

THE GOLF VILLAS LANDSCAPE ASSOCIATION

**For the Month Ending
December 2019**

**Unaudited
Financial Statement**

**Prepared by
Progressive Community Management
Sarasota, Florida**

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

Page: 1

Balance Sheet
As of 12/31/19**ASSETS**

Checking -Sabal Palm Bank 1290	\$ 80,567.82	
Assessments Due	7,717.75	
Bad Debt Allowance	(6,514.79)	
Prepaid Insurance	1,286.68	
TOTAL ASSETS		\$ 83,057.46
		=====

LIABILITIES & EQUITY**CURRENT LIABILITIES:**

Prepaid Assessments	\$ 23,611.77	
Subtotal Current Liab.		\$ 23,611.77

SPECIAL ASSESSMENTS & RESERVES:

Subtotal S/A & Reserves:		\$.00
--------------------------	--	--------

FUND BALANCE:

Fund Balance	\$ 49,717.07	
Current Year Net Income/(Loss)	9,728.62	
Subtotal Fund Balance		\$ 59,445.69

TOTAL LIAB. & FUND BALANCE		\$ 83,057.46
		=====

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

Page: 1

Income/Expense Statement
Period: 12/01/19 to 12/31/19

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
INCOME								
29,160.00	29,247.75	(87.75)	05010	Maintenance Assessments	349,245.00	350,973.00	(1,728.00)	350,973.00
25.00	.00	25.00	05040	Other Income	40.00	.00	40.00	.00
94.81	.00	94.81	05051	Interest Income-Owners	1,556.32	.00	1,556.32	.00
<u>29,279.81</u>	<u>29,247.75</u>	<u>32.06</u>		Total Income	<u>350,841.32</u>	<u>350,973.00</u>	<u>(131.68)</u>	<u>350,973.00</u>
EXPENSES								
GROUND MAINTENANCE								
.00	1,416.63	1,416.63	07230	Mulch & Annuals	55,000.00	17,000.00	(38,000.00)	17,000.00
13,432.00	18,556.75	5,124.75	07240	Landscaping Maintenance	213,650.00	222,681.00	9,031.00	222,681.00
.00	833.37	833.37	07250	Landscape Restoration	2,663.00	10,000.00	7,337.00	10,000.00
.00	1,062.50	1,062.50	07265	Hydration - Chinch Bugs	8,500.00	12,750.00	4,250.00	12,750.00
.00	1,002.50	1,002.50	07270	Tree Maintenance	10,570.00	12,030.00	1,460.00	12,030.00
.00	833.37	833.37	07275	Oak Tree Project	.00	10,000.00	10,000.00	10,000.00
6,183.03	1,916.63	(4,266.40)	07280	Irrigation - Ongoing Mntc	19,097.25	23,000.00	3,902.75	23,000.00
<u>19,615.03</u>	<u>25,621.75</u>	<u>6,006.72</u>		Subtotal Ground Maintenance	<u>309,480.25</u>	<u>307,461.00</u>	<u>(2,019.25)</u>	<u>307,461.00</u>
MANAGEMENT & ADMINISTRATIVE								
1,308.34	1,308.37	.03	07480	Management & Accounting Fees	15,700.08	15,700.00	(.08)	15,700.00
.00	83.37	83.37	07485	Website Maintenance	.00	1,000.00	1,000.00	1,000.00
228.20	416.63	188.43	07490	All Office related Expenses	5,575.40	5,000.00	(575.40)	5,000.00
5,616.50	833.37	(4,783.13)	07460	Legal Fees	6,073.65	10,000.00	3,926.35	10,000.00
160.83	166.63	5.80	07150	Insurance	1,884.00	2,000.00	116.00	2,000.00
.00	41.63	41.63	07495	Bank Charges	83.07	500.00	416.93	500.00
.00	20.87	20.87	07520	CPA & Tax Prep Fees	250.00	250.00	.00	250.00
.00	83.37	83.37	07525	Collection Fees	.00	1,000.00	1,000.00	1,000.00
.00	5.13	5.13	07500	Taxes/Fees/Dues & Permits	66.25	62.00	(4.25)	62.00
.00	166.63	166.63	07570	Contingencies	.00	2,000.00	2,000.00	2,000.00
.00	500.00	500.00	07999	Bad Debt Expense	2,000.00	6,000.00	4,000.00	6,000.00
<u>7,313.87</u>	<u>3,626.00</u>	<u>(3,687.87)</u>		Total Management & Admin:	<u>31,632.45</u>	<u>43,512.00</u>	<u>11,879.55</u>	<u>43,512.00</u>
26,928.90	29,247.75	2,318.85		TOTAL EXPENSES:	341,112.70	350,973.00	9,860.30	350,973.00
2,350.91	.00	2,350.91		Current Yr Net Income/(loss)	9,728.62	.00	9,728.62	.00
=====	=====	=====			=====	=====	=====	=====

