

THE GOLF VILLAS LANDSCAPE ASSOCIATION

**For the Month Ending
August 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 08/31/19

ASSETS

Checking -Sabal Palm Bank 1290	\$ 92,977.42	
Assessments Due	11,086.17	
Bad Debt Allowance	(8,514.79)	
Prepaid Insurance	1,930.00	
TOTAL ASSETS		\$ 97,478.80

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LIABILITIES & EQUITY

CURRENT LIABILITIES:

Accounts Payable	\$ 270.00	
Prepaid Assessments	19,061.81	
Subtotal Current Liab.		\$ 19,331.81

SPECIAL ASSESSMENTS & RESERVES:

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

Fund Balance	\$ 49,717.07	
Current Year Net Income/(Loss)	28,429.92	
Subtotal Fund Balance		\$ 78,146.99

TOTAL LIAB. & FUND BALANCE		\$ 97,478.80
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THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

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Income/Expense Statement
Period: 08/01/19 to 08/31/19

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	232,605.00	233,982.00	(1,377.00)	350,973.00
25.00	.00	25.00	05040	Other Income	25.00	.00	25.00	.00
382.77	.00	382.77	05051	Interest Income-Owners	1,101.96	.00	1,101.96	.00
29,567.77	29,247.75	320.02		Total Income	233,731.96	233,982.00	(250.04)	350,973.00
EXPENSES								
GROUND MAINTENANCE								
.00	1,416.67	1,416.67	07230	Mulch & Annuals	15,000.00	11,333.36	(3,666.64)	17,000.00
21,082.00	18,556.75	(2,525.25)	07240	Landscaping Maintenance	137,428.00	148,454.00	11,026.00	222,681.00
.00	833.33	833.33	07250	Landscape Restoration	2,360.00	6,666.64	4,306.64	10,000.00
.00	1,062.50	1,062.50	07265	Hydration - Chinch Bugs	8,500.00	8,500.00	.00	12,750.00
.00	1,002.50	1,002.50	07270	Tree Maintenance	10,000.00	8,020.00	(1,980.00)	12,030.00
.00	833.33	833.33	07275	Oak Tree Project	.00	6,666.64	6,666.64	10,000.00
2,941.12	1,916.67	(1,024.45)	07280	Irrigation - Ongoing Mntc	11,751.08	15,333.36	3,582.28	23,000.00
24,023.12	25,621.75	1,598.63		Subtotal Ground Maintenance	185,039.08	204,974.00	19,934.92	307,461.00
MANAGEMENT & ADMINISTRATIVE								
1,308.34	1,308.33	(.01)	07480	Management & Accounting Fees	10,466.72	10,466.64	(.08)	15,700.00
.00	83.33	83.33	07485	Website Maintenance	.00	666.64	666.64	1,000.00
124.00	416.67	292.67	07490	All Office related Expenses	4,011.84	3,333.36	(678.48)	5,000.00
(213.70)	833.33	1,047.03	07460	Legal Fees	150.30	6,666.64	6,516.34	10,000.00
155.09	166.67	11.58	07150	Insurance	1,240.68	1,333.36	92.68	2,000.00
5.90	41.67	35.77	07495	Bank Charges	77.17	333.36	256.19	500.00
.00	20.83	20.83	07520	CPA & Tax Prep Fees	250.00	166.64	(83.36)	250.00
.00	83.33	83.33	07525	Collection Fees	.00	666.64	666.64	1,000.00
.00	5.17	5.17	07500	Taxes/Fees/Dues & Permits	66.25	41.36	(24.89)	62.00
.00	166.67	166.67	07570	Contingencies	.00	1,333.36	1,333.36	2,000.00
500.00	500.00	.00	07999	Bad Debt Expense	4,000.00	4,000.00	.00	6,000.00
1,879.63	3,626.00	1,746.37		Total Management & Admin:	20,262.96	29,008.00	8,745.04	43,512.00
25,902.75	29,247.75	3,345.00		TOTAL EXPENSES:	205,302.04	233,982.00	28,679.96	350,973.00
3,665.02	.00	3,665.02		Current Yr Net Income/(loss)	28,429.92	.00	28,429.92	.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

