



**Portofino at Sun City Center Ft. Myers Property
Owners Association, Inc.**

UNAUDITED FINANCIAL STATEMENT

February 2021

Portofino at Sun City Center Ft. Myers POA
Balance Sheet
Period 02/28/2021

	February 2021	Operating	Reserve	Total
Assets				
<i>Current Assets</i>				
00101	IBERIA BANK - OP 8138	56,885.19		56,885.19
00109	IBERIA BANK - RES 0186		3,076.77	3,076.77
00112	A/R - OWNER ASSESSMENTS	571.21		571.21
00122	PREPAID INSURANCE	1,086.11		1,086.11
00123	PREPAID EXPENSES	5,722.50		5,722.50
	<i>Total Current Assets</i>	<u>64,265.01</u>	<u>3,076.77</u>	<u>67,341.78</u>
	TOTAL ASSETS	<u>64,265.01</u>	<u>3,076.77</u>	<u>67,341.78</u>
Liabilities & Equity				
<i>Current Liabilities</i>				
00207	PREPAID ASSESSMENTS	11,843.15		11,843.15
00210	ACCOUNTS PAYABLE	6,264.50		6,264.50
00211	ACCRUED PAYABLES	52.46		52.46
	<i>Total Current Liabilities</i>	<u>18,160.11</u>		<u>18,160.11</u>
<i>Liability</i>				
00301	DEF RESERVE-SOD REPLACEMENT		3,073.51	3,073.51
	<i>Total Liability</i>		<u>3,073.51</u>	<u>3,073.51</u>
<i>Equity</i>				
00350	FUND BALANCE	42,012.27	2.88	42,015.15
	Current Year Net Income/(Loss)	4,092.63	0.38	4,093.01
	<i>Total Equity</i>	<u>46,104.90</u>	<u>3.26</u>	<u>46,108.16</u>
	TOTAL LIABILITIES & EQUITY	<u>64,265.01</u>	<u>3,076.77</u>	<u>67,341.78</u>

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 2/1/2021 To 2/28/2021 11:59:00 PM

	Current Period Consolidated			Year to Date Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00410 OPERATING ASSESSMENTS	9,216.66	9,217.00	(0.34)	27,650.00	27,651.00	(1.00)	110,600.00
00475 OWNERS INTEREST CHARGES	12.30	0.00	12.30	12.30	0.00	12.30	0.00
00498 INTEREST - RESERVES	0.12	0.00	0.12	0.38	0.00	0.38	0.00
TOTAL Income	9,229.08	9,217.00	12.08	27,662.68	27,651.00	11.68	110,600.00
TOTAL Income	9,229.08	9,217.00	12.08	27,662.68	27,651.00	11.68	110,600.00
Expense							
<u>Administrative</u>							
00500 CORPORATE ANNUAL REPORT	0.00	0.00	0.00	0.00	0.00	0.00	61.00
00502 LEGAL FEE	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	1,935.00	1,935.00	0.00	7,740.00
00506 OFFICE EXPENSES	120.26	83.00	(37.26)	195.19	249.00	53.81	1,000.00
00508 TAX PREP-AUDIT	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00510 CONTINGENCY	91.00	120.00	29.00	391.00	360.00	(31.00)	1,441.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	0.00	87.00	87.00	350.00
00513 BACKGROUND CHECKS	110.00	0.00	(110.00)	110.00	0.00	(110.00)	0.00
TOTAL Administrative	966.26	1,002.00	35.74	2,631.19	3,006.00	374.81	12,367.00
<u>Grounds</u>							
00530 CONTRACT GROUNDS LABOR	5,722.50	5,611.00	(111.50)	17,167.50	16,833.00	(334.50)	67,326.00
00534 IRRIGATION REPAIRS/MAINT	341.00	500.00	159.00	2,301.75	1,500.00	(801.75)	6,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	850.00	210.00	(640.00)	845.00
00537 SOD	0.00	0.00	0.00	240.00	0.00	(240.00)	0.00
00538 MULCH	0.00	1,042.00	1,042.00	0.00	3,126.00	3,126.00	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	126.00	126.00	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	0.00	999.00	999.00	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	1,251.00	1,251.00	5,000.00
TOTAL Grounds	6,063.50	8,015.00	1,951.50	20,559.25	24,045.00	3,485.75	96,171.00
<u>Insurance</u>							
00520 INSURANCE PACKAGE	117.98	172.00	54.02	379.23	516.00	136.77	2,062.00
TOTAL Insurance	117.98	172.00	54.02	379.23	516.00	136.77	2,062.00
TOTAL Expense	7,147.74	9,189.00	2,041.26	23,569.67	27,567.00	3,997.33	110,600.00
Excess Revenue / Expense	2,081.34	28.00	2,053.34	4,093.01	84.00	4,009.01	0.00