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

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

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 31	OVER 61	OVER 91	TOTAL
06043007	71	CARLA BALLESTEROS LANEY TTEE	137.06	0.00	0.00	0.00	137.06
06059007	3-2	CIERA A. & AUSTIN A. HAGER	143.26	140.99	3.99	270.00	558.24
06130007	9-3	EDGARDO & KORA CABAN	141.42	139.22	2.22	150.00	432.86
06134007	10-3	ROBERT & MICAELA PANKONIN	137.09	2.00	0.00	0.00	139.09
06166001	18-2	STEVEN V. PHILLIPS	137.13	4.03	0.00	0.00	141.16
06205007	67-2	MICHAEL BATY	138.17	73.53	0.00	0.00	211.70
06275007	50-2	RANDY J. PETERSON	68.78	0.00	0.00	0.00	68.78
06405007	41-3	MARIA ROUSSEL	4.13	272.00	0.00	0.00	276.13
06411007	39-3	MICHAEL & DEBRA HITCHCOCK	137.13	4.03	0.00	0.00	141.16
06415007	38-3	FRANK FRESSILLI TRUST*	131.99	0.00	0.00	0.00	131.99
06423007	36-3	LAWRENCE S. MCGOLDRICK	0.07	0.00	0.00	0.00	0.07
06611004	137	MICHELLE R. PARKES	138.74	109.87	0.00	0.00	248.61
06615004	136	ELMER & PENELOPE STAHNKE	118.28	0.00	0.00	0.00	118.28
06619004	135	JAMES & RUTH WALTERS	2.03	0.00	0.00	0.00	2.03
07339002	54-1	ROBERT D. CRAIG	10.46	0.00	0.00	0.00	10.46
07403002	51-1	NEIL PIZZO	597.30	0.00	9.02	1570.00	2176.32
07416002	78	RAY D. & FREEDA V. RODRIQUES	0.00	0.00	0.00	393.98	393.98
07427002	45-1	BARBARA & ROCCO MATURO	56.82	0.00	0.00	0.00	56.82
07431002	44-1	ANGEL ALGERI	141.19	138.99	2.00	135.00	417.18
07515002	40-1	STEVEN P. SHIFLET	137.06	0.00	0.00	0.00	137.06
07530002	19-2	MOUBEEN KORIMBOCUS	139.48	135.00	0.00	22.73	297.21
07604006	140	JEREMY & ALYSHA SHELBY	157.32	135.00	0.00	1190.15	1482.47
07614002	25-1	JON F. STONEBURNER	137.09	2.00	0.00	0.00	139.09
TOTAL:			2812.00	1156.66	17.23	3731.86	7717.75

