THE GOLF VILLAS LANDSCAPE ASSOCIATION

For the Month Ending
September 2019

Unaudited
Financial Statement

Prepared by
Progressive Community Management
Sarasota, Florida

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

Balance Sheet
As of 09/30/19

ASSETS

Checking -Sabal Palm Bank 1290	$ 98,310.34	
Assessments Due	9,951.24	
Bad Debt Allowance	(9,014.79)	
Prepaid Insurance	1,769.17	
TOTAL ASSETS		$ 101,015.96

LIABILITIES & EQUITY

CURRENT LIABILITIES:		
Prepaid Assessments	$ 17,513.70	
Subtotal Current Liab.		$ 17,513.70
SPECIAL ASSESSMENTS & RESERVES:		
Subtotal S/A & Reserves:		$ .00
FUND BALANCE:		
Fund Balance	$ 49,717.07	
Current Year Net Income/(Loss)	33,785.19	
Subtotal Fund Balance		$ 83,502.26
TOTAL LIAB. & FUND BALANCE		$ 101,015.96

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

Income/Expense Statement

Period: 09/01/19 to 09/30/19

Current Period Actual	Current Period Budget	Current Period Variance	Account	Description	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
				INCOME				
29,160.00	29,247.75	(87.75)	05010	Maintenance Assessments	261,765.00	263,229.75	(1,464.75)	350,973.00
.00	.00	.00	05040	Other Income	25.00	.00	25.00	.00
117.32	.00	117.32	05051	Interest Income-Owners	1,219.28	.00	1,219.28	.00
29,277.32	29,247.75	29.57		Total Income	263,009.28	263,229.75	(220.47)	350,973.00
				EXPENSES				
GROUND MAINTENANCE								
.00	1,416.67	1,416.67	07230	Mulch & Annuals	15,000.00	12,750.03	(2,249.97)	17,000.00
21,082.00	18,556.75	(2,525.25)	07240	Landscaping Maintenance	158,510.00	167,010.75	8,500.75	222,681.00
195.00	833.33	638.33	07250	Landscape Restoration	2,555.00	7,499.97	4,944.97	10,000.00
.00	1,062.50	1,062.50	07265	Hydration - Chinch Bugs	8,500.00	9,562.50	1,062.50	12,750.00
.00	1,002.50	1,002.50	07270	Tree Maintenance	10,000.00	9,022.50	(977.50)	12,030.00
.00	833.33	833.33	07275	Oak Tree Project	.00	7,499.97	7,499.97	10,000.00
332.75	1,916.67	1,583.92	07280	Irrigation - Ongoing Mntc	12,083.83	17,250.03	5,166.20	23,000.00
21,609.75	25,621.75	4,012.00		Subtotal Ground Maintenance	206,648.83	230,595.75	23,946.92	307,461.00
MANAGEMENT & ADMINISTRATIVE								
1,308.34	1,308.33	(.01)	07480	Management & Accounting Fees	11,775.06	11,774.97	(.09)	15,700.00
.00	83.33	83.33	07485	Website Maintenance	.00	749.97	749.97	1,000.00
30.38	416.67	386.29	07490	All Office related Expenses	4,042.22	3,750.03	(292.19)	5,000.00
306.85	833.33	526.48	07460	Legal Fees	457.15	7,499.97	7,042.82	10,000.00
160.83	166.67	5.84	07150	Insurance	1,401.51	1,500.03	98.52	2,000.00
5.90	41.67	35.77	07495	Bank Charges	83.07	375.03	291.96	500.00
.00	20.83	20.83	07520	CPA & Tax Prep Fees	250.00	187.47	(62.53)	250.00
.00	83.33	83.33	07525	Collection Fees	.00	749.97	749.97	1,000.00
.00	5.17	5.17	07500	Taxes/Fees/Dues & Permits	66.25	46.53	(19.72)	62.00
.00	166.67	166.67	07570	Contingencies	.00	1,500.03	1,500.03	2,000.00
500.00	500.00	.00	07999	Bad Debt Expense	4,500.00	4,500.00	.00	6,000.00
2,312.30	3,626.00	1,313.70		Total Management & Admin:	22,575.26	32,634.00	10,058.74	43,512.00
23,922.05	29,247.75	5,325.70		TOTAL EXPENSES:	229,224.09	263,229.75	34,005.66	350,973.00
5,355.27	.00	5,355.27		Current Yr Net Income/(loss)	33,785.19	.00	33,785.19	.00