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 2/1/2021 To 2/28/2021 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00410 OPERATING ASSESSMENTS	9,216.66	9,217.00	(0.34)	27,650.00	27,651.00	(1.00)	110,600.00
00475 OWNERS INTEREST CHARGES	12.30	0.00	12.30	12.30	0.00	12.30	0.00
TOTAL Income	9,228.96	9,217.00	11.96	27,662.30	27,651.00	11.30	110,600.00
TOTAL Income	9,228.96	9,217.00	11.96	27,662.30	27,651.00	11.30	110,600.00
Expense							
<u>Administrative</u>							
00500 CORPORATE ANNUAL REPORT	0.00	0.00	0.00	0.00	0.00	0.00	61.00
00502 LEGAL FEE	0.00	125.00	125.00	0.00	375.00	375.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	1,935.00	1,935.00	0.00	7,740.00
00506 OFFICE EXPENSES	120.26	83.00	(37.26)	195.19	249.00	53.81	1,000.00
00508 TAX PREP-AUDIT	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00510 CONTINGENCY	91.00	120.00	29.00	391.00	360.00	(31.00)	1,441.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	0.00	87.00	87.00	350.00
00513 BACKGROUND CHECKS	110.00	0.00	(110.00)	110.00	0.00	(110.00)	0.00
TOTAL Administrative	966.26	1,002.00	35.74	2,631.19	3,006.00	374.81	12,367.00
<u>Grounds</u>							
00530 CONTRACT GROUNDS LABOR	5,722.50	5,611.00	(111.50)	17,167.50	16,833.00	(334.50)	67,326.00
00534 IRRIGATION REPAIRS/MAINT	341.00	500.00	159.00	2,301.75	1,500.00	(801.75)	6,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	850.00	210.00	(640.00)	845.00
00537 SOD	0.00	0.00	0.00	240.00	0.00	(240.00)	0.00
00538 MULCH	0.00	1,042.00	1,042.00	0.00	3,126.00	3,126.00	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	126.00	126.00	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	0.00	999.00	999.00	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	1,251.00	1,251.00	5,000.00
TOTAL Grounds	6,063.50	8,015.00	1,951.50	20,559.25	24,045.00	3,485.75	96,171.00
<u>Insurance</u>							
00520 INSURANCE PACKAGE	117.98	172.00	54.02	379.23	516.00	136.77	2,062.00
TOTAL Insurance	117.98	172.00	54.02	379.23	516.00	136.77	2,062.00
TOTAL Expense	7,147.74	9,189.00	2,041.26	23,569.67	27,567.00	3,997.33	110,600.00
Excess Revenue / Expense	2,081.22	28.00	2,053.22	4,092.63	84.00	4,008.63	0.00

Portofino at Sun City Center Ft. Myers POA
Income & Expense Statement

Posted 2/1/2021 To 2/28/2021 11:59:00 PM

	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00498 INTEREST - RESERVES	0.12	0.00	0.12	0.38	0.00	0.38	0.00
TOTAL Income	<u>0.12</u>	<u>0.00</u>	<u>0.12</u>	<u>0.38</u>	<u>0.00</u>	<u>0.38</u>	<u>0.00</u>
TOTAL Income	<u>0.12</u>	<u>0.00</u>	<u>0.12</u>	<u>0.38</u>	<u>0.00</u>	<u>0.38</u>	<u>0.00</u>
Excess Revenue / Expense	<u><u>0.12</u></u>	<u><u>0.00</u></u>	<u><u>0.12</u></u>	<u><u>0.38</u></u>	<u><u>0.00</u></u>	<u><u>0.38</u></u>	<u><u>0.00</u></u>

YTD P&L by Month

Posted 2/1/2021 To 2/28/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Operating