PREPAYS AS OF Dec. 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	140.00
PATRICIA D. SIMONS, TTEE	64-1	06015007	400.00
DENNIS & PAMELA HUEBSCHMAN	68	06031007	140.00
ANTHONY INVERSO	69	06035007	140.00
JAMES & CLAUDINE EVERTON	1-1	06103001	25.00
JOSEPH & JOAN DEANGELIS	3-3	06106007	140.00
JAMES & THERESA WARNER	2-1	06107001	840.00
ANDRE & LORRAINE MARTORANO	27-2	06108001	140.00
CAROLE GOEBEL	3-1	06111001	1,680.00
CRAIG A. & RONDA L. CLARK	5-3	06114007	250.00
CHARLOTTE SCARBROUGH TRUST	5-1	06119001	25.00
PATRICIA PETERS	24-2	06120001	69.01
CHRISTA URSINI	6-1	06123001	135.00
LARRY L. & LINDA K. BOEVERS	23-2	06124001	140.00
MARK & LAURA BEANE	7-2	06127001	15.00
ERNEST "JEFFERY " ORLOVE	8-2	06131001	163.14
GARY PETER DESTEFANO	10-2	06139001	140.00
FRANCESCA ZUPANCIC	22-2	06140001	140.00
JEFFREY & LYNN SEABLOOM	12-2	06147001	1,680.00
DAVID A. & KAREN R. LARSEN	20-2	06152001	235.00
STUART PRICE	19-1	06162001	380.00
HECTOR MORALES	65-2	06215007	140.00
ANTONIO & COLLEEN NICOLINI	62-2	06227007	140.00
EMM SQUARE, LLC.	61-2	06231007	135.00
JOHN M. & PAMELA R. LEWIS	58-2	06243007	69.04
NICOLE R. MUSICA	56-2	06251007	1,200.00
CHARLES & DONNA MATLACH	55-2	06255007	140.00
JUDITH A MURPHY TRUST	11-3	06256007	140.00
SANDRA D. HOTWAGNER	54-2	06259007	976.16
WILLIAM & MICHELE TIMMS	53-2	06263007	140.00
DANIEL C. & DAWN A. SYMONDS	51-2	06271007	140.00
GERALD & PATRICIA SHINN TRUST	15-3	06272007	70.00
ANDRE M. LARMET	16-3	06276007	110.00
MENG YIN	17-3	06280007	135.00
JEFFREY A. FELDMAN, TTEE	18-3	06284007	140.00
DAVID & VESNA HIRSCHFELD	47-2	06305007	135.00
THOMAS & PATRICIA BAKER	46-3	06309007	25.00
STEPHEN F. & LESLIE J. RIVERS	21-3	06316007	275.00

PREPAYS AS OF Dec. 31, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
ROBERT U. & SUSAN E. RUELL	44-3	06319007	140.00
ROBERT TYO	22-3	06320007	120.00
PAUL A. & GINA M. BARONE	43-3	06323007	140.00
CARI HARNEY	24-3	06328007	140.00
CONCETTA MCGOLDRICK	33-3	06435007	140.00
MARY BUCKLEY	29-2	06436007	140.00
LAWRENCE & ERIN MCGOLDRICK	32-2	06439007	130.00
ROBERT C. & DIANE M. ROY	164	06517004	50.00
FELIX THOMAS AULOZZI	162	06525004	135.00
ANNETTE M COATS TRUSTEE	159	06549004	1,680.00
ROLAND EMERTON	158	06553004	140.00
DONALD & JOAN WEBSTER	139	06603004	420.00
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	275.00
JAMES & KIMBERLY SLATTERY	42-2	06642004	120.00
SUSAN CORCORAN AND JIM MULVEY	129	06643004	1,680.00
JOHN LINDSAY STEVENS	44-2	06650004	258.11
GREGG J. & CHRISTINE H. GUNTA	45-2	06654004	975.00
WENDY L. MUNGILLO	63-1	07305002	85.00
BRYAN & MICHELE CLARK	62-1	07309002	140.00
JARED BOOS	61-1	07311002	0.81
DONALD SCHWABACHER JR	83	07320002	140.00
CATHY & BARRY MALMROSE	58-1	07323002	140.00
DONALD I. & LINDA M. HODSON	82	07324002	140.00
NIKOLA DOLINIC	57-1	07327002	240.00
PETER & MYRA FRESE	55-1	07335002	165.00
PHILIP & JEAN MUCENSKI	53-1	07343002	135.00
ARTHUR H. ROSENBERG	52-1	07347002	140.00
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	140.00
MIGUEL T. DECASTRO	76	07424002	245.00
THOMAS & CHRISTINE RILEY	43-1	07435002	135.00
WILLIAM & SUSAN ANDRUS	41-1	07511002	140.00
DONALD & GAIL WHITSON-SCHMIDT	15-1	07514002	25.00