DATE: 10/14/19 TIME: 8:22 AM

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

AGED OWNER BALANCES: AS OF Sept. 30, 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	0.00	0.00	0.00	135.00
06120001	24-2	PATRICIA PETERS	135.00	135.00	0.00	0.00	270.00
06130007	9-3	EDGARDO & KORA CABAN	135.00	135.00	0.00	15.00	285.00
06134007	10-3	ROBERT & MICAELA PANKONIN	160.31	150.00	0.00	626.26	936.57
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
06275007	50-2	RANDY J. PETERSON	65.78	0.00	0.00	0.00	65.78
06309007	46-3	THOMAS & PATRICIA BAKER	135.00	0.00	0.00	0.00	135.00
06411007	39-3	MICHAEL & DEBRA HITCHCOCK	135.00	0.00	0.00	0.00	135.00
06423007	36-3	LAWRENCE S. MCGOLDRICK	0.07	0.00	0.00	0.00	0.07
06606004	33-2	GILBERT JR & SHARON ZAWADSKI	164.56	135.00	0.00	1728.23	2027.79
06611004	137	MICHELLE R. PARKES	135.00	104.77	0.00	0.00	239.77
07339002	54-1	ROBERT D. CRAIG	55.15	0.00	0.00	0.00	55.15
07403002	51-1	NEIL PIZZO	68.95	811.24	26.43	1973.90	2880.52
07416002	78	RAY D. & FREEDA V. RODRIQUES	23.18	0.00	0.00	770.80	793.98
07424002	76	MIGUEL T. DECASTRO	135.00	0.00	0.00	0.00	135.00
07427002	45-1	BARBARA & ROCCO MATURO	40.22	0.00	0.00	0.00	40.22
07530002	19-2	MOUBEEN KORIMBOCUS	135.00	135.00	0.00	14.25	284.25
07604006	140	JEREMY & ALYSHA SHELBY	152.36	135.00	0.00	903.38	1190.74
07614002	25-1	JON F. STONEBURNER	135.00	0.00	0.00	0.00	135.00
		TOTAL:	2151.98	1741.01	26.43	6031.82	9951.24

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

PREPAYS AS OF Sept. 30, 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
JAMES & CLAUDINE EVERTON	1-1	06103001	160.00
JOSEPH & JOAN DEANGELIS	3-3	06106007	135.00
JAMES & THERESA WARNER	2-1	06107001	405.00
ANDRE & LORRAINE MARTORANO	27-2	06108001	135.00
CAROLE GOEBEL	3-1	06111001	405.00
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
FRANCESCA ZUPANCIC	22-2	06140001	135.00
JAMES SAVAIANO	11-2	06143001	135.00
JEFFREY & LYNN SEABLOOM	12-2	06147001	405.00
DAVID A. & KAREN R. LARSEN	20-2	06152001	235.00
STUART PRICE	19-1	06162001	505.00
WALTER MITCHELL MCCOY	16-2	06163001	135.00
HECTOR MORALES	65-2	06215007	135.00
EMM SQUARE, LLC.	61-2	06231007	135.00
DONALD A II & CARI A DYE	60-2	06235007	405.00
JOHN M. & PAMELA R. LEWIS	58-2	06243007	84.78
NICOLE R. MUSICA	56-2	06251007	1,200.00
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	85.00
ANDRE M. LARMET	16-3	06276007	110.00
MENG YIN	17-3	06280007	135.00
DAVID & VESNA HIRSCHFELD	47-2	06305007	135.00
STEPHEN F. & LESLIE J. RIVERS	21-3	06316007	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
FRANK FRESSILLI TRUST	38-3	06415007	275.00
CONCETTA MCGOLDRICK	33-3	06435007	135.00