	December	January	February	March	April	May	June	July	August	September	October	November	Total
INCOME													
<u>Income</u>													
00410OPERATING ASSESMEN	9,217	9,217	9,217	0	0	0	0	0	0	0	0	0	27,650
00475OWNERS INTEREST CHA	0	0	12	0	0	0	0	0	0	0	0	0	12
TOTAL Income	9,217	9,217	9,229	0	0	0	0	0	0	0	0	0	27,662
TOTAL INCOME	9,217	9,217	9,229	0	0	0	0	0	0	0	0	0	27,662
EXPENSES													
<u>Administrative</u>													
00500CORPORATE ANNUAL RE	0	0	0	0	0	0	0	0	0	0	0	0	0
00502LEGAL FEE	0	0	0	0	0	0	0	0	0	0	0	0	0
00504MANAGEMENT FEE	645	645	645	0	0	0	0	0	0	0	0	0	1,935
00506OFFICE EXPENSES	52	23	120	0	0	0	0	0	0	0	0	0	195
00508TAX PREP-AUDIT	0	0	0	0	0	0	0	0	0	0	0	0	0
00510CONTINGENCY	0	300	91	0	0	0	0	0	0	0	0	0	391
00512SOCIAL HOA EVENTS	0	0	0	0	0	0	0	0	0	0	0	0	0
00513BACKGROUND CHECKS	0	0	110	0	0	0	0	0	0	0	0	0	110
TOTAL Administrative	697	968	966	0	0	0	0	0	0	0	0	0	2,631
<u>Grounds</u>													
00530CONTRACT GROUNDS L/	5,723	5,723	5,723	0	0	0	0	0	0	0	0	0	17,168
00534IRRIGATION REPAIRS/MA	3,402	(1,441)	341	0	0	0	0	0	0	0	0	0	2,302
00536SIDEWALK CLEANING	0	850	0	0	0	0	0	0	0	0	0	0	850
00537SOD	240	0	0	0	0	0	0	0	0	0	0	0	240
00538MULCH	0	0	0	0	0	0	0	0	0	0	0	0	0
00540PLANT REPLACEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0
00542OAK EXPENSE	0	0	0	0	0	0	0	0	0	0	0	0	0
00544PRUNE PALM	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL Grounds	9,364	5,132	6,064	0	0	0	0	0	0	0	0	0	20,559
<u>Insurance</u>													
00520INSURANCE PACKAGE	131	131	118	0	0	0	0	0	0	0	0	0	379

YTD P&L by Month

Posted 2/1/2021 To 2/28/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Operating

	December	January	February	March	April	May	June	July	August	September	October	November	Total
TOTAL Insurance	131	131	118	0	0	0	0	0	0	0	0	0	379
TOTAL EXPENSES	10,192	6,230	7,148	0	0	0	0	0	0	0	0	0	23,570
Excess Revenue / Expense	(976)	2,987	2,081	0	0	0	0	0	0	0	0	0	4,093

Posted 2/1/2021 To 2/28/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Reserve

	December	January	February	March	April	May	June	July	August	September	October	November	Total
INCOME													
<u>Income</u>													
00498INTEREST - RESERVES	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL Income	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL INCOME	0	0	0	0	0	0	0	0	0	0	0	0	0
Excess Revenue / Expense	0	0	0	0	0	0	0	0	0	0	0	0	0

Delinquent Owners Report

Wednesday, March 24, 2021

10:47

Posted Date 02/28/2021

Portofino at Sun City Center Ft. Myers POA

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
79290	Owner Final Notice	BEAULIEU,Tony & Suzanne	4.12	0.00	553.00	4.09	561.21
79337	Owner	SENGER,David & Sandra	0.00	0.00	0.00	10.00	10.00
Count: 2			4.12	0.00	553.00	14.09	571.21

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
50	0	50	50	0	100.00%

Charge Code Summary

Description	G/L Acct #	Amount
02 NSF Charges	00112	10.00
04 Interest	00112	4.12
A1 Assessment	00112	557.09
		<u>571.21</u>

Prepaid Owners Report

Wednesday, March 24, 2021

10:47

Posted Date 02/28/2021

Portofino at Sun City Center Ft. Myers POA

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
79310	Owner	GROSS,Michael & Becky	0.00	0.00	0.00	-8.18	-8.18
79339	Owner	SICK,Milt & Karen	0.00	0.00	0.00	-10.00	-10.00
79292	Owner	BICKELMAN,Richard	0.00	0.00	-101.00	0.00	-101.00
79344	Owner	WORLEY,Henry & Joanne	0.00	0.00	0.00	-122.48	-122.48
79324	Owner	MCTEAGUE,Alan & Daisy	0.00	0.00	-537.40	0.00	-537.40
79330	Owner	SEAWELL,Debra & Bruce	-553.00	0.00	0.00	0.00	-553.00
79315	Owner	KNEPPER,Michael	-553.00	0.00	0.00	0.00	-553.00
79306	Owner	FIAMINGO,Patricia	-553.00	0.00	0.00	0.00	-553.00
79307	Owner	DELANEY,Janet	-553.00	0.00	0.00	0.00	-553.00
79316	Owner	ARCHER,Michael & Patricia	0.00	0.00	-553.00	0.00	-553.00
79295	Owner	BROKKE,Dennis & Carole	-553.00	0.00	0.00	0.00	-553.00
79300	Owner	VILLAMERE,Wayne & Bonnie	-553.00	0.00	0.00	0.00	-553.00
79340	Owner	GOLDTHWAITE,John & Susan	-553.00	0.00	0.00	0.00	-553.00
79322	Owner	MARTIN,The	-553.00	0.00	0.00	0.00	-553.00
79333	Owner	RADASH,Peter & Barbara	-553.00	0.00	0.00	0.00	-553.00
79343	Owner	WATTERSON,Cindy	-553.00	0.00	0.00	0.00	-553.00
79319	Owner	LECHNER,Jerry & Joyce	-553.00	0.00	0.00	0.00	-553.00
79291	Owner	BEGGS,Bill & Diana	-553.00	0.00	0.00	0.00	-553.00
79309	Owner	GREGA,John & Leelanau	-553.00	0.00	0.00	0.00	-553.00
79305	Owner	FASCETTI,Joan	-553.00	0.00	0.00	0.00	-553.00
79311	Owner	HALL,Nancy	-553.00	0.00	0.00	0.00	-553.00
141216	Owner 1st Notice	Sweat trust,Jackie	-557.09	0.00	0.00	0.00	-557.09
79299	Owner	BILEWITZ,Leon & Carole	-1,659.00	0.00	0.00	0.00	-1,659.00
Count:	23		-10,511.09	0.00	-1,191.40	-140.66	-11,843.15