AGED OWNER BALANCES: AS OF Aug. 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	150.00	0.00	135.00	135.00	420.00
06120001	24-2	PATRICIA PETERS	135.00	0.00	0.00	0.00	135.00
06130007	9-3	EDGARDO & KORA CABAN	135.00	0.00	15.00	0.00	150.00
06134007	10-3	ROBERT & MICAELA PANKONIN	161.85	0.00	135.00	491.26	788.11
06166001	18-2	STEVEN V. PHILLIPS	135.00	0.00	0.00	0.00	135.00
06260007	12-3	DANIEL & ELIZABETH LAFERRIERE	35.00	0.00	0.00	0.00	35.00
06275007	50-2	RANDY J. PETERSON	65.78	0.00	0.00	0.00	65.78
06405007	41-3	MARIA ROUSSEL	100.00	0.00	0.00	0.00	100.00
06435007	33-3	CONCETTA MCGOLDRICK	150.00	0.00	13.97	0.00	163.97
06439007	32-2	LAWRENCE & ERIN MCGOLDRICK	17.00	0.00	0.00	0.00	17.00
06606004	33-2	GILBERT JR & SHARON ZAWADSKI	165.09	0.00	135.00	1698.14	1998.23
06611004	137	MICHELLE R. PARKES	104.77	0.00	0.00	0.00	104.77
06615004	136	ELMER & PENELOPE STAHNKE	459.84	0.00	135.00	228.37	823.21
06654004	45-2	GREGG J. & CHRISTINE H. GUNTA	221.56	0.00	135.00	411.21	767.77
07339002	54-1	ROBERT D. CRAIG	50.15	0.00	0.00	0.00	50.15
07403002	51-1	NEIL PIZZO	846.28	26.43	25.57	1948.33	2846.61
07415002	48-1	KEITH & TONI MCQUILLEN	85.00	0.00	0.00	0.00	85.00
07416002	78	RAY D. & FREEDA V. RODRIQUES	11.78	0.00	0.00	770.80	782.58
07424002	76	MIGUEL T. DECASTRO	30.00	0.00	0.00	0.00	30.00
07431002	44-1	ANGEL ALGERI	135.00	0.00	15.00	0.00	150.00
07530002	19-2	MOUBEEN KORIMBOCUS	150.00	0.00	134.25	0.00	284.25
07604006	140	JEREMY & ALYSHA SHELBY	151.92	14.85	135.00	836.61	1138.38
07617006	148	CAROLYN E. MUNRO TRUST	15.36	0.00	0.00	0.00	15.36
TOTAL:			3511.38	41.28	1013.79	6519.72	11086.17

