

THE GOLF VILLAS LANDSCAPE ASSOCIATION

**For the Month Ending
October 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 10/31/19

ASSETS

Checking -Sabal Palm Bank 1290	\$ 105,517.73	
Assessments Due	7,937.40	
Bad Debt Allowance	(9,514.79)	
Prepaid Insurance	1,608.34	
TOTAL ASSETS		\$ 105,548.68
		=====

LIABILITIES & EQUITY

CURRENT LIABILITIES:

Prepaid Assessments	\$ 18,058.55	
Subtotal Current Liab.		\$ 18,058.55

SPECIAL ASSESSMENTS & RESERVES:

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

Fund Balance	\$ 49,717.07	
Current Year Net Income/(Loss)	37,773.06	
Subtotal Fund Balance		\$ 87,490.13
TOTAL LIAB. & FUND BALANCE		\$ 105,548.68
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THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

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Income/Expense Statement
Period: 10/01/19 to 10/31/19

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	290,925.00	292,477.50	(1,552.50)	350,973.00
.00	.00	.00	05040	Other Income	25.00	.00	25.00	.00
147.25	.00	147.25	05051	Interest Income-Owners	1,366.53	.00	1,366.53	.00
29,307.25	29,247.75	59.50		Total Income	292,316.53	292,477.50	(160.97)	350,973.00
EXPENSES								
GROUND MAINTENANCE								
.00	1,416.67	1,416.67	07230	Mulch & Annuals	15,000.00	14,166.70	(833.30)	17,000.00
21,626.00	18,556.75	(3,069.25)	07240	Landscaping Maintenance	180,136.00	185,567.50	5,431.50	222,681.00
108.00	833.33	725.33	07250	Landscape Restoration	2,663.00	8,333.30	5,670.30	10,000.00
.00	1,062.50	1,062.50	07265	Hydration - Chinch Bugs	8,500.00	10,625.00	2,125.00	12,750.00
475.00	1,002.50	527.50	07270	Tree Maintenance	10,475.00	10,025.00	(450.00)	12,030.00
.00	833.33	833.33	07275	Oak Tree Project	.00	8,333.30	8,333.30	10,000.00
830.39	1,916.67	1,086.28	07280	Irrigation - Ongoing Mntc	12,914.22	19,166.70	6,252.48	23,000.00
23,039.39	25,621.75	2,582.36		Subtotal Ground Maintenance	229,688.22	256,217.50	26,529.28	307,461.00
MANAGEMENT & ADMINISTRATIVE								
1,308.34	1,308.33	(.01)	07480	Management & Accounting Fees	13,083.40	13,083.30	(.10)	15,700.00
.00	83.33	83.33	07485	Website Maintenance	.00	833.30	833.30	1,000.00
310.82	416.67	105.85	07490	All Office related Expenses	4,353.04	4,166.70	(186.34)	5,000.00
.00	833.33	833.33	07460	Legal Fees	457.15	8,333.30	7,876.15	10,000.00
160.83	166.67	5.84	07150	Insurance	1,562.34	1,666.70	104.36	2,000.00
.00	41.67	41.67	07495	Bank Charges	83.07	416.70	333.63	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	66.25	51.70	(14.55)	62.00
.00	166.67	166.67	07570	Contingencies	.00	1,666.70	1,666.70	2,000.00
500.00	500.00	.00	07999	Bad Debt Expense	5,000.00	5,000.00	.00	6,000.00
2,279.99	3,626.00	1,346.01		Total Management & Admin:	24,855.25	36,260.00	11,404.75	43,512.00
25,319.38	29,247.75	3,928.37		TOTAL EXPENSES:	254,543.47	292,477.50	37,934.03	350,973.00
3,987.87	.00	3,987.87		Current Yr Net Income/(loss)	37,773.06	.00	37,773.06	.00

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

AGED OWNER BALANCES: AS OF Oct. 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	138.99	135.00	0.00	0.00	273.99
06120001	24-2	PATRICIA PETERS	140.99	135.00	0.00	135.00	410.99
06130007	9-3	EDGARDO & KORA CABAN	137.22	15.00	0.00	0.00	152.22
06134007	10-3	ROBERT & MICAELA PANKONIN	556.09	148.46	26.85	761.26	1492.66
06166001	18-2	STEVEN V. PHILLIPS	137.00	0.00	0.00	0.00	137.00
06205007	67-2	MICHAEL BATY	72.46	0.00	0.00	0.00	72.46
06243007	58-2	JOHN M. & PAMELA R. LEWIS	50.96	0.00	0.00	0.00	50.96
06275007	50-2	RANDY J. PETERSON	66.75	0.00	0.00	0.00	66.75
06405007	41-3	MARIA ROUSSEL	137.00	0.00	0.00	0.00	137.00
06411007	39-3	MICHAEL & DEBRA HITCHCOCK	137.00	0.00	0.00	0.00	137.00
06423007	36-3	LAWRENCE S. MCGOLDRICK	0.07	0.00	0.00	0.00	0.07
06611004	137	MICHELLE R. PARKES	106.32	0.00	0.00	0.00	106.32
07403002	51-1	NEIL PIZZO	287.61	33.91	578.06	1728.55	2628.13
07416002	78	RAY D. & FREEDA V. RODRIQUES	7.31	0.00	0.00	493.98	501.29
07431002	44-1	ANGEL ALGERI	137.00	0.00	0.00	0.00	137.00
07530002	19-2	MOUBEEN KORIMBOCUS	139.21	135.00	0.00	14.25	288.46
07604006	140	JEREMY & ALYSHA SHELBY	154.36	152.36	0.00	1038.38	1345.10
TOTAL:			2406.34	754.73	604.91	4171.42	7937.40