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
50	0	50	50	0	100.00%

Charge Code Summary

Description	G/L Acct #	Amount
PP	00101	-11,843.15
		-11,843.15

AP Aging Detail Accrual

Posted 02/28/2021

Portofino at Sun City Center Ft. Myers POA

Vendor	Date	Invoice #		Current	31-60	61-90	Over 90
00101 IBERIA BANK - OP 8138 *****8138							
Vesta Property Services, I	2/26/2021	380253	background check	50.00	0.00	0.00	0.00
Vesta Property Services, I	2/25/2021	380164	background check	60.00	0.00	0.00	0.00
RODGERS LANDSCAPE	3/1/2021	4032	Monthly maintenance	5,722.50	0.00	0.00	0.00
RODGERS LANDSCAPE	2/22/2021	4046	irrigation	91.00	0.00	0.00	0.00
RODGERS LANDSCAPE	2/22/2021	4049	irrigation	250.00	0.00	0.00	0.00
RODGERS LANDSCAPE	1/29/2021	4016	sprinkler fees	0.00	91.00	0.00	0.00
00101 IBERIA BANK - OP 8138 *****8138 Totals:				6,173.50	91.00	0.00	0.00
00101 IBERIA BANK - OP 8138 *****8138 Cash Balance: \$56,885.19							
AP Total: \$6,264.50							
Available Cash Balance: \$50,620.69							
00109 IBERIA BANK - RES 0186 *****0186							
00109 IBERIA BANK - RES 0186 *****0186 Totals:				0.00	0.00	0.00	0.00
00109 IBERIA BANK - RES 0186 *****0186 Cash Balance: \$3,076.77							
Portofino at Sun City Center Ft. Myers POA Totals:				6,173.50	91.00	0.00	0.00
Total: \$6,264.50							

AP Check Register with Detail

Check Date 2/1/2021 To 2/28/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense Memo				
IBERIA BANK - OP 8138						3
100106	2/3/2021	117181	RODGERS LANDSCAPE MAINT., INC.		6,146.50	PAID
Inv. # 3989		00530	CONTRACT GROUNDS LABOR Feb monthly maintenance	Operating	5,722.50	
Inv. # 4000		00534	IRRIGATION REPAIRS/MAINT Irrigation repairs	Operating	333.00	
Inv. # 3970		00534	IRRIGATION REPAIRS/MAINT irrigation repairs	Operating	91.00	
100107	2/3/2021	117182	Premier Pressure Cleaning LLC		850.00	PAID
Inv. # 04200		00536	SIDEWALK CLEANING pressure wash sidewalks & gutters	Operating	850.00	
100108	2/10/2021	119504	Vesta Property Services, Inc.		667.50	PAID
Inv. # 379547		00504	MANAGEMENT FEE	Operating	645.00	
Inv. # 379547		00506	OFFICE EXPENSES	Operating	22.50	
					Total	7,664.00
					Voided	0.00
IBERIA BANK - OP 8138 TOTAL \$					7,664.00	

