

THE GOLF VILLAS LANDSCAPE ASSOCIATION

**For the Month Ending
May 2019**

**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 05/31/19

ASSETS

Checking -Sabal Palm Bank 1290	\$ 84,264.70	
Assessments Due	7,585.26	
Bad Debt Allowance	(7,014.79)	
Prepaid Insurance	465.27	
TOTAL ASSETS		\$ 85,300.44
		=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Assessments	\$ 21,522.04	
Subtotal Current Liab.		\$ 21,522.04

SPECIAL ASSESSMENTS & RESERVES:

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

Fund Balance	\$ 49,717.07	
Current Year Net Income/(Loss)	14,061.33	
Subtotal Fund Balance		\$ 63,778.40
TOTAL LIAB. & FUND BALANCE		\$ 85,300.44
		=====

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

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Income/Expense Statement
Period: 05/01/19 to 05/31/19

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	145,125.00	146,238.75	(1,113.75)	350,973.00
80.28	.00	80.28	05051	Interest Income-Owners	555.36	.00	555.36	.00
29,105.28	29,247.75	(142.47)		Total Income	145,680.36	146,238.75	(558.39)	350,973.00
EXPENSES								
GROUND MAINTENANCE								
.00	1,416.67	1,416.67	07230	Mulch & Annuals	15,000.00	7,083.35	(7,916.65)	17,000.00
20,082.00	18,556.75	(1,525.25)	07240	Landscaping Maintenance	76,082.00	92,783.75	16,701.75	222,681.00
.00	833.33	833.33	07250	Landscape Restoration	2,010.00	4,166.65	2,156.65	10,000.00
.00	1,062.50	1,062.50	07265	Hydration - Chinch Bugs	8,500.00	5,312.50	(3,187.50)	12,750.00
.00	1,002.50	1,002.50	07270	Tree Maintenance	8,850.00	5,012.50	(3,837.50)	12,030.00
.00	833.33	833.33	07275	Oak Tree Project	.00	4,166.65	4,166.65	10,000.00
.00	1,916.67	1,916.67	07280	Irrigation - Ongoing Mntc	7,974.24	9,583.35	1,609.11	23,000.00
20,082.00	25,621.75	5,539.75		Subtotal Ground Maintenance	118,416.24	128,108.75	9,692.51	307,461.00
MANAGEMENT & ADMINISTRATIVE								
1,308.34	1,308.33	(.01)	07480	Management & Accounting Fees	6,541.70	6,541.65	(.05)	15,700.00
.00	83.33	83.33	07485	Website Maintenance	.00	416.65	416.65	1,000.00
113.17	416.67	303.50	07490	All Office related Expenses	3,033.56	2,083.35	(950.21)	5,000.00
275.35	833.33	557.98	07460	Legal Fees	.00	4,166.65	4,166.65	10,000.00
155.09	166.67	11.58	07150	Insurance	775.41	833.35	57.94	2,000.00
11.80	41.67	29.87	07495	Bank Charges	35.87	208.35	172.48	500.00
.00	20.83	20.83	07520	CPA & Tax Prep Fees	250.00	104.15	(145.85)	250.00
.00	83.33	83.33	07525	Collection Fees	.00	416.65	416.65	1,000.00
.00	5.17	5.17	07500	Taxes/Fees/Dues & Permits	66.25	25.85	(40.40)	62.00
.00	166.67	166.67	07570	Contingencies	.00	833.35	833.35	2,000.00
500.00	500.00	.00	07999	Bad Debt Expense	2,500.00	2,500.00	.00	6,000.00
2,363.75	3,626.00	1,262.25		Total Management & Admin:	13,202.79	18,130.00	4,927.21	43,512.00
22,445.75	29,247.75	6,802.00		TOTAL EXPENSES:	131,619.03	146,238.75	14,619.72	350,973.00
6,659.53	.00	6,659.53		Current Yr Net Income/(loss)	14,061.33	.00	14,061.33	.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

