

THE GOLF VILLAS LANDSCAPE ASSOCIATION

**For the Month Ending
July 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 07/31/19**ASSETS**

Checking -Sabal Palm Bank 1290	\$ 93,524.62	
Assessments Due	9,805.26	
Bad Debt Allowance	(8,014.79)	
Prepaid Insurance	155.09	
TOTAL ASSETS		\$ 95,470.18
		=====

LIABILITIES & EQUITY**CURRENT LIABILITIES:**

Prepaid Assessments	\$ 20,988.21	
Subtotal Current Liab.		\$ 20,988.21

SPECIAL ASSESSMENTS & RESERVES:

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

Fund Balance	\$ 49,717.07	
Current Year Net Income/(Loss)	24,764.90	
Subtotal Fund Balance		\$ 74,481.97
TOTAL LIAB. & FUND BALANCE		\$ 95,470.18
		=====

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

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Income/Expense Statement Period: 07/01/19 to 07/31/19

Current Period					Year-To-Date			Yearly
Actual	Budget	Variance	Account	Description	Actual	Budget	Variance	Budget
INCOME								
29,160.00	29,247.75	(87.75)	05010	Maintenance Assessments	203,445.00	204,734.25	(1,289.25)	350,973.00
83.84	.00	83.84	05051	Interest Income-Owners	719.19	.00	719.19	.00
29,243.84	29,247.75	(3.91)		Total Income	204,164.19	204,734.25	(570.06)	350,973.00
EXPENSES								
GROUND MAINTENANCE								
.00	1,416.67	1,416.67	07230	Mulch & Annuals	15,000.00	9,916.69	(5,083.31)	17,000.00
20,082.00	18,556.75	(1,525.25)	07240	Landscaping Maintenance	116,346.00	129,897.25	13,551.25	222,681.00
.00	833.33	833.33	07250	Landscape Restoration	2,360.00	5,833.31	3,473.31	10,000.00
.00	1,062.50	1,062.50	07265	Hydration - Chinch Bugs	8,500.00	7,437.50	(1,062.50)	12,750.00
750.00	1,002.50	252.50	07270	Tree Maintenance	10,000.00	7,017.50	(2,982.50)	12,030.00
.00	833.33	833.33	07275	Oak Tree Project	.00	5,833.31	5,833.31	10,000.00
73.81	1,916.67	1,842.86	07280	Irrigation - Ongoing Mntc	8,809.96	13,416.69	4,606.73	23,000.00
20,905.81	25,621.75	4,715.94		Subtotal Ground Maintenance	161,015.96	179,352.25	18,336.29	307,461.00
MANAGEMENT & ADMINISTRATIVE								
1,308.34	1,308.33	(.01)	07480	Management & Accounting Fees	9,158.38	9,158.31	(.07)	15,700.00
.00	83.33	83.33	07485	Website Maintenance	.00	583.31	583.31	1,000.00
636.32	416.67	(219.65)	07490	All Office related Expenses	3,887.84	2,916.69	(971.15)	5,000.00
364.00	833.33	469.33	07460	Legal Fees	364.00	5,833.31	5,469.31	10,000.00
155.09	166.67	11.58	07150	Insurance	1,085.59	1,166.69	81.10	2,000.00
23.60	41.67	18.07	07495	Bank Charges	71.27	291.69	220.42	500.00
.00	20.83	20.83	07520	CPA & Tax Prep Fees	250.00	145.81	(104.19)	250.00
.00	83.33	83.33	07525	Collection Fees	.00	583.31	583.31	1,000.00
.00	5.17	5.17	07500	Taxes/Fees/Dues & Permits	66.25	36.19	(30.06)	62.00
.00	166.67	166.67	07570	Contingencies	.00	1,166.69	1,166.69	2,000.00
500.00	500.00	.00	07999	Bad Debt Expense	3,500.00	3,500.00	.00	6,000.00
2,987.35	3,626.00	638.65		Total Management & Admin:	18,383.33	25,382.00	6,998.67	43,512.00
23,893.16	29,247.75	5,354.59		TOTAL EXPENSES:	179,399.29	204,734.25	25,334.96	350,973.00
5,350.68	.00	5,350.68		Current Yr Net Income/(loss)	24,764.90	.00	24,764.90	.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