GL Ledger Summary by Department

Wednesday, March 24, 2021

10:47

Period 2/1/2021 To 2/28/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
Operating						
00101 IBERIA BANK - OP 8138 *****8138						51,787.99
2/1/2021	2/1/2021	A/R	Lockbox	2,765.00		54,552.99
2/3/2021	2/3/2021	A/P	A/P Voucher Post: Chk# 100106: RODGERS LANDS		6,146.50	48,406.49
2/3/2021	2/3/2021	A/P	A/P Voucher Post: Chk# 100107: Premier Pressure C		850.00	47,556.49
2/4/2021	2/4/2021	A/P	A/P Voucher Payment Void: Vesta Property Services,	29.93		47,586.42
2/9/2021	2/9/2021	A/R	Lockbox	1,659.00		49,245.42
2/10/2021	2/10/2021	A/P	A/P Voucher Post: Chk# 100108: Vesta Property Ser		667.50	48,577.92
2/16/2021	2/16/2021	A/R	Lockbox	1,106.00		49,683.92
2/22/2021	2/22/2021	A/R	Lockbox	1,659.00		51,342.92
2/23/2021	2/23/2021	A/R	Lockbox	1,659.00		53,001.92
2/25/2021	2/25/2021	A/R	Lockbox	2,212.00		55,213.92
2/26/2021	2/26/2021	A/R	Lockbox	557.09		55,771.01
2/26/2021	2/26/2021	A/R	Adjustment Batch	1,114.18		56,885.19
Net Change: 5,097.20				12,761.20	7,664.00	56,885.19
00112 A/R - OWNER ASSESSMENTS						2,779.09
2/4/2021	2/4/2021	A/R	Late Fee	4.12		2,783.21
2/15/2021	2/15/2021	A/R	Late Fee	8.18		2,791.39
2/19/2021	2/19/2021	A/R	Apply Credit		1,106.00	1,685.39
2/26/2021	2/26/2021	A/R	Apply Credit		557.09	1,128.30
2/28/2021	2/28/2021	A/R	Apply Credit		557.09	571.21
Net Change: (2,207.88)				12.30	2,220.18	571.21
00122 PREPAID INSURANCE						1,204.09
2/28/2021	2/28/2021	G/L	Monthly Insurance		117.98	1,086.11
Net Change: (117.98)				0.00	117.98	1,086.11
00123 PREPAID EXPENSES						5,797.73
2/28/2021	2/28/2021	G/L	Clear Vesta ppd exp		75.23	5,722.50
2/28/2021	2/28/2021	G/L	Reclass Rodgers Landscape-Feb		5,722.50	0.00
2/28/2021	2/28/2021	G/L	Reclass Rodgers Landscape-Mar	5,722.50		5,722.50
Net Change: (75.23)				5,722.50	5,797.73	5,722.50
00207 PREPAID ASSESSMENTS						(1,332.06)
2/1/2021	2/1/2021	A/R	Lockbox		2,765.00	(4,097.06)
2/9/2021	2/9/2021	A/R	Lockbox		1,659.00	(5,756.06)
2/16/2021	2/16/2021	A/R	Lockbox		1,106.00	(6,862.06)
2/19/2021	2/19/2021	A/R	Apply Credit	1,106.00		(5,756.06)
2/22/2021	2/22/2021	A/R	Lockbox		1,659.00	(7,415.06)
2/23/2021	2/23/2021	A/R	Lockbox		1,659.00	(9,074.06)
2/25/2021	2/25/2021	A/R	Lockbox		2,212.00	(11,286.06)
2/26/2021	2/26/2021	A/R	Lockbox		557.09	(11,843.15)
2/26/2021	2/26/2021	A/R	Apply Credit	557.09		(11,286.06)
2/26/2021	2/26/2021	A/R	Adjustment Batch		1,114.18	(12,400.24)
2/28/2021	2/28/2021	A/R	Apply Credit	557.09		(11,843.15)
Net Change: (10,511.09)				2,220.18	12,731.27	(11,843.15)
00210 ACCOUNTS PAYABLE						(6,996.50)
2/25/2021	1/29/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		91.00	(7,087.50)
2/4/2021	2/1/2021	A/P	A/P Voucher Post: Vesta Property-Bonita		667.50	(7,755.00)
2/3/2021	2/3/2021	A/P	A/P Voucher Post: Chk# 100106: RODGERS LANDS	6,146.50		(1,608.50)
2/3/2021	2/3/2021	A/P	A/P Voucher Post: Chk# 100107: Premier Pressure C	850.00		(758.50)