PREPAYS AS OF Sept. 30, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
MARY BUCKLEY	29-2	06436007	135.00
ROBERT C. & DIANE M. ROY	164	06517004	50.00
ANNETTE M COATS TRUSTEE	159	06549004	405.00
ROLAND EMERTON	158	06553004	135.00
DONALD & JOAN WEBSTER	139	06603004	405.00
ELMER & PENELOPE STAHNKE	136	06615004	20.20
CHRISTINE A. FREES	38-2	06626004	380.00
THR FLORIDA, LP	133	06627004	405.00
STANLEY PARKER	39-2	06630004	120.00
JAMES W. MORSE	131	06635004	135.00
JAMES & KIMBERLY SLATTERY	42-2	06642004	120.00
SUSAN CORCORAN AND JIM MULVEY	129	06643004	405.00
JOHN LINDSAY STEVENS	44-2	06650004	253.11
GREGG J. & CHRISTINE H. GUNTA	45-2	06654004	405.00
WENDY L. MUNGILLO	63-1	07305002	60.00
BRYAN & MICHELE CLARK	62-1	07309002	135.00
JARED BOOS	61-1	07311002	0.81
GEORGE & KAYE NOLIS	83	07320002	540.00
CATHY & BARRY MALMROSE	58-1	07323002	135.00
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	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
KEITH & TONI MCQUILLEN	48-1	07415002	185.00
ALEKSANDR SINELNIKOV	77	07420002	120.00
HP FLORIDA LLC	46-1	07423002	135.00
THOMAS & CHRISTINE RILEY	43-1	07435002	135.00
MONICA A. DHAMER	1-3	07439005	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	405.00
GABRIEL P. & JOANNE MARMO	22-1	07602002	125.00
LEE A. VOLPE	34-1	07603002	320.00
ARTHUR H. & KISHA L. GAINES	149	07613006	0.92
DANIEL D. & MARY ANN POWERS	26-1	07618002	135.00

PREPAYS AS OF Sept. 30, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
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	95.00
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:	88	TOTAL PREPAYS	17,513.70
		TOTAL DISTR: PP	17,513.70

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

CASH DISBURSEMENTS

Starting Check Date: 9/01/19 Cash account #: 1010
Ending Check Date: 9/30/19

Check-date	Check-#	Vend-#	Vendor Name			Check-amount		Reference
9/06/19	1192	PCM	PROGRESSIVE COMMUNITY MGMT INC			255.38		OFFICE EXP
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		313	083119	8/31/19	7490	9/06/19	255.38	OFFICE EXP
9/06/19	1193	SANALA	SANDY ALAN LEVITT PA			306.85		GUNTA - 6654
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		314	082719	8/27/19	7460	9/06/19	306.85	GUNTA - 6654
9/06/19	1194	SANALA	SANDY ALAN LEVITT PA			306.85		STAHNKE - 6615
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		315	082719	8/27/19	7460	9/06/19	306.85	STAHNKE - 6615
9/06/19	1195	SOUDAT	SOUTHDATA INC			5.90		CPN BOOK
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		316	082319	8/23/19	7495	9/06/19	5.90	CPN BOOK
9/06/19	190900	(M)PCM2	PROGRESSIVE COMMUNITY MGMT INC			1,308.34		MGMT FEE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		317	090119	9/01/19	7480	9/06/19	1,308.34	MGMT FEE
9/30/19	1196	FLLAWN	FLORIDA LAWNPROS INC			21,609.75		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		318	GV1909	9/03/19	7240	9/30/19	21,082.00	SEPT LAWN SERV
		319	3522	9/05/19	7250	9/30/19	195.00	LANDSCAPE REPLACEMENT
		320	IMGV JULY2019	8/07/19	7280	9/30/19	332.75	IRRIGATION
						Totals:	21,609.75	
				Totals:		23,793.07		

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

Return Service Requested

00000135-0000851-0001-0004-FIMR0026720930190252

Account: 2701290

PERIODIC STATEMENT
Date: Sep 30, 2019
Period: Sep 01, 2019 to Sep 30, 2019
(30 days)
Enclosures: 23

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

Your Account(s) at a Glance

Deposit Account(s)	Account #	Interest Earned YTD	Balance as of 09/30
Association Business	CK-0002701290	0.00	119,150.09