PREPAYS AS OF Dec. 31, 2019
Account Number Sequence

* - Previous Owner or Renter

NAME ADDRESS	LOT NUMBER	ACCOUNT NUMBER	PREPAID AMOUNT
LEMUEL & BEVERLY ANDREWS	18-1	07526002	33.27
JAMES & NATALIE PANKONIN	37-1	07527002	55.00
JUNE MASON	20-1	07534002	140.00
GABRIEL P. & JOANNE MARMO	22-1	07602002	130.00
LEE A. VOLPE	34-1	07603002	345.00
ROY A & CATHERINE A CAMPBELL	32-1	07611002	140.00
ARTHUR H. & KISHA L. GAINES	149	07613006	0.92
EUGENE & PAULA MELO	31-1	07615002	140.00
DANIEL D. & MARY ANN POWERS	26-1	07618002	140.00
TERRY & KARIN LAYLAND	30-1	07619002	139.54
JEANNE & DEWART SILVA	29-1	07623002	140.00
JOHN & LISA BARNOTT	145	07624006	25.00
JOSHUA LAZERSON	28-1	07627002	80.00
RONALD C. & PATRICIA M. NADEAU*	10-2	06139001	168.32
PAUL & MARLENE WAELTZ*	47-2	06305007	3.32
GEORGE & KAYE NOLIS*	83	07320002	135.00
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:	98	TOTAL PREPAYS	23,611.77
		TOTAL DISTR: PP	23,611.77

THE GOLF VILLAS LANDSCAPE ASSOCIATION I, INC

CASH DISBURSEMENTS

Starting Check Date: 12/01/19 Cash account #: 1010
Ending Check Date: 12/31/19

Ending Check Date: 12/31/19								
Check-date	Check-#	Vend-#	Vendor Name		Check-amount	Reference		
12/06/19	1209	FLLAWN	FLORIDA LAWNPROS INC		17,451.74			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		340	100819	10/08/19	7280	12/06/19	828.98	IRRIG REPAIRS
		341	110519	11/05/19	7280	12/06/19	3,190.76	IRRIG REPAIRS
		342	3454	11/26/19	7235	12/06/19	350.00	
		343	120319	12/03/19	7240	12/06/19	13,082.00	LAWN SVC- DEC
		Totals:					17,451.74	
12/06/19	1210	PCM	PROGRESSIVE COMMUNITY MGMT INC		154.38	OFFC EXP		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		344	112919	11/29/19	7490	12/06/19	154.38	OFFC EXP
12/06/19	1211	WELOLA	LAW OFFICES OF WELLS/OLAH P.A.		5,428.00	AMENDMENTS		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		339	120319	12/03/19	7460	12/06/19	5,428.00	AMENDMENTS
12/06/19	191200 (M)	PCM2	PROGRESSIVE COMMUNITY MGMT INC		1,308.34	MGMT FEE		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		345	120119	12/01/19	7480	12/06/19	1,308.34	MGMT FEE
12/13/19	1212	BEAREI	WILLIAM BEALL		73.82	REIMB		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		350	121219	12/12/19	7490	12/13/19	73.82	REIMB
12/13/19	1213	FLLAWN	FLORIDA LAWNPROS INC		2,163.29	IRRIG		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		352	120619	12/06/19	7280	12/13/19	2,163.29	IRRIG
12/13/19	1214	RADREI	GENE RADO		188.50	RECORDING AMENDED BYLAWS		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		351	121219	12/12/19	7460	12/13/19	188.50	RECORDING AMENDED BYLAWS
Totals:					26,768.07			

Date 01/21/20

THE GOLF VILLAS LANDSCAPE ASSOCIATION I,
INC

#1852 Page: 1

RECONCILIATION

Bank #: 01 Sabal Palm Bank 1290 1010 Checking -Sabal Palm Bank
G/L Acct Bal: 80,567.82
Bank Balance: 79,467.82
Statement date: 12/31/19

Chk-#	Date	Reference	Clr-date	Uncleared Checks	Uncleared Deposits
-------	------	-----------	----------	---------------------	-----------------------

OUTSTANDING ITEMS:

AR-448	12/31/19	Owner cash receipts - 448			685.00
AR-449	12/31/19	Owner cash receipts - 449			140.00
AR-450	12/31/19	Owner cash receipts - 450			275.00
Total Outstanding				.00	1,100.00