PREPAYS AS OF Oct. 31, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
MIGUEL T. DECASTRO	76	07424002	120.00
BARBARA & ROCCO MATURO	45-1	07427002	84.78
THOMAS & CHRISTINE RILEY	43-1	07435002	135.00
WILLIAM & SUSAN ANDRUS	41-1	07511002	135.00
DONALD & GAIL WHITSON-SCHMIDT	15-1	07514002	25.00
DENNIS A. CADORETTE	17-1	07522002	135.00
LEMUEL & BEVERLY ANDREWS	18-1	07526002	33.27
JAMES & NATALIE PANKONIN	37-1	07527002	55.00
BERNARD & SUSAN DUNLAP	35-1	07535002	270.00
GABRIEL P. & JOANNE MARMO	22-1	07602002	125.00
LEE A. VOLPE	34-1	07603002	185.00
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	409.54
JEANNE & DEWART SILVA	29-1	07623002	135.00
JOHN & LISA BARNOTT	145	07624006	160.00
JOSHUA LAZERSON	28-1	07627002	90.00
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:

102

TOTAL PREPAYS

18,058.55

TOTAL DISTR: PP

18,058.55

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

CASH DISBURSEMENTS

Starting Check Date: 10/01/19 Cash account #: 1010
Ending Check Date: 10/31/19

Check-date	Check-#	Vend-#	Vendor Name	Check-amount	Reference			
10/01/19	1197	FLLAWN	FLORIDA LAWNPROS INC	475.00	REMOVE OAK -5808			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		321	3415	8/20/19	7270	10/01/19	475.00	REMOVE OAK -5808
10/04/19	1198	FLLAWN	FLORIDA LAWNPROS INC	22,564.39				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		323	3432	9/26/19	7250	10/04/19	108.00	
		324	1910	10/02/19	7240	10/04/19	21,626.00	OCT
		325	090619	9/06/19	7280	10/04/19	830.39	IRRIG
		Totals:					22,564.39	
10/04/19	1199	VOID		.00		OFFICE EXP		
10/04/19	1200	PCM	PROGRESSIVE COMMUNITY MGMT INC	77.71		OFFICE EXP		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		328	093019	9/30/19	7490	10/04/19	77.71	OFFICE EXP
10/04/19	191000 (M)PCM2		PROGRESSIVE COMMUNITY MGMT INC	1,308.34		MGMT FEE		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		322	100119	10/01/19	7480	10/04/19	1,308.34	MGMT FEE
10/11/19	1201	EUGRAD	EUGENE RADO	308.11		PREPARING DOCS FOR ASSOC		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		329	101019	10/10/19	7490	10/11/19	308.11	PREPARING DOCS FOR ASSOC
10/31/19	1202	SANALA	SANDY ALAN LEVITT PA	250.00		ZAWADSKI COLLECTION 6606		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		330	102419	10/24/19	7460	10/31/19	250.00	ZAWADSKI COLLECTION 6606
10/31/19	1203	SANALA	SANDY ALAN LEVITT PA	250.00		PIZZO COLLECTION 7403		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		331	10242019	10/24/19	7460	10/31/19	250.00	PIZZO COLLECTION 7403
10/31/19	1204	SANALA	SANDY ALAN LEVITT PA	306.85		PANKONIN 6134 COLLECTION		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		332	10242019	10/24/19	7460	10/31/19	306.85	PANKONIN 6134 COLLECTION
		Totals:			25,540.40			

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

PERIODIC STATEMENT

Date: Oct 31, 2019
Period: Oct 01, 2019 to Oct 31, 2019
(31 days)

Celebrating Sabal Palm Bank Venice Office
10th Anniversary (Nov. 3rd through 7th)
Come visit us at 735 East Venice Ave.