GL Ledger Summary by Department

Wednesday, March 24, 2021

10:47

Period 2/1/2021 To 2/28/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
2/4/2021	2/4/2021	A/P	A/P Voucher Payment Void: Vesta Property Services,		29.93	(788.43)
2/5/2021	2/5/2021	A/P	A/P Voucher Void: Vesta Property Services, Inc.	29.93		(758.50)
2/10/2021	2/10/2021	A/P	A/P Voucher Post: Chk# 100108: Vesta Property Ser	667.50		(91.00)
2/25/2021	2/22/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		91.00	(182.00)
2/25/2021	2/22/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		250.00	(432.00)
2/26/2021	2/25/2021	A/P	A/P Voucher Post: Vesta Property-Bonita		60.00	(492.00)
2/26/2021	2/26/2021	A/P	A/P Voucher Post: Vesta Property-Bonita		50.00	(542.00)
2/25/2021	3/1/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		5,722.50	(6,264.50)
			Net Change: 732.00	7,693.93	6,961.93	(6,264.50)
00211 ACCRUED PAYABLES						0.00
2/28/2021	2/28/2021	G/L	Accrue Vesta Property Services-Feb		52.46	(52.46)
			Net Change: (52.46)	0.00	52.46	(52.46)
00239 DEFERRED ASSESSMENTS						(9,216.66)
2/28/2021	2/28/2021	G/L	Monthly Assessments	9,216.66		0.00
			Net Change: 9,216.66	9,216.66	0.00	0.00
00350 FUND BALANCE						(42,012.27)
00410 OPERATING ASSESSMENTS						(18,433.34)
2/28/2021	2/28/2021	G/L	Monthly Assessments		9,216.66	(27,650.00)
			Net Change: (9,216.66)	0.00	9,216.66	(27,650.00)
00475 OWNERS INTEREST CHARGES						0.00
2/4/2021	2/4/2021	A/R	Late Fee		4.12	(4.12)
2/15/2021	2/15/2021	A/R	Late Fee		8.18	(12.30)
			Net Change: (12.30)	0.00	12.30	(12.30)
00504 MANAGEMENT FEE						1,290.00
2/4/2021	2/1/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	645.00		1,935.00
			Net Change: 645.00	645.00	0.00	1,935.00
00506 OFFICE EXPENSES						74.93
2/4/2021	2/1/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	22.50		97.43
2/5/2021	2/5/2021	A/P	A/P Voucher Void: Vesta Property Services, Inc.		29.93	67.50
2/28/2021	2/28/2021	G/L	Clear Vesta ppd exp	75.23		142.73
2/28/2021	2/28/2021	G/L	Accrue Vesta Property Services-Feb	52.46		195.19
			Net Change: 120.26	150.19	29.93	195.19
00510 CONTINGENCY						300.00
2/25/2021	1/29/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	91.00		391.00
			Net Change: 91.00	91.00	0.00	391.00
00513 BACKGROUND CHECKS						0.00
2/26/2021	2/25/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	60.00		60.00
2/26/2021	2/26/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	50.00		110.00
			Net Change: 110.00	110.00	0.00	110.00
00520 INSURANCE PACKAGE						261.25
2/28/2021	2/28/2021	G/L	Monthly Insurance	117.98		379.23
			Net Change: 117.98	117.98	0.00	379.23

GL Ledger Summary by Department

Wednesday, March 24, 2021

10:47

Period 2/1/2021 To 2/28/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
00530 CONTRACT GROUNDS LABOR						11,445.00
2/28/2021	2/28/2021	G/L	Reclass Rodgers Landscape-Feb	5,722.50		17,167.50
2/28/2021	2/28/2021	G/L	Reclass Rodgers Landscape-Mar		5,722.50	11,445.00
2/25/2021	3/1/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	5,722.50		17,167.50
			Net Change: 5,722.50	11,445.00	5,722.50	17,167.50
00534 IRRIGATION REPAIRS/MAINT						1,960.75
2/25/2021	2/22/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	91.00		2,051.75
2/25/2021	2/22/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	250.00		2,301.75
			Net Change: 341.00	341.00	0.00	2,301.75
00536 SIDEWALK CLEANING						850.00
00537 SOD						240.00

GL Ledger Summary by Department

Wednesday, March 24, 2021

10:47

Period 2/1/2021 To 2/28/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
Reserve						
00109 IBERIA BANK - RES 0186 *****0186						3,076.65
2/28/2021	2/28/2021	G/L	Bank Reconcile: Interest Earned	0.12		3,076.77
			Net Change: 0.12	0.12	0.00	3,076.77
00301 DEF RESERVE-SOD REPLACEMENT						(3,073.51)
00350 FUND BALANCE						(2.88)
00498 INTEREST - RESERVES						(0.26)
2/28/2021	2/28/2021	G/L	Bank Reconcile: Interest Earned		0.12	(0.38)
			Net Change: (0.12)	0.00	0.12	(0.38)

Portofino at Sun City Center Ft. Myers POA
Bank Reconciliation Expanded Detail Consolidated