AGED OWNER BALANCES: AS OF May 31, 2019 ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 31	OVER 61	OVER 91	TOTAL
06130007	9-3	EDGARDO & KORA CABAN	135.00	0.00	0.00	0.00	135.00
06134007	10-3	ROBERT & MICAELA PANKONIN	135.00	135.00	1.26	85.00	356.26
06260007	12-3	DANIEL & ELIZABETH LAFERRIERE	5.00	0.00	0.00	0.00	5.00
06275007	50-2	RANDY J. PETERSON	65.78	0.00	0.00	0.00	65.78
06435007	33-3	CONCETTA MCGOLDRICK	135.00	13.97	0.00	0.00	148.97
06439007	32-2	LAWRENCE & ERIN MCGOLDRICK	17.00	0.00	0.00	0.00	17.00
06606004	33-2	GILBERT JR & SHARON ZAWADSKI	163.76	387.98	0.00	1358.50	1910.24
06615004	136	ELMER & PENELOPE STAHNKE	135.00	135.00	0.00	18.37	288.37
06654004	45-2	GREGG J. & CHRISTINE H. GUNTA	135.00	135.00	0.00	6.21	276.21
07339002	54-1	ROBERT D. CRAIG	20.15	0.00	0.00	0.00	20.15
07403002	51-1	NEIL PIZZO	26.43	25.57	70.57	1825.76	1948.33
07416002	78	RAY D. & FREEDA V. RODRIQUES	14.23	0.00	0.00	931.14	945.37
07431002	44-1	ANGEL ALGERI	135.00	135.00	0.00	26.01	296.01
07530002	19-2	MOUBEEN KORIMBOCUS	135.00	134.25	0.00	0.00	269.25
07604006	140	JEREMY & ALYSHA SHELBY	148.08	145.66	8.66	585.56	887.96
07617006	148	CAROLYN E. MUNRO TRUST	15.36	0.00	0.00	0.00	15.36
TOTAL:			1420.79	1247.43	80.49	4836.55	7585.26

PREPAYS AS OF May 31, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
CURRENT OWNERS			
GERALDINE A. PATNEAUDE	7-1	05823003	135.00
PATRICIA D. SIMONS, TTEE	64-1	06015007	530.00
ANTHONY INVERSO	69	06035007	135.00
CARLA BALLESTEROS LANEY TTEE	71	06043007	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	270.00
CAROLE GOEBEL	3-1	06111001	945.00
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
ERNEST "JEFFERY " ORLOVE	8-2	06131001	158.14
GARY PETER DESTEFANO	10-2	06139001	135.00
FRANCESCA ZUPANCIC	22-2	06140001	135.00
JEFFREY & LYNN SEABLOOM	12-2	06147001	945.00
DAVID A. & KAREN R. LARSEN	20-2	06152001	235.00
STUART PRICE	19-1	06162001	100.00
WALTER MITCHELL MCCOY	16-2	06163001	405.00
MICHAEL BATY	67-2	06205007	63.60
HECTOR MORALES	65-2	06215007	135.00
ANTONIO & COLLEEN NICOLINI	62-2	06227007	135.00
DONALD A II & CARI A DYE	60-2	06235007	270.00
JOHN M. & PAMELA R. LEWIS	58-2	06243007	104.78
JUDITH A MURPHY TRUST	11-3	06256007	135.00
SANDRA D. HOTWAGNER	54-2	06259007	1,101.16
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	105.00
ANDRE M. LARMET	16-3	06276007	245.00
MENG YIN	17-3	06280007	270.00
JEFFREY & BONNIE HORTON	48-2	06283007	135.00
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
PAUL A. & GINA M. BARONE	43-3	06323007	135.00

PREPAYS AS OF May 31, 2019

Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
CARI HARNEY	24-3	06328007	135.00
WAYNE & KATHLEEN ZUEGE	25-3	06404007	135.00
MARIA ROUSSEL	41-3	06405007	10.00
WILLIAM & CAROLINE BEALL	27-3	06412007	135.00
FRANK FRESSILLI TRUST	38-3	06415007	5.00
LAWRENCE S. MCGOLDRICK	36-3	06423007	129.93
MARY BUCKLEY	29-2	06436007	135.00
LAWRENCE & ERIN MCGOLDRICK	32-2	06439007	15.00
ROBERT C. & DIANE M. ROY	164	06517004	50.00
COATS PROPERTIES, LLC	159	06549004	1,580.00
ROLAND EMERTON	158	06553004	135.00
DONALD & JOAN WEBSTER	139	06603004	135.00
MICHELLE R. PARKES	137	06611004	30.23
JAMES & RUTH WALTERS	135	06619004	135.00
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	785.00
GERALD & KAREN RETTLER	130	06639004	135.00
JAMES & KIMBERLY SLATTERY	42-2	06642004	120.00
SUSAN CORCORAN AND JIM MULVEY	129	06643004	945.00
JOHN LINDSAY STEVENS	44-2	06650004	253.11
WENDY L. MUNGILLO	63-1	07305002	60.00
BRYAN & MICHELE CLARK	62-1	07309002	135.00
JARED BOOS	61-1	07311002	0.81
RONALD F. & ZITA C. SUPONCIC	60-1	07315002	135.00
GEORGE & KAYE NOLIS	83	07320002	405.00
DONALD I. & LINDA M. HODSON	82	07324002	135.00
NIKOLA DOLINIC	57-1	07327002	240.00
PETER & MYRA FRESE	55-1	07335002	160.00
PHILIP & JEAN MUCENSKI	53-1	07343002	270.00
ARTHUR H. ROSENBERG	52-1	07347002	135.00
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	135.00
MIGUEL T. DECASTRO	76	07424002	130.00
BARBARA & ROCCO MATURO	45-1	07427002	109.78