Association Business Checking

ACCOUNT : CK - 0002701290

The Golf Villas Landscape Association I

Account Summary

Beginning Balance as of 09/01/19	95,918.54
Deposits & Other Credits	28,355.99
Charges & Fees	0.00
Checks & Other Debits	5,124.44
Average Balance	112,832.19
Ending Balance as of 09/30/19	119,150.09

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
09/03	ACH Credit Assoc Dues Golf Villas Land ID1800030675	8,775.00	
09/03	Lockbox Deposit	1,485.00	
09/04	Lockbox Deposit	3,230.00	
09/04	Remote Deposit Capture	945.00	
09/05	Lockbox Deposit	1,080.00	
09/06	ACH Credit Transfer Propay		

Sabal Palm BANK

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

Return Service Requested

Account: 2701290

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
	IDWFMSPROPAY	420.00 ✓	
09/06	Lockbox Deposit	540.00	
09/09	Lockbox Deposit	2,730.00	
09/10	Lockbox Deposit	135.00	
09/10	Remote Deposit Capture	690.00	
09/10	Remote Deposit Capture	1,092.58	
09/11	Lockbox Deposit	135.00	
09/12	Lockbox Deposit	405.00	
09/13	Lockbox Deposit	700.00	
09/16	Lockbox Deposit	405.00	
09/17	ACH Credit Transfer Propay IDWFMSPROPAY	135.00 ✓	
09/17	ACH Credit Transfer Propay IDWFMSPROPAY	135.00	
09/17	Lockbox Deposit	370.00	
09/17	Remote Deposit Capture	270.00	
09/17	Remote Deposit Capture	135.00 ✓	
09/18	Lockbox Deposit	675.00	
09/20	Lockbox Deposit	295.00	
09/23	Lockbox Deposit	405.00	
09/23	Remote Deposit Capture	30.00	
09/24	Lockbox Deposit	540.00	
09/24	Remote Deposit Capture	405.00	
09/26	Lockbox Deposit	810.00	
09/27	Lockbox Deposit	843.41	
09/30	Lockbox Deposit	540.00	
09/03	ACH Debit GVL		1,308.34

Checks Cleared

Date	Number	Amount	Date	Number	Amount
09/04	1191	2,941.12	09/27	1194	306.85
09/30	1192	255.38	09/26	1195	5.90
09/27	1193	306.85			

* = Break in the check number order.

^ = Electronic check.

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
09/03	104,870.20	09/11	112,926.66	09/20	116,451.66
09/04	106,104.08	09/12	113,331.66	09/23	116,886.66
09/05	107,184.08	09/13	114,031.66	09/24	117,831.66
09/06	108,144.08	09/16	114,436.66	09/26	118,635.76
09/09	110,874.08	09/17	115,481.66	09/27	118,865.47
09/10	112,791.66	09/18	116,156.66	09/30	119,150.09

Charges and Fees Related to Overdrafts and Returned Items

	Total For This Period	Total Year-to-Date
Total Overdraft Fees:	0.00	0.00

00000135-0000853-0002-0004-FIMR0026720930190252(00000135)-000000855

00000135-0000853-0002-0004-FIMR0026720930190252(00000135)-000000855

Sabal Palm BANK

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

Return Service Requested

Charges and Fees Related to Overdrafts and Returned Items

Total Returned Items Fees:	0.00	0.00

RECONCILIATION

Bank #: 01 Sabal Palm Bank 1290 1010 Checking -Sabal Palm Bank
G/L Acct Bal: 98,310.34
Bank Balance: 119,150.09
Statement date: 09/30/19

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
OUTSTANDING ITEMS:					
	09/28/19	Lockbox cash receipts			100.00
1196	09/30/19	FLORIDA LAWNPROS INC		21,609.75	
AR-415	09/30/19	Owner cash receipts - 415			670.00
		Total Outstanding		21,609.75	770.00

Bank Reconciliation Summary

Checkbook Balance	98,310.34	Reconciling Balance	119,150.09
Uncleared Checks, Credits	21,609.75+	Bank Stmt. Balance	119,150.09
Uncleared Deposits, Debits	770.00-	Difference	0.00