Bank: IBERIA BANK - OP 8138 Account: *****8138

Statement Date: 2/28/2021

G/L Balance: 56,885.19

Linked Statement: 032221150325_IB Op 8138 Res 0186 stmt.pdf

Statement Balance: 57,552.69

Item	Date	Check #	Amount	Balance
			Previous Balance:	52,785.42
Vesta Property-Bonita	1/7/2021	100105	-667.50	52,117.92
MIKE KNEPPER	1/13/2021	512	-300.00	51,817.92
RODGERS LANDSCAPE MAINT., INC.	2/3/2021	100106	-6,146.50	45,671.42
Premier Pressure Cleaning LLC	2/3/2021	100107	-850.00	44,821.42
		Total Checks:	-7,964.00	
Lockbox	2/1/2021		2,765.00	47,586.42
Lockbox	2/9/2021		1,659.00	49,245.42
Lockbox	2/16/2021		1,106.00	50,351.42
Lockbox	2/22/2021		1,659.00	52,010.42
Lockbox	2/23/2021		1,659.00	53,669.42
Lockbox	2/25/2021		2,212.00	55,881.42
Adjustment Batch	2/26/2021		1,114.18	56,995.60
Lockbox	2/26/2021		557.09	57,552.69
		Total Deposits / Adjustments:	12,731.27	
			Statement Balance:	57,552.69

Voided Checks In Period:

Check #	Date	Reference	Voided Checks
* 100104		Vesta Property-Bonita	29.93
			<u>29.93</u>

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
100108	2/10/2021	Vesta Property-Bonita	667.50
			<u>667.50</u>

Bank Reconciliation Summary: IBERIA BANK - OP 8138 Account: ***8138**

G/L Balance:	56,885.19
Uncleared Checks, Credits:	667.50
Uncleared Deposits, Debits:	0.00
G/L Difference:	57,552.69
Statement Balance:	57,552.69
G/L and Balance Difference:	0.00

* voided check

Portofino at Sun City Center Ft. Myers POA

Bank Reconciliation Expanded Detail Consolidated

Bank: IBERIA BANK - RES 0186 Account: *****0186

Statement Date: 2/28/2021

G/L Balance: 3,076.77

Linked Statement: NONE

Statement Balance: 3,076.77

Item	Date	Check #	Amount	Balance
			Previous Balance:	3,076.65
Bank Reconcile: Interest Earned	2/28/2021		0.12	3,076.77
		Total Deposits / Adjustments:	0.12	
		Statement Balance:		3,076.77

Outstanding Items:

Bank Reconciliation Summary: IBERIA BANK - RES 0186 Account: ***0186**

G/L Balance:	3,076.77
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	3,076.77
Statement Balance:	3,076.77
G/L and Balance Difference:	0.00

Portofino at Sun City Center Ft. Myers POA
Bank Statement Attachments

PORTOFINO AT SUN CITY CENTER POA INC
 OPERATING ACCOUNT
 C/O VESTA PROPERTY SERVICES
 27180 BAY LANDING DR STE 4
 BONITA SPRINGS FL 34135



**PLEASE CONTACT YOUR
 RELATIONSHIP MANAGER
 WITH ANY QUESTIONS
 OR CALL**
 1-800-968-0801



24-hr Online Banking
iberiabank.com

SUMMARY OF ACCOUNTS

Account Number	Type of Account	Current Balance
*****8138	ASSOCIATION CK NO INTEREST	57,552.69
*****0186	ASSOCIATION PRIORITY INVEST	3,076.77

ASSOCIATION CK NO INTEREST

ACCOUNT NUMBER ***8138**

Previous Balance	52,785.42	Statement Dates	2/01/21 thru 2/28/21
8 Deposits/Credits	12,731.27	Days this Statement Period	28
4 Checks/Debits	7,964.00	Average Ledger Balance	52,989.32
Service Charge	.00	Average Collected Balance	52,633.82
Interest Paid	.00		
Current Balance	57,552.69		

DEPOSITS AND CREDITS

Date	Description	Amount
2/01	Lockbox Deposit	2,765.00
2/09	Lockbox Deposit	1,659.00
2/16	Lockbox Deposit	1,106.00
2/22	Lockbox Deposit	1,659.00
2/23	Lockbox Deposit	553.00
2/23	Transfer Propay PPD	1,106.00
2/25	Lockbox Deposit	2,212.00
2/26	Transfer Propay PPD	1,671.27

CHECKS IN NUMERICAL ORDER

Date	Check No	Amount	Date	Check No	Amount
2/18	512	300.00	2/09	100106	6,146.50
2/08	100105*	667.50	2/12	100107	850.00

(*) Check Numbers Missing

ASSOCIATION CK NO INTEREST (continued)

Account Number ***8138**

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
2/01	55,550.42	2/16	50,651.42	2/25	55,881.42
2/08	54,882.92	2/18	50,351.42	2/26	57,552.69
2/09	50,395.42	2/22	52,010.42		
2/12	49,545.42	2/23	53,669.42		