AGED OWNER BALANCES: AS OF July 31, 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	135.00	135.00	0.00	0.00	270.00
06130007	9-3	EDGARDO & KORA CABAN	135.00	135.00	0.00	135.00	405.00
06134007	10-3	ROBERT & MICHAELA PANKONIN	135.00	135.00	0.00	356.26	626.26
06166001	18-2	STEVEN V. PHILLIPS	135.00	0.00	0.00	0.00	135.00
06205007	67-2	MICHAEL BATY	71.40	0.00	0.00	0.00	71.40
06260007	12-3	DANIEL & ELIZABETH LAFERRIERE	15.00	0.00	0.00	0.00	15.00
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	164.64	135.00	0.00	1668.50	1968.14
06611004	137	MICHELLE R. PARKES	104.77	0.00	0.00	0.00	104.77
06615004	136	ELMER & PENELOPE STAHNKE	135.00	135.00	0.00	288.37	558.37
06654004	45-2	GREGG J. & CHRISTINE H. GUNTA	135.00	135.00	0.00	276.21	546.21
07339002	54-1	ROBERT D. CRAIG	30.15	0.00	0.00	0.00	30.15
07403002	51-1	NEIL PIZZO	26.43	25.57	26.43	1921.90	2000.33
07416002	78	RAY D. & FREEDA V. RODRIQUES	12.92	12.51	0.00	845.37	870.80
07431002	44-1	ANGEL ALGERI	135.00	135.00	0.00	296.01	566.01
07530002	19-2	MOUBEEN KORIMBOCUS	135.00	134.25	0.00	0.00	269.25
07604006	140	JEREMY & ALYSHA SHELBY	149.85	135.00	0.00	701.61	986.46
07614002	25-1	JON F. STONEBURNER	135.00	0.00	0.00	0.00	135.00
07617006	148	CAROLYN E. MUNRO TRUST	15.36	0.00	0.00	0.00	15.36
TOTAL:			2023.30	1266.30	26.43	6489.23	9805.26

PREPAYS AS OF July 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
JOSEPH & JOAN DEANGELIS	3-3	06106007	135.00
JAMES & THERESA WARNER	2-1	06107001	270.00
ANDRE & LORRAINE MARTORANO	27-2	06108001	135.00
CAROLE GOEBEL	3-1	06111001	675.00
CRAIG A. & RONDA L. CLARK	5-3	06114007	250.00
EHAB M. SALAH	25-2	06116001	135.00
CHARLOTTE SCARBROUGH TRUST	5-1	06119001	25.00
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
JAMES SAVAIANO	11-2	06143001	135.00
JEFFREY & LYNN SEABLOOM	12-2	06147001	675.00
DAVID A. & KAREN R. LARSEN	20-2	06152001	235.00
STUART PRICE	19-1	06162001	775.00
WALTER MITCHELL MCCOY	16-2	06163001	135.00
HECTOR MORALES	65-2	06215007	135.00
ANTONIO & COLLEEN NICOLINI	62-2	06227007	135.00
DONALD A II & CARI A DYE	60-2	06235007	540.00
JOHN M. & PAMELA R. LEWIS	58-2	06243007	94.78
NICOLE R. MUSICA	56-2	06251007	1,200.00
CHARLES & DONNA MATLACH	55-2	06255007	135.00
JUDITH A MURPHY TRUST	11-3	06256007	135.00
SANDRA D. HOTWAGNER	54-2	06259007	981.16
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	95.00
ANDRE M. LARMET	16-3	06276007	110.00
MENG YIN	17-3	06280007	270.00
JEFFREY & BONNIE HORTON	48-2	06283007	135.00
DAVID & VESNA HIRSCHFELD	47-2	06305007	135.00
ROBERT U. & SUSAN E. RUELL	44-3	06319007	135.00

PREPAYS AS OF July 31, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
ROBERT TYO	22-3	06320007	120.00
PAUL A. & GINA M. BARONE	43-3	06323007	135.00
CARI HARNEY	24-3	06328007	135.00
WAYNE & KATHLEEN ZUEGE	25-3	06404007	135.00
MARIA ROUSSEL	41-3	06405007	35.00
WILLIAM & CAROLINE BEALL	27-3	06412007	135.00
FRANK FRESSILLI TRUST	38-3	06415007	545.00
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
ANNETTE M COATS TRUSTEE	159	06549004	135.00
ROLAND EMERTON	158	06553004	135.00
DONALD & JOAN WEBSTER	139	06603004	270.00
CHRISTINE A. FREES	38-2	06626004	380.00
THR FLORIDA, LP	133	06627004	270.00
STANLEY PARKER	39-2	06630004	120.00
JAMES W. MORSE	131	06635004	135.00
GERALD & KAREN RETTLER	130	06639004	270.00
JAMES & KIMBERLY SLATTERY	42-2	06642004	120.00
SUSAN CORCORAN AND JIM MULVEY	129	06643004	675.00
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	810.00
CATHY & BARRY MALMROSE	58-1	07323002	405.00
DONALD I. & LINDA M. HODSON	82	07324002	135.00
NIKOLA DOLINIC	57-1	07327002	240.00
DANIEL J. QUINN	81	07328002	135.00
DONALD C. & GRACE COPPAGE	56-1	07331002	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
HP FLORIDA LLC	46-1	07423002	135.00