Your Account(s) at a Glance

Deposit Account(s)	Account #	Interest Earned YTD	Balance as of 10/31
Association Business	CK-0002701290	0.00	106,324.58

ACCOUNT #: CK - 0002701290 Association Business Checking

Association Business Checking

The Golf Villas Landscape Association I

Enclosures: 25

Beginning Balance	119,150.09
as of 10/01/19	
Deposits & Other Credits	33,517.79
Charges & Fees	0.00
Checks & Other Debits	46,343.30
Average Balance	112,267.46
Ending Balance	
as of 10/31/19	106,324.58

Account #: CK -0002701290

PERIODIC STATEMENT
THE GOLF VILLAS
LANDSCAPE ASSOCIATION I

Oct 31, 2019

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

Transaction Information

Date	Check#	Description	Credit Amount	Debit Amount
10/01		ACH Credit Transfer Propay		
		IDWFMSPROPAY	100.00	
10/01		Lockbox Deposit	4,445.00	
10/01		Remote Deposit Capture	670.00	
10/02		Lockbox Deposit	675.00	
10/02		Remote Deposit Capture	270.00	
10/02		Remote Deposit Capture	130.00	
10/03		ACH Credit Assoc Dues Golf		
		Villas Land ID1800030675	8,910.00	
10/03		Lockbox Deposit	1,215.00	
10/03		Christian Grant-07534002	135.00	
10/04		Lockbox Deposit	810.00	
10/04		Remote Deposit Capture	200.00	
10/07		Lockbox Deposit	1,340.00	
10/08		Lockbox Deposit	270.00	
10/08		Remote Deposit Capture	135.00	
10/08		Remote Deposit Capture	400.00	
10/08		Remote Deposit Capture	400.00	
10/08		Remote Deposit Capture	135.00	
10/10		Lockbox Deposit	945.00	
10/11		Lockbox Deposit	565.00	
10/15		Lockbox Deposit	945.00	
10/16		Lockbox Deposit	135.00	
10/17		ACH Credit Transfer Propay		
		IDWFMSPROPAY	135.00	
10/17		Lockbox Deposit	810.00	
10/18		ACH Credit Transfer Propay		
		IDWFMSPROPAY	135.00	

Account #: CK -0002701290

PERIODIC STATEMENT
THE GOLF VILLAS
LANDSCAPE ASSOCIATION I

Oct 31, 2019

Transaction Information (continued)

Date	Check#	Description	Credit Amount	Debit Amount
10/18		Lockbox Deposit	135.00	
10/21		Lockbox Deposit	295.00	
10/21		Remote Deposit Capture	270.00	
10/23		Lockbox Deposit	270.00	
10/23		Remote Deposit Capture	405.00	
10/23		Remote Deposit Capture	135.00	
10/24		Lockbox Deposit	405.00	
10/25		Lockbox Deposit	405.00	
10/25		Remote Deposit Capture	100.00	
10/28		Lockbox Deposit	1,215.00	
10/28		Remote Deposit Capture	135.00	
10/29		Lockbox Deposit	805.00	
10/29		Remote Deposit Capture	540.00	
10/29		Remote Deposit Capture	2,292.79	
10/30		Lockbox Deposit	1,205.00	
10/31		Lockbox Deposit	995.00	
10/01		ACH Debit GVL		1,308.34

Check Information

Date	Check#	Amount	Date	Check#	Amount
10/03	1196	21,609.75	10/24	1200 *	77.71
10/03	1197	475.00	10/31	1201	308.11
10/22	1198	22,564.39			

* Indicates a break in the Check number order.

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
10/01	123,056.75	10/11	117,507.00	10/23	98,612.61
10/02	124,131.75	10/15	118,452.00	10/24	98,939.90
10/03	112,172.00	10/16	118,587.00	10/25	99,444.90
10/04	113,317.00	10/17	119,532.00	10/28	100,794.90
10/07	114,657.00	10/18	119,802.00	10/29	104,432.69
10/08	115,997.00	10/21	120,367.00	10/30	105,637.69
10/10	116,942.00	10/22	97,802.61	10/31	106,324.58

Date 11/11/19

THE GOLF VILLAS LANDSCAPE ASSOCIATION I,
INC

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RECONCILIATION

Bank #: 01 Sabal Palm Bank 1290 1010 Checking -Sabal Palm Bank
G/L Acct Bal: 105,517.73
Bank Balance: 106,324.58
Statement date: 10/31/19

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

1202	10/31/19	SANDY ALAN LEVITT PA		250.00	
1203	10/31/19	SANDY ALAN LEVITT PA		250.00	
1204	10/31/19	SANDY ALAN LEVITT PA		306.85	
Total Outstanding				806.85	.00

Bank Reconciliation Summary

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Checkbook Balance	105,517.73	Reconciling Balance	106,324.58
Uncleared Checks, Credits	806.85 +	Bank Stmt. Balance	106,324.58
Uncleared Deposits, Debits	0.00	Difference	0.00