ASSOCIATION PRIORITY INVEST

ACCOUNT NUMBER ***0186**

Previous Balance	3,076.65	Statement Dates	2/01/21 thru 2/28/21
Deposits/Credits	.00	Days this Statement Period	28
Checks/Debits	.00	Average Ledger Balance	3,076.65
Service Charge	.00	Average Collected Balance	3,076.65
Interest Paid	.12	Interest Earned	.12
Current Balance	3,076.77	Annual Percentage Yield Earned	0.05%
		2021 Interest Paid	.25

DEPOSITS AND CREDITS

Date	Description	Amount
2/28	Interest Deposit	.12

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
2/01	3,076.65	2/28	3,076.77

IBERIABANK

Account Number *****8138

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 02/01/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 2
Amount: \$2,765.00

#0 2/1/21 \$2765.00

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 02/25/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 4
Amount: \$2,212.00

#0 2/25/21 \$2212.00

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 02/09/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 3
Amount: \$1,659.00

#0 2/9/21 \$1659.00

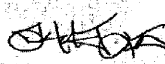
PORTOFINO AT SUN CITY CENTER
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135

Iberia Bank
2150 Goodlette Rd. North 2nd Floor
Naples, FL 34102

DATE: 01/07/2021 100105

PAY TO Vesta Property-Bonita \$ 667.50
THE ORDER OF Six Hundred Sixty-Seven Dollars and Fifty Cents DOLLARS

memo: inv:37781



#100105 2/8/21 \$667.50

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 02/16/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 2
Amount: \$1,106.00

#0 2/16/21 \$1106.00

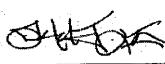
PORTOFINO AT SUN CITY CENTER
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135

Iberia Bank
2150 Goodlette Rd. North 2nd Floor
Naples, FL 34102

DATE: 02/03/2021 100106

PAY TO RODGERS LANDSCAPE MAINT., INC. \$ 6,146.50
THE ORDER OF Six Thousand One Hundred Forty-Six Dollars and Fifty Cents DOLLARS

memo: See Check Stub for termination info



#100106 2/9/21 \$6146.50

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 02/22/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 3
Amount: \$1,659.00

#0 2/22/21 \$1659.00

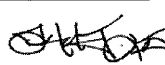
PORTOFINO AT SUN CITY CENTER
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135

Iberia Bank
2150 Goodlette Rd. North 2nd Floor
Naples, FL 34102

DATE: 02/03/2021 100107

PAY TO Premier Pressure Cleaning LLC \$ 850.00
THE ORDER OF Eight Hundred Fifty Dollars and Zero Cents DOLLARS

memo: inv:04700



#100107 2/12/21 \$850.00

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 02/23/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 1
Amount: \$553.00

#0 2/23/21 \$553.00

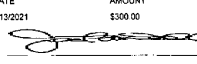
IBERIA BANK - OP 8138 Iberia Bank 512

Portifino at Sun City Center Ft. Myers Property Owners As
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135
(239) 947-4552

PAY THREE HUNDRED DOLLARS AND 00/100

DATE 1/13/2021 AMOUNT \$300.00

TO THE ORDER OF MIKE KNEPPER
9526 BELLA VISTA CT
FORT MYERS, FL 33913



#512 2/18/21 \$300.00

Prepaid Insurance Report
 Portofino at Sun City Center Ft. Myers POA

Prepaid Insurance Schedule

As Of Date: 02/28/21

Type	Start	Stop	Annual Premium	Monthly Premium	Daily Premium	Days to Maturity	Expired Amount	Unexpired Amount
Commercial General Liability	8/22/2020	8/21/2021	\$437.00	\$36.42	\$1.20	174	\$228.68	\$208.32
Crime	12/17/2020	12/16/2021	\$243.00	\$20.25	\$0.67	291	\$49.27	\$193.73
Directors & Officers	12/17/2020	12/16/2021	\$858.00	\$71.50	\$2.35	291	\$173.95	\$684.05
TOTAL			\$1,538.00	\$128.17	\$4.21		\$451.89	\$1,086.11

Portofino
Prepaid Expense
02/28/21

	Billed Amount	Amount Paid	Expense	Prepaid	Monthly Expense
South Data	75.23	75.23	75.23	-	75.23
Rodgers - Mar Lawn	5,722.50	5,722.50	-	5,722.50	-
	<u>5,797.73</u>	<u>5,797.73</u>	<u>75.23</u>	<u>5,722.50</u>	<u>75.23</u>

Prior Mo Prepaid 5,797.73

(75.23)