PREPAYS AS OF July 31, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
MIGUEL T. DECASTRO	76	07424002	130.00
BARBARA & ROCCO MATURO	45-1	07427002	99.78
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
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	675.00
GABRIEL P. & JOANNE MARMO	22-1	07602002	125.00
LEE A. VOLPE	34-1	07603002	295.00
ARTHUR H. & KISHA L. GAINES	149	07613006	0.92
EUGENE & PAULA MELO	31-1	07615002	135.00
DANIEL D. & MARY ANN POWERS	26-1	07618002	135.00
TERRY & KARIN LAYLAND	30-1	07619002	274.54
JOHN & LISA BARNOTT	145	07624006	160.00
JOSHUA LAZERSON	28-1	07627002	105.00
RONALD C. & PATRICIA M. NADEAU*	10-2	06139001	168.32
PAUL & MARLENE WAELTZ*	47-2	06305007	3.32
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

20,988.21

TOTAL DISTR: PP

20,973.21

PP-03

15.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

CASH DISBURSEMENTS

Starting Check Date: 7/01/19 Cash account #: 1010
Ending Check Date: 7/31/19

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
7/19/19	1175	FLLAWN	FLORIDA LAWNPROS INC	20,832.00	
		Vchr-#	Invoice-#	Inv-date	Acct #
		291	GV1907	7/01/19	7240
		291	GV1907	7/01/19	7235
		292	3407	6/27/19	7270
				Eff-date	Amount-paid
				7/19/19	20,000.00
				7/19/19	82.00
				7/19/19	750.00
				Reference	
					LAWN MAINT /6509 WINGSPAN
					TREE REMOVAL
				Totals:	20,832.00
7/19/19	1176	PCM	PROGRESSIVE COMMUNITY MGMT INC	636.32	OFFICE EXP
		Vchr-#	Invoice-#	Inv-date	Acct #
		293	062919	6/29/19	7490
				Eff-date	Amount-paid
				7/19/19	636.32
				Reference	OFFICE EXP
7/19/19	1177	SOUDAT	SOUTHDATA INC	17.70	
		Vchr-#	Invoice-#	Inv-date	Acct #
		294	071119	7/19/19	7495
		295	062919	6/29/19	7495
		296	062019	6/20/19	7495
				Eff-date	Amount-paid
				7/19/19	5.90
				7/19/19	5.90
				7/19/19	5.90
				Reference	CPN BOOK
					CPN BOOK
					CPN BOOK
				Totals:	17.70
7/19/19	1178	WELOLA	LAW OFFICES OF WELLS/OLAH P.A.	364.00	LEGAL
		Vchr-#	Invoice-#	Inv-date	Acct #
		297	070119	7/01/19	7460
				Eff-date	Amount-paid
				7/19/19	364.00
				Reference	LEGAL
7/19/19	1179	COUREI	MARY A COURNEYA	270.00	REF PREV OWNER
		Vchr-#	Invoice-#	Inv-date	Acct #
		299	07192019	7/19/19	2260
				Eff-date	Amount-paid
				7/19/19	270.00
				Reference	REF PREV OWNER
7/19/19	190700 (M)PCM2		PROGRESSIVE COMMUNITY MGMT INC	1,308.34	MGMT FEE
		Vchr-#	Invoice-#	Inv-date	Acct #
		298	070119	7/01/19	7480
				Eff-date	Amount-paid
				7/19/19	1,308.34
				Reference	MGMT FEE
7/26/19	1180	BEAREI	WILLIAM BEALL	73.81	REIMB
		Vchr-#	Invoice-#	Inv-date	Acct #
		300	072519	7/25/19	7350
				Eff-date	Amount-paid
				7/26/19	73.81
				Reference	REIMB
7/26/19	1181	SOUDAT	SOUTHDATA INC	5.90	COUPON BOOK
		Vchr-#	Invoice-#	Inv-date	Acct #
		301	071819	7/18/19	7495
				Eff-date	Amount-paid
				7/26/19	5.90
				Reference	COUPON BOOK
7/29/19	1182	COAREI	COATS PROPERTIES LLC	1,310.00	REF PREV OWNER

THE GOLF VILLAS LANDSCAPE ASSOCIATION I,
INC

CASH DISBURSEMENTS

Starting Check Date: 7/01/19 Cash account #: 1010
Ending Check Date: 7/31/19

Check-date	Check-#	Vend-#	Vendor Name		Check-amount	Reference	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		302 07292019	7/29/19	2260	7/29/19	1,310.00	REF PREV OWNER
7/31/19	1183	MORREI	JAMES MORSE		910.00	REF DUPLICATE PAYMENTS	
		Vchr-# Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		303 07312019	7/31/19	2260	7/31/19	910.00	REF DUPLICATE PAYMENTS
Totals:					25,728.07		