PREPAYS AS OF May 31, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
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
DENNIS A. CADORETTE	17-1	07522002	135.00
LEMUEL & BEVERLY ANDREWS	18-1	07526002	33.27
JAMES & NATALIE PANKONIN	37-1	07527002	55.00
CHRISTIAN & CYNTHIA GRANT	20-1	07534002	135.00
BERNARD & SUSAN DUNLAP	35-1	07535002	945.00
GABRIEL P. & JOANNE MARMO	22-1	07602002	125.00
LEE A. VOLPE	34-1	07603002	135.00
VALENTINA HAWKS	23-1	07606002	135.00
ARTHUR H. & KISHA L. GAINES	149	07613006	0.92
EUGENE & PAULA MELO	31-1	07615002	270.00
DANIEL D. & MARY ANN POWERS	26-1	07618002	135.00
TERRY & KARIN LAYLAND	30-1	07619002	544.54
JEANNE & DEWART SILVA	29-1	07623002	135.00
JOHN & LISA BARNOTT	145	07624006	25.00
JOSHUA LAZERSON	28-1	07627002	115.00
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:

103

TOTAL PREPAYS

21,522.04

TOTAL DISTR: PP

21,507.04

PP-03

15.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

CASH DISBURSEMENTS

Starting Check Date: 5/01/19 Cash account #: 1010

Ending Check Date: 5/31/19

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
5/10/19	1166	FLLAWN	FLORIDA LAWNPROS INC	20,082.00	
		Vchr-#	Invoice-#	Inv-date	Acct #
		272	3383	5/07/19	7240
		273	GV1905	5/01/19	7240
				Eff-date	Amount-paid
				5/10/19	82.00
				5/10/19	20,000.00
				Reference	
					6509 LANDSCAPE
					MAY
				Totals:	20,082.00
5/10/19	1167	PCM	PROGRESSIVE COMMUNITY MGMT INC	113.17	OFFC SXP
		Vchr-#	Invoice-#	Inv-date	Acct #
		274	043019	4/30/19	7490
				Eff-date	Amount-paid
				5/10/19	113.17
				Reference	
					OFFC SXP
5/10/19	1168	SANALA	SANDY ALAN LEVITT PA	275.35	ZAWADSKI
		Vchr-#	Invoice-#	Inv-date	Acct #
		275	041119	4/11/19	7460
				Eff-date	Amount-paid
				5/10/19	275.35
				Reference	
					ZAWADSKI
5/10/19	1169	SOUDAT	SOUTHDATA INC	11.80	
		Vchr-#	Invoice-#	Inv-date	Acct #
		276	041119	4/11/19	7495
		277	042519	4/25/19	7495
				Eff-date	Amount-paid
				5/10/19	5.90
				5/10/19	5.90
				Reference	
					CPN BOOK
					CPN BOOK
				Totals:	11.80
5/10/19	190500 (M)PCM2		PROGRESSIVE COMMUNITY MGMT INC	1,308.34	MGMT FEE
		Vchr-#	Invoice-#	Inv-date	Acct #
		278	050119	5/01/19	7480
				Eff-date	Amount-paid
				5/10/19	1,308.34
				Reference	
					MGMT FEE
5/30/19	1170	SMTREI	RANDALL & FLORENCE SMITH	135.00	REF PREV OWNER
		Vchr-#	Invoice-#	Inv-date	Acct #
		279	05302019	5/30/19	2260
				Eff-date	Amount-paid
				5/30/19	135.00
				Reference	
					REF PREV OWNER
				Totals:	21,925.66