PREPAYS AS OF Aug. 31, 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	395.00
ANTHONY INVERSO	69	06035007	135.00
CARLA BALLESTEROS LANEY TTEE	71	06043007	135.00
JOSEPH & JOAN DEANGELIS	3-3	06106007	270.00
JAMES & THERESA WARNER	2-1	06107001	540.00
ANDRE & LORRAINE MARTORANO	27-2	06108001	270.00
CAROLE GOEBEL	3-1	06111001	540.00
CRAIG A. & RONDA L. CLARK	5-3	06114007	250.00
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	540.00
DAVID A. & KAREN R. LARSEN	20-2	06152001	235.00
STUART PRICE	19-1	06162001	640.00
WALTER MITCHELL MCCOY	16-2	06163001	270.00
MICHAEL BATY	67-2	06205007	63.60
HECTOR MORALES	65-2	06215007	135.00
EMM SQUARE, LLC.	61-2	06231007	135.00
DONALD A II & CARI A DYE	60-2	06235007	540.00
JOHN M. & PAMELA R. LEWIS	58-2	06243007	89.78
NICOLE R. MUSICA	56-2	06251007	1,200.00
JUDITH A MURPHY TRUST	11-3	06256007	135.00
SANDRA D. HOTWAGNER	54-2	06259007	1,116.16
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	90.00
ANDRE M. LARMET	16-3	06276007	110.00
MENG YIN	17-3	06280007	135.00
DAVID & VESNA HIRSCHFELD	47-2	06305007	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 Aug. 31, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
FRANK FRESSILLI TRUST	38-3	06415007	410.00
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	185.00
ANNETTE M COATS TRUSTEE	159	06549004	540.00
ROLAND EMERTON	158	06553004	135.00
DONALD & JOAN WEBSTER	139	06603004	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	135.00
GERALD & KAREN RETTLER	130	06639004	135.00
JAMES & KIMBERLY SLATTERY	42-2	06642004	120.00
SUSAN CORCORAN AND JIM MULVEY	129	06643004	540.00
JOHN LINDSAY STEVENS	44-2	06650004	253.11
WENDY L. MUNGILLO	63-1	07305002	60.00
JARED BOOS	61-1	07311002	0.81
WILLARD & NANCY BARGER	60-1	07315002	135.00
GEORGE & KAYE NOLIS	83	07320002	675.00
CATHY & BARRY MALMROSE	58-1	07323002	270.00
DONALD I. & LINDA M. HODSON	82	07324002	135.00
NIKOLA DOLINIC	57-1	07327002	240.00
PETER & MYRA FRESE	55-1	07335002	25.00
PHILIP & JEAN MUCENSKI	53-1	07343002	135.00
ARTHUR H. ROSENBERG	52-1	07347002	135.00
JAMES W. LYNN	80	07404002	130.00
SALOMON FARM HOLDINGS LLC	49-1	07411002	120.00
ALEKSANDR SINELNIKOV	77	07420002	120.00
HP FLORIDA LLC	46-1	07423002	135.00
BARBARA & ROCCO MATURO	45-1	07427002	94.78
THOMAS & CHRISTINE RILEY	43-1	07435002	135.00
STEVEN & SUSAN ADAMS	14-1	07510002	135.00
WILLIAM & SUSAN ANDRUS	41-1	07511002	135.00
DONALD & GAIL WHITSON-SCHMIDT	15-1	07514002	25.00
LEMUEL & BEVERLY ANDREWS	18-1	07526002	33.27
JAMES & NATALIE PANKONIN	37-1	07527002	55.00
BERNARD & SUSAN DUNLAP	35-1	07535002	540.00
GABRIEL P. & JOANNE MARMO	22-1	07602002	125.00

PREPAYS AS OF Aug. 31, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
LEE A. VOLPE	34-1	07603002	160.00
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	679.54
JEANNE & DEWART SILVA	29-1	07623002	135.00
JOHN & LISA BARNOTT	145	07624006	25.00
JOSHUA LAZERSON	28-1	07627002	100.00
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:	92	TOTAL PREPAYS	19,061.81
		TOTAL DISTR: PP	19,046.81
		PP-03	15.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I,
INC

CASH DISBURSEMENTS

Starting Check Date: 8/01/19 Cash account #: 1010
Ending Check Date: 8/31/19

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference
8/09/19	1185	FLLAWN	FLORIDA LAWNPROS INC	21,082.00	AUGUST
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		305 GV1908	8/01/19 7240	8/09/19	21,082.00 AUGUST
8/09/19	1186	PCM	PROGRESSIVE COMMUNITY MGMT INC	124.00	OFFICE EXP
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		309 073119	7/31/19 7490	8/09/19	124.00 OFFICE EXP
8/09/19	1187	SANALA	SANDY ALAN LEVITT PA	306.85	PIZZO
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		306 080119	8/01/19 7460	8/09/19	306.85 PIZZO
8/09/19	1188	SANALA	SANDY ALAN LEVITT PA	350.00	PIZZO
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		307 072919	7/29/19 7460	8/09/19	350.00 PIZZO
8/09/19	1189	SOUDAT	SOUTHDATA INC	5.90	CPN BOOK
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		308 073019	7/30/19 7495	8/09/19	5.90 CPN BOOK
8/09/19	190800 (M)PCM2		PROGRESSIVE COMMUNITY MGMT INC	1,308.34	MGMT FEE
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		310 080119	8/01/19 7480	8/09/19	1,308.34 Management & Accounting F
8/12/19	1184	VOID		.00	Void
8/12/19	1190	CBIZ2	CBIZ INSURANCE SERVICES INC	1,930.00	2019-2020 insurance
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		311 071219	7/12/19 1250	8/12/19	1,930.00 2019-2020 insurance
8/26/19	1191	FLLAWN	FLORIDA LAWNPROS INC	2,941.12	IRRIGATION REPAIRS
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		312 GVIM0619	7/15/19 7280	8/26/19	2,941.12 IRRIGATION REPAIRS
Totals:				28,048.21	



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

Return Service Requested

00000128-0000807-0001-0004-FIMR0026720831196613

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Account: 2701290

PERIODIC STATEMENT

Date: Aug 31, 2019

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

Enclosures: 29

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

Beware of Social Engineering.
We all have a natural tendency to trust.
Be cautious of unsolicited phone calls, emails or text.