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

Return Service Requested

00000141-0000891-0001-0004-FIMR0026720731192687

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Account: 2701290

PERIODIC STATEMENT

Date: Jul 31, 2019

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

Enclosures: 25

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

Back-to-School Supplies Drive
All Offices - August 1st through 15th
Supporting Our Local Schools

Your Account(s) at a Glance

Deposit Account(s)	Account #	Interest Earned YTD	Balance as of 07/31
Association Business	CK-0002701290	0.00	96,094.33

Association Business Checking

ACCOUNT : CK - 0002701290

The Golf Villas Landscape Association I

Account Summary

Beginning Balance	
as of 07/01/19	88,315.65
Deposits & Other Credits	31,290.00
Charges & Fees	0.00
Checks & Other Debits	23,511.32
Average Balance	106,504.90
Ending Balance	
as of 07/31/19	96,094.33

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
07/01	Lockbox Deposit	945.00	
07/02	Lockbox Deposit	3,495.00	
07/02	Remote Deposit Capture	1,230.00	
07/02	Remote Deposit Capture	265.00	
07/03	ACH Credit Assoc Dues Golf		
	Villas Land ID1800030675	8,910.00	
07/03	Lockbox Deposit	1,485.00	





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

Return Service Requested

Page: 2 of 7

Account: 2701290

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
07/03	Remote Deposit Capture	270.00	
07/05	ACH Credit Transfer Propay		
	IDWFMSPROPAY	100.00	
07/05	Lockbox Deposit	405.00	
07/08	Lockbox Deposit	1,770.00	
07/08	Remote Deposit Capture	135.00	
07/08	Remote Deposit Capture	135.00	
07/09	Lockbox Deposit	405.00	
07/10	Lockbox Deposit	405.00	
07/10	Remote Deposit Capture	135.00	
07/10	Remote Deposit Capture	270.00	
07/11	Lockbox Deposit	405.00	
07/12	Lockbox Deposit	675.00	
07/15	Lockbox Deposit	675.00	
07/16	ACH Credit Transfer Propay		
	IDWFMSPROPAY	135.00	
07/16	Remote Deposit Capture	270.00	
07/16	Remote Deposit Capture	135.00	
07/17	Lockbox Deposit	945.00	
07/17	Remote Deposit Capture	270.00	
07/18	ACH Credit Transfer Propay		
	IDWFMSPROPAY	135.00	
07/18	Lockbox Deposit	270.00	
07/19	Lockbox Deposit	405.00	
07/22	Lockbox Deposit	810.00	
07/23	Remote Deposit Capture	135.00	
07/24	Lockbox Deposit	565.00	
07/24	Remote Deposit Capture	135.00	
07/24	Remote Deposit Capture	135.00	
07/25	Lockbox Deposit	270.00	
07/26	Lockbox Deposit	675.00	
07/29	Lockbox Deposit	265.00	
07/29	Remote Deposit Capture	130.00	
07/30	Lockbox Deposit	2,010.00	
07/30	Remote Deposit Capture	265.00	
07/31	Lockbox Deposit	1,215.00	
07/01	ACH Debit GVL		1,308.34
07/03	ACH rtn		
	Courneya/Authorization		
	Revoked		135.00

Checks Cleared

Date	Number	Amount	Date	Number	Amount
07/03	1172	217.96	07/31	1177	17.70
07/29	1175 *	20,832.00	07/31	1178	364.00
07/31	1176	636.32			

* = Break In the check number order.

^ = Electronic check.

Daily Balance Information

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

Return Service Requested

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Account: 2701290

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
07/01	87,952.31	07/12	108,094.35	07/24	113,114.35
07/02	92,942.31	07/15	108,769.35	07/25	113,384.35
07/03	103,254.35	07/16	109,309.35	07/26	114,059.35
07/05	103,759.35	07/17	110,524.35	07/29	93,622.35
07/08	105,799.35	07/18	110,929.35	07/30	95,897.35
07/09	106,204.35	07/19	111,334.35	07/31	96,094.33
07/10	107,014.35	07/22	112,144.35		
07/11	107,419.35	07/23	112,279.35		

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: 93,524.62
 Bank Balance: 96,094.33
 Statement date: 07/31/19

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

1179	07/19/19	MARY A COURNEYA		270.00	
1180	07/26/19	WILLIAM BEALL		73.81	
1181	07/26/19	SOUTHDATA INC		5.90	
1182	07/29/19	COATS PROPERTIES LLC		1,310.00	
1183	07/31/19	JAMES MORSE		910.00	
Total Outstanding				2,569.71	.00

Bank Reconciliation Summary

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Checkbook Balance	93,524.62	Reconciling Balance	96,094.33
Uncleared Checks, Credits	2,569.71 +	Bank Stmt. Balance	96,094.33
Uncleared Deposits, Debits	0.00	Difference	0.00