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

Return Service Requested

00000148-0000935-0001-0004-FIMR0026720531195425

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Account: 2701290

PERIODIC STATEMENT

Date: May 31, 2019

Period: May 01, 2019 to May 31, 2019
(31 days)

Enclosures: 25

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

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Your Account(s) at a Glance

Deposit Account(s)	Account #	Interest Earned YTD	Balance as of 05/31
Association Business	CK-0002701290	0.00	84,399.70

Association Business Checking

ACCOUNT : CK - 0002701290

The Golf Villas Landscape Association I

Account Summary

Beginning Balance	
as of 05/01/19	80,146.04
Deposits & Other Credits	27,839.50
Charges & Fees	0.00
Checks & Other Debits	23,585.84
Average Balance	85,422.92
Ending Balance	
as of 05/31/19	84,399.70

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
05/01	Lockbox Deposit	675.00	
05/01	Remote Deposit Capture	540.00	
05/02	Deposit	135.00	
05/02	Lockbox Deposit	1,480.00	
05/03	ACH Credit Assoc Dues Golf		
	Villas Land ID1800030675	9,045.00	
05/03	Lockbox Deposit	955.00	



00000148-0000935-0001-0004-FIMR0026720531195425(00000148)-000000937



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Return Service Requested

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Account: 2701290

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
05/06	Lockbox Deposit	2,155.00	
05/06	Remote Deposit Capture	285.00	
05/07	Remote Deposit Capture	968.00	
05/08	Lockbox Deposit	405.00	
05/09	Deposit	135.00	
05/09	ACH Credit Transfer Propay IDWFMSPROPAY	257.87	
05/09	Lockbox Deposit	405.00	
05/10	Lockbox Deposit	675.00	
05/13	Lockbox Deposit	805.00	
05/14	Remote Deposit Capture	135.00	
05/15	Lockbox Deposit	135.00	
05/15	Remote Deposit Capture	135.00	
05/16	Lockbox Deposit	270.00	
05/17	Remote Deposit Capture	135.00	
05/17	Remote Deposit Capture	135.00	
05/20	Lockbox Deposit	970.00	
05/21	Remote Deposit Capture	405.00	
05/22	Lockbox Deposit	405.00	
05/23	Lockbox Deposit	270.00	
05/24	Lockbox Deposit	270.00	
05/24	Remote Deposit Capture	133.00	
05/28	Lockbox Deposit	2,020.00	
05/29	Remote Deposit Capture	560.63	
05/29	Remote Deposit Capture	665.00	
05/30	Lockbox Deposit	810.00	
05/30	Remote Deposit Capture	250.00	
05/31	Lockbox Deposit	1,215.00	
05/01	ACH Debit GVL		1,308.34

Checks Cleared

Date	Number	Amount	Date	Number	Amount
05/15	1164	1,789.28	05/16	1167	113.17
05/20	1165	5.90	05/31	1168	275.35
05/15	1166	20,082.00	05/20	1169	11.80

* = Break in the check number order.

^ = Electronic check.

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
05/01	80,052.70	05/13	97,758.57	05/23	78,751.42
05/02	81,667.70	05/14	97,893.57	05/24	79,154.42
05/03	91,667.70	05/15	76,292.29	05/28	81,174.42
05/06	94,107.70	05/16	76,449.12	05/29	82,400.05
05/07	95,075.70	05/17	76,719.12	05/30	83,460.05
05/08	95,480.70	05/20	77,671.42	05/31	84,399.70
05/09	96,278.57	05/21	78,076.42		
05/10	96,953.57	05/22	78,481.42		

Charges and Fees Related to Overdrafts and Returned Items

00000148-0000937-0002-0004-FLIM00026720531195425(00000148)-000000939





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

Return Service Requested

Page: 3 of 7

Account: 2701290

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: 84,264.70
Bank Balance: 84,399.70
Statement date: 05/31/19

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

1170	05/30/19	RANDALL & FLORENCE SMITH		135.00	
Total Outstanding				135.00	.00

Bank Reconciliation Summary

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Checkbook Balance	84,264.70	Reconciling Balance	84,399.70
Uncleared Checks, Credits	135.00 +	Bank Stmt. Balance	84,399.70
Uncleared Deposits, Debits	0.00	Difference	0.00