000.00
24,588.14	25,621.75	1,033.61		Subtotal Ground Maintenance	47,948.14	51,243.50	3,295.36	307,461.00
MANAGEMENT & ADMINISTRATIVE								
1,308.34	1,308.33	(.01)	07480	Management & Accounting Fees	2,616.68	2,616.66	(.02)	15,700.00
.00	83.33	83.33	07485	Website Maintenance	.00	166.66	166.66	1,000.00
170.69	416.67	245.98	07490	All Office related Expenses	523.67	833.34	309.67	5,000.00
.00	833.33	833.33	07460	Legal Fees	.00	1,666.66	1,666.66	10,000.00
155.08	166.67	11.59	07150	Insurance	310.16	333.34	23.18	2,000.00
6.06	41.67	35.61	07495	Bank Charges	12.12	83.34	71.22	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	166.67	166.67	07570	Contingencies	.00	333.34	333.34	2,000.00
500.00	500.00	.00	07999	Bad Debt Expense	1,000.00	1,000.00	.00	6,000.00
2,140.17	3,626.00	1,485.83		Total Management & Admin:	4,462.63	7,252.00	2,789.37	43,512.00
26,728.31	29,247.75	2,519.44		TOTAL EXPENSES:	52,410.77	58,495.50	6,084.73	350,973.00
2,472.25	.00	2,472.25		Current Yr Net Income/(loss)	5,800.65	.00	5,800.65	.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

AGED OWNER BALANCES: AS OF Feb. 28, 2019 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	159.73	141.42	149.07	275.00	725.22
06130007	9-3	EDGARDO & KORA CABAN	499.37	158.12	150.45	1403.66	2211.60
06131001	8-2	ERNEST "JEFFERY" ORLOVE	136.86	0.00	0.00	0.00	136.86
06275007	50-2	RANDY J. PETERSON	115.78	0.00	0.00	0.00	115.78
06435007	33-3	CONCETTA MCGOLDRICK	131.80	0.00	0.00	0.00	131.80
06439007	32-2	LAWRENCE & ERIN MCGOLDRICK	15.00	0.00	0.00	0.00	15.00
06606004	33-2	GILBERT JR & SHARON ZAWADSKI	467.18	135.00	130.00	823.50	1555.68
06615004	136	ELMER & PENELOPE STAHNKE	155.57	136.81	118.25	0.00	410.63
06654004	45-2	GREGG J. & CHRISTINE H. GUNTA	138.73	135.00	0.00	0.00	273.73
07339002	54-1	ROBERT D. CRAIG	5.00	0.00	0.00	0.00	5.00
07403002	51-1	NEIL PIZZO	23.25	25.74	24.91	1751.86	1825.76
07416002	78	RAY D. & FREEDA V. RODRIQUES	347.90	11.89	11.51	777.74	1149.04
07419002	47-1	JUDITH A. PFEIFFER	5.07	0.00	0.00	0.00	5.07
07427002	45-1	BARBARA & ROCCO MATURO	5.07	0.00	0.00	0.00	5.07
07431002	44-1	ANGEL ALGERI	154.13	135.00	14.17	0.00	303.30
07526002	18-1	LEMUEL & BEVERLY ANDREWS	126.73	0.00	0.00	0.00	126.73
07530002	19-2	MOUBEEN KORIMBOCUS	138.41	111.91	0.00	0.00	250.32
07604006	140	JEREMY & ALYSHA SHELBY	144.95	135.00	130.00	320.61	730.56
07614002	25-1	JON F. STONEBURNER	124.64	12.22	0.00	0.00	136.86
07617006	148	CAROLYN E. MUNRO TRUST	10.14	0.00	0.00	0.00	10.14
TOTAL:			2905.31	1138.11	728.36	5352.37	10124.15