Your Account(s) at a Glance

Deposit Account(s)	Account #	Interest Earned YTD	Balance as of 08/31
Association Business	CK-0002701290	0.00	95,918.54

Association Business Checking

ACCOUNT : CK - 0002701290

The Golf Villas Landscape Association I

Account Summary

Beginning Balance	
as of 08/01/19	96,094.33
Deposits & Other Credits	27,636.01
Charges & Fees	0.00
Checks & Other Debits	27,811.80
Average Balance	101,959.88
Ending Balance	
as of 08/31/19	95,918.54

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
08/01	Lockbox Deposit	540.00	
08/02	Lockbox Deposit	540.00	
08/05	ACH Credit Assoc Dues Golf		
	Villas Land ID1800030675	8,910.00	
08/05	Lockbox Deposit	4,715.00	
08/06	Lockbox Deposit	265.00	
08/06	Remote Deposit Capture	100.00	





P.O. Box 3619
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941-361-1122

Return Service Requested

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Account: 2701290

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
08/06	Remote Deposit Capture	540.00	
08/06	Remote Deposit Capture	540.00	
08/07	Lockbox Deposit	135.00	
08/08	Lockbox Deposit	270.00	
08/09	Lockbox Deposit	940.00	
08/12	Lockbox Deposit	1,080.00	
08/12	Remote Deposit Capture	135.00	
08/14	Lockbox Deposit	405.00	
08/14	Remote Deposit Capture	135.00	
08/14	Remote Deposit Capture	135.00	
08/15	Lockbox Deposit	405.00	
08/19	ACH Credit Transfer Propay		
	IDWFMSPROPAY	270.00	
08/19	Lockbox Deposit	945.00	
08/19	Remote Deposit Capture	135.00	
08/19	Remote Deposit Capture	135.00	
08/20	Lockbox Deposit	270.00	
08/21	Remote Deposit Capture	405.00	
08/22	Lockbox Deposit	270.00	
08/23	Lockbox Deposit	540.00	
08/26	Lockbox Deposit	1,485.00	
08/26	Remote Deposit Capture	135.00	
08/27	Lockbox Deposit	270.00	
08/27	Remote Deposit Capture	135.00	
08/28	Lockbox Deposit	270.00	
08/29	Remote Deposit Capture	566.01	
08/29	Remote Deposit Capture	265.00	
08/30	Lockbox Deposit	1,750.00	
08/01	ACH Debit GVL		1,308.34
08/07	ACH rtn Miguel		
	DeCastro/Account Closed		135.00

Checks Cleared

Date	Number	Amount	Date	Number	Amount
08/02	1179	270.00	08/19	1186	124.00
08/20	1180	73.81	08/23	1187	306.85
08/06	1181	5.90	08/23	1188	350.00
08/12	1182	1,310.00	08/20	1189	5.90
08/06	1183	910.00	08/21	1190	1,930.00
08/20	1185 *	21,082.00			

* = Break in the check number order.

^ = Electronic check.

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
08/01	95,325.99	08/12	110,865.09	08/23	91,042.53
08/02	95,595.99	08/14	111,540.09	08/26	92,662.53
08/05	109,220.99	08/15	111,945.09	08/27	93,067.53
08/06	109,750.09	08/19	113,306.09	08/28	93,337.53
08/07	109,750.09	08/20	92,414.38	08/29	94,168.54





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
08/08	110,020.09	08/21	90,889.38	08/30	95,918.54
08/09	110,960.09	08/22	91,159.38	08/31	95,918.54

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: 92,977.42
 Bank Balance: 95,918.54
 Statement date: 08/31/19

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

1191 08/26/19 FLORIDA LAWNPROS INC

2,941.12

Total Outstanding

2,941.12

.00

Bank Reconciliation Summary

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Checkbook Balance	92,977.42	Reconciling Balance	95,918.54
Uncleared Checks, Credits	2,941.12 +	Bank Stmt. Balance	95,918.54
Uncleared Deposits, Debits	0.00	Difference	0.00