Bank Reconciliation Summary

=====

Checkbook Balance	80,567.82	Reconciling Balance	79,467.82
Uncleared Checks, Credits	0.00 +	Bank Stmt. Balance	79,467.82
Uncleared Deposits, Debits	1,100.00 -	Difference	0.00



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

Return Service Requested

00000148-0000935-0001-0004-FIMR0026721231191054

Page: 1 of 6

Account: 2701290

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

PERIODIC STATEMENT

Date: Dec 31, 2019

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

Enclosures: 27

Happy New Year!
Wishing you the very best in 2020!
Thank you for your continued business.
From the Staff of Sabal Palm Bank

Your Account(s) at a Glance

Deposit Account(s)	Account #	Interest Earned YTD	Balance as of 12/31
Association Business	CK-0002701290	0.00	79,467.82

Association Business Checking

ACCOUNT : CK - 0002701290

The Golf Villas Landscape Association I

Account Summary

Beginning Balance	
as of 12/01/19	71,897.74
Deposits & Other Credits	35,735.00
Charges & Fees	0.00
Checks & Other Debits	28,164.92
Average Balance	86,333.83
Ending Balance	
as of 12/31/19	79,467.82

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
12/02	Lockbox Deposit	945.00	
12/03	ACH Credit Assoc Dues Golf		
	Villas Land ID1800030675	9,315.00	
12/03	Lockbox Deposit	2,695.00	
12/04	Lockbox Deposit	675.00	
12/04	Remote Deposit Capture	675.00	
12/04	Remote Deposit Capture	405.00	





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

Return Service Requested

Page: 2 of 6

Account: 2701290

Deposits and Withdrawals Transaction Information

Date / Number	Transaction Description	Credit Amount	Debit Amount
12/04	Remote Deposit Capture	400.00	
12/06	Lockbox Deposit	1,215.00	
12/09	ACH Credit Transfer Propay		
	IDWFMSPROPAY	50.00	
12/09	Lockbox Deposit	1,885.00	
12/09	Remote Deposit Capture	100.00	
12/10	Lockbox Deposit	135.00	
12/11	Lockbox Deposit	405.00	
12/11	Remote Deposit Capture	270.00	
12/12	Lockbox Deposit	275.00	
12/13	Lockbox Deposit	140.00	
12/16	Lockbox Deposit	6,975.00	
12/16	Remote Deposit Capture	540.00	
12/16	Remote Deposit Capture	135.00	
12/17	ACH Credit Transfer Propay		
	IDWFMSPROPAY	135.00	
12/17	ACH Credit Transfer Propay		
	IDWFMSPROPAY	135.00	
12/17	Lockbox Deposit	1,760.00	
12/18	Lockbox Deposit	135.00	
12/18	Remote Deposit Capture	270.00	
12/20	ACH Credit Transfer Propay		
	IDWFMSPROPAY	135.00	
12/20	Lockbox Deposit	420.00	
12/23	Lockbox Deposit	3,215.00	
12/27	Lockbox Deposit	475.00	
12/27	Remote Deposit Capture	140.00	
12/30	Lockbox Deposit	1,260.00	
12/31	LockBox Deposit Correction		
	12302019	140.00	
12/31	Lockbox Deposit	280.00	
12/03	ACH Debit GVL		1,308.34
12/17	Ret Dep Item NPizzo NSF		540.00

Checks Cleared

Date	Number	Amount	Date	Number	Amount
12/03	1202	250.00	12/31	1210	154.38
12/03	1203	250.00	12/24	1211	5,428.00
12/03	1204	306.85	12/24	1212	73.82
12/03	1208 *	50.00	12/23	1213	2,163.29
12/23	1209	17,451.74	12/23	1214	188.50

* = Break in the check number order.

^ = Electronic check.

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/02	72,842.74	12/11	88,902.55	12/20	99,417.55
12/03	82,687.55	12/12	89,177.55	12/23	82,829.02
12/04	84,842.55	12/13	89,317.55	12/24	77,327.20
12/06	86,057.55	12/16	96,967.55	12/27	77,942.20



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

Return Service Requested

Page: 3 of 6

Account: 2701290

Daily Balance Information

Date	Balance	Date	Balance	Date	Balance
12/09	88,092.55	12/17	98,457.55	12/30	79,202.20
12/10	88,227.55	12/18	98,862.55	12/31	79,467.82

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	