PREPAYS AS OF Feb. 28, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
CURRENT OWNERS			
PATRICIA D. SIMONS, TTEE	64-1	06015007	130.00
ANTHONY INVERSO	69	06035007	135.00
JAMES & CLAUDINE EVERTON	1-1	06103001	135.00
JOSEPH & JOAN DEANGELIS	3-3	06106007	135.00
JAMES & THERESA WARNER	2-1	06107001	540.00
ANDRE & LORRAINE MARTORANO	27-2	06108001	135.00
CAROLE GOEBEL	3-1	06111001	1,350.00
CRAIG A. & RONDA L. CLARK	5-3	06114007	250.00
CHRISTA URSINI	6-1	06123001	135.00
LARRY L. & LINDA K. BOEVERS	23-2	06124001	135.00
MARK & LAURA BEANE	7-2	06127001	15.00
ROBERT & MICAELA PANKONIN	10-3	06134007	50.00
GARY PETER DESTEFANO	10-2	06139001	135.00
FRANCESCA ZUPANCIC	22-2	06140001	135.00
JAMES SAVAIANO	11-2	06143001	135.00
JEFFREY & LYNN SEABLOOM	12-2	06147001	1,350.00
DAVID A. & KAREN R. LARSEN	20-2	06152001	235.00
STUART PRICE	19-1	06162001	185.00
WALTER MITCHELL MCCOY	16-2	06163001	270.00
MICHAEL BATY	67-2	06205007	198.60
HECTOR MORALES	65-2	06215007	135.00
ANTONIO & COLLEEN NICOLINI	62-2	06227007	135.00
DONALD A II & CARI A DYE	60-2	06235007	135.00
JOHN M. & PAMELA R. LEWIS	58-2	06243007	120.00
JUDITH A MURPHY TRUST	11-3	06256007	135.00
SANDRA D. HOTWAGNER	54-2	06259007	708.16
DANIEL & ELIZABETH LAFERRIERE	12-3	06260007	10.00
WILLIAM & MICHELE TIMMS	53-2	06263007	135.00
DANIEL C. & DAWN A. SYMONDS	51-2	06271007	135.00
GERALD & PATRICIA SHINN TRUST	15-3	06272007	120.00
ANDRE M. LARMET	16-3	06276007	245.00
MENG YIN	17-3	06280007	270.00
PAUL & MARLENE WAELTZ	47-2	06305007	3.32
BARBARA CARDELL	46-3	06309007	135.00
ROBERT U. & SUSAN E. RUELL	44-3	06319007	135.00
ROBERT TYO	22-3	06320007	120.00
CARI HARNEY	24-3	06328007	135.00
WAYNE & KATHLEEN ZUEGE	25-3	06404007	135.00

PREPAYS AS OF Feb. 28, 2019

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
MARIA ROUSSEL	41-3	06405007	145.00
WILLIAM & CAROLINE BEALL	27-3	06412007	135.00
FRANK FRESSILLI TRUST	38-3	06415007	5.00
LAWRENCE S. MCGOLDRICK	36-3	06423007	130.00
MARY BUCKLEY	29-2	06436007	135.00
LAWRENCE & ERIN MCGOLDRICK	32-2	06439007	15.00
ROBERT C. & DIANE M. ROY	164	06517004	25.00
COATS PROPERTIES, LLC	159	06549004	1,985.00
ROLAND EMERTON	158	06553004	135.00
DONALD & JOAN WEBSTER	139	06603004	135.00
MICHELLE R. PARKES	137	06611004	30.23
CHRISTINE A. FREES	38-2	06626004	380.00
THR FLORIDA, LP	133	06627004	135.00
STANLEY PARKER	39-2	06630004	120.00
JAMES W. MORSE	131	06635004	395.00
GERALD & KAREN RETTLER	130	06639004	135.00
JAMES & KIMBERLY SLATTERY	42-2	06642004	120.00
SUSAN CORCORAN AND JIM MULVEY	129	06643004	1,350.00
JOHN LINDSAY STEVENS	44-2	06650004	253.11
WENDY L. MUNGILLO	63-1	07305002	35.00
JARED BOOS	61-1	07311002	0.81
RONALD F. & ZITA C. SUPONCIC	60-1	07315002	135.00
GEORGE & KAYE NOLIS	83	07320002	442.00
DONALD I. & LINDA M. HODSON	82	07324002	135.00
NIKOLA DOLINIC	57-1	07327002	240.00
DANIEL J. QUINN	81	07328002	135.00
PETER & MYRA FRESE	55-1	07335002	160.00
PHILIP & JEAN MUCENSKI	53-1	07343002	270.00
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
MIGUEL T. DECASTRO	76	07424002	130.00
THOMAS & CHRISTINE RILEY	43-1	07435002	135.00
MONICA A. DHAMER	1-3	07439005	135.00
WILLIAM & SUSAN ANDRUS	41-1	07511002	135.00
DONALD & GAIL WHITSON-SCHMIDT	15-1	07514002	25.00
STEVEN P. SHIFLET	40-1	07515002	135.00
JAMES & NATALIE PANKONIN	37-1	07527002	55.00

PREPAYS AS OF Feb. 28, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
GAYLE G. & EVAN PETERSON	20-1	07534002	115.00
BERNARD & SUSAN DUNLAP	35-1	07535002	1,350.00
GABRIEL P. & JOANNE MARMO	22-1	07602002	125.00
LEE A. VOLPE	34-1	07603002	245.00
ARTHUR H. & KISHA L. GAINES	149	07613006	0.92
DANIEL D. & MARY ANN POWERS	26-1	07618002	135.00
TERRY & KARIN LAYLAND	30-1	07619002	399.54
JOHN & LISA BARNOTT	145	07624006	160.00
JOSHUA LAZERSON	28-1	07627002	125.00
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:

92

TOTAL PREPAYS

20,695.14

TOTAL DISTR: PP

20,680.14

PP-03

15.00



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

Return Service Requested

00000138-0000879-0001-0004-FIMR0026720228194779

Page: 1 of 6

Account: 2701290

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

PERIODIC STATEMENT

Date: Feb 28, 2019

Period: Feb 01, 2019 to Feb 28, 2019
(28 days)

Enclosures: 21

Sabal Palm Bank - Your Mortgage Solution
New Home, Second Home, Home Equity Line of Credit
We are just a phone call away - 941-361-1122

Your Account(s) at a Glance

Deposit Account(s)	Account #	Interest Earned YTD	Balance as of 02/28
Association Business	CK-0002701290	0.00	75,960.06

Association Business Checking

ACCOUNT : CK - 0002701290

The Golf Villas Landscape Association I

Account Summary

Beginning Balance	72,154.80
as of 02/01/19	25,818.33
Deposits & Other Credits	0.00
Charges & Fees	22,013.07
Checks & Other Debits	88,142.44
Average Balance	
Ending Balance	75,960.06
as of 02/28/19	

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
02/01	Deposit	1,215.00	
02/04	Deposit	1,485.00	
02/04	ACH Credit Assoc Dues Golf		
	Villas Land ID1800030675	9,180.00	
02/05	Deposit	3,392.33 ✓	
02/05	Remote Deposit Capture	675.00	
02/05	Remote Deposit Capture	135.00	



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Return Service Requested

Page: 2 of 6

Account: 2701290

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
02/06	Deposit	270.00	
02/06	ACH Credit Transfer Propay		
	IDWFMSPROPAY	150.00	
02/07	Deposit	270.00	
02/07	Remote Deposit Capture	533.00	
02/08	Deposit	400.00	
02/11	Deposit	950.00	
02/11	Remote Deposit Capture	135.00	
02/12	Remote Deposit Capture	405.00	
02/13	Deposit	810.00	
02/14	Deposit	405.00	
02/15	Deposit	135.00	
02/15	ACH Credit Transfer Propay		
	IDWFMSPROPAY	135.00	
02/19	Deposit	675.00	
02/19	Remote Deposit Capture	135.00	
02/19	Remote Deposit Capture	135.00	
02/19	Remote Deposit Capture	133.00	
02/21	Lockbox Deposit	540.00	
02/21	Remote Deposit Capture	540.00	
02/22	Lockbox Deposit	270.00	
02/25	Lockbox Deposit	1,225.00	
02/27	Lockbox Deposit	675.00	
02/28	Lockbox Deposit	810.00	
02/01	ACH Debit GVL		1,308.34

Checks Cleared

Date	Number	Amount	Date	Number	Amount
02/05	1143	130.00	02/27	1148 *	245.69
02/08	1145 *	322.98	02/28	1150 *	20,000.00
02/05	1146	6.06			

* = Break in the check number order.

^ = Electronic check.

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
02/01	72,061.46	02/11	89,177.75	02/21	93,225.75
02/04	82,726.46	02/12	89,582.75	02/22	93,495.75
02/05	86,792.73	02/13	90,392.75	02/25	94,720.75
02/06	87,212.73	02/14	90,797.75	02/27	95,150.06
02/07	88,015.73	02/15	91,067.75	02/28	75,960.06
02/08	88,092.75	02/19	92,145.75		

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

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

Return Service Requested

Page: 3 of 6

Account: 2701290

Charges and Fees Related to Overdrafts and Returned Items

Date 03/14/19

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

#1485 Page: 1

RECONCILIATION

Bank #: 01 Sabal Palm Bank 1290 1010 Checking -Sabal Palm Bank
 G/L Acct Bal: 70,672.98
 Bank Balance: 75,960.06
 Statement date: 02/28/19

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

1147	02/20/19	FLORIDA LAWNPROS INC		3,115.59	
1149	02/20/19	SOUTHDATA INC		6.06	
AR-321	02/27/19	Owner cash receipts - 321			265.00
1151	02/28/19	FLORIDA LAWNPROS INC		1,472.55	
1152	02/28/19	SANDY ALAN LEVITT PA		306.85	
1153	02/28/19	SANDY ALAN LEVITT PA		306.85	
1154	02/28/19	SANDY ALAN LEVITT PA		306.85	
AR-322	02/28/19	Owner cash receipts - 322			135.00
AR-323	02/28/19	Owner cash receipts - 323			130.00
Total Outstanding				5,514.75	530.00

Bank Reconciliation Summary

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Checkbook Balance	70,672.98	Reconciling Balance	75,657.73
Uncleared Checks, Credits	5,514.75 +	Bank Stmt. Balance	75,960.06
Uncleared Deposits, Debits	530.00 -	Difference	302.33 -

*Will clear
next month
\$ 302.33*