



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

UNAUDITED FINANCIAL STATEMENT

April 2021

Reviewed by: _____

Portofino at Sun City Center Ft. Myers POA
Balance Sheet
Period 04/30/2021

April 2021	Operating	Reserve	Total
Assets			
<i>Current Assets</i>			
00101	IBERIA BANK - OP 8138	52,557.61	52,557.61
00109	IBERIA BANK - RES 0186	3,077.02	3,077.02
00112	A/R - OWNER ASSESSMENTS	563.00	563.00
00122	PREPAID INSURANCE	831.35	831.35
00123	PREPAID EXPENSES	5,722.50	5,722.50
	<i>Total Current Assets</i>	<u>59,674.46</u>	<u>62,751.48</u>
	TOTAL ASSETS	<u>59,674.46</u>	<u>62,751.48</u>
Liabilities & Equity			
<i>Current Liabilities</i>			
00207	PREPAID ASSESSMENTS	3,030.12	3,030.12
00210	ACCOUNTS PAYABLE	97.51	97.51
00239	DEFERRED ASSESSMENTS	9,216.66	9,216.66
	<i>Total Current Liabilities</i>	<u>12,344.29</u>	<u>12,344.29</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	42,015.15
	Current Year Net Income/(Loss)	5,317.90	5,318.53
	<i>Total Equity</i>	<u>47,330.17</u>	<u>47,333.68</u>
	TOTAL LIABILITIES & EQUITY	<u>59,674.46</u>	<u>62,751.48</u>

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 4/1/2021 To 4/30/2021 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	9,216.67	9,217.00	(0.33)	46,083.34	46,085.00	(1.66)	110,600.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	12.30	0.00	12.30	0.00
00481 APPLICATION FEES	0.00	0.00	0.00	140.00	0.00	140.00	0.00
00497 INTEREST INCOME	0.63	0.00	0.63	0.63	0.00	0.63	0.00
00498 INTEREST - RESERVES	(0.51)	0.00	(0.51)	0.00	0.00	0.00	0.00
TOTAL Income	<u>9,216.79</u>	<u>9,217.00</u>	<u>(0.21)</u>	<u>46,236.27</u>	<u>46,085.00</u>	<u>151.27</u>	<u>110,600.00</u>
TOTAL Income	<u>9,216.79</u>	<u>9,217.00</u>	<u>(0.21)</u>	<u>46,236.27</u>	<u>46,085.00</u>	<u>151.27</u>	<u>110,600.00</u>
Expense							
<u>Administrative</u>							
00500 CORPORATE ANNUAL REPORT	61.25	61.00	(0.25)	61.25	61.00	(0.25)	61.00
00502 LEGAL FEE	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	3,225.00	3,225.00	0.00	7,740.00
00506 OFFICE EXPENSES	262.86	83.00	(179.86)	542.73	415.00	(127.73)	1,000.00
00508 TAX PREP-AUDIT	0.00	0.00	0.00	275.00	275.00	0.00	275.00
00510 CONTINGENCY	0.00	120.00	120.00	391.00	600.00	209.00	1,441.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	0.00	145.00	145.00	350.00
00513 BACKGROUND CHECKS	0.00	0.00	0.00	110.00	0.00	(110.00)	0.00
00515 APPLICATION FEE	50.00	0.00	(50.00)	50.00	0.00	(50.00)	0.00
TOTAL Administrative	<u>1,019.11</u>	<u>1,063.00</u>	<u>43.89</u>	<u>4,654.98</u>	<u>5,346.00</u>	<u>691.02</u>	<u>12,367.00</u>
<u>Grounds</u>							
00530 CONTRACT GROUNDS LABOR	5,722.50	5,611.00	(111.50)	28,612.50	28,055.00	(557.50)	67,326.00
00534 IRRIGATION REPAIRS/MAINT	1,324.00	500.00	(824.00)	3,915.75	2,500.00	(1,415.75)	6,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	850.00	350.00	(500.00)	845.00
00537 SOD	0.00	0.00	0.00	240.00	0.00	(240.00)	0.00
00538 MULCH	68.02	1,042.00	973.98	68.02	5,210.00	5,141.98	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	210.00	210.00	500.00
00542 OAK EXPENSE	1,942.50	333.00	(1,609.50)	1,942.50	1,665.00	(277.50)	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	2,085.00	2,085.00	5,000.00
TOTAL Grounds	<u>9,057.02</u>	<u>8,015.00</u>	<u>(1,042.02)</u>	<u>35,628.77</u>	<u>40,075.00</u>	<u>4,446.23</u>	<u>96,171.00</u>
<u>Insurance</u>							
00520 INSURANCE PACKAGE	124.13	172.00	47.87	633.99	860.00	226.01	2,062.00
TOTAL Insurance	<u>124.13</u>	<u>172.00</u>	<u>47.87</u>	<u>633.99</u>	<u>860.00</u>	<u>226.01</u>	<u>2,062.00</u>
TOTAL Expense	<u>10,200.26</u>	<u>9,250.00</u>	<u>(950.26)</u>	<u>40,917.74</u>	<u>46,281.00</u>	<u>5,363.26</u>	<u>110,600.00</u>
Excess Revenue / Expense	<u>(983.47)</u>	<u>(33.00)</u>	<u>(950.47)</u>	<u>5,318.53</u>	<u>(196.00)</u>	<u>5,514.53</u>	<u>0.00</u>

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 4/1/2021 To 4/30/2021 11:59:00 PM

	Current Period Operating			Year to Date Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
Income							
00410 OPERATING ASSESSMENTS	9,216.67	9,217.00	(0.33)	46,083.34	46,085.00	(1.66)	110,600.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	12.30	0.00	12.30	0.00
00481 APPLICATION FEES	0.00	0.00	0.00	140.00	0.00	140.00	0.00
TOTAL Income	9,216.67	9,217.00	(0.33)	46,235.64	46,085.00	150.64	110,600.00
TOTAL Income	9,216.67	9,217.00	(0.33)	46,235.64	46,085.00	150.64	110,600.00
Expense							
Administrative							
00500 CORPORATE ANNUAL REPORT	61.25	61.00	(0.25)	61.25	61.00	(0.25)	61.00
00502 LEGAL FEE	0.00	125.00	125.00	0.00	625.00	625.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	3,225.00	3,225.00	0.00	7,740.00
00506 OFFICE EXPENSES	262.86	83.00	(179.86)	542.73	415.00	(127.73)	1,000.00
00508 TAX PREP-AUDIT	0.00	0.00	0.00	275.00	275.00	0.00	275.00
00510 CONTINGENCY	0.00	120.00	120.00	391.00	600.00	209.00	1,441.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	0.00	145.00	145.00	350.00
00513 BACKGROUND CHECKS	0.00	0.00	0.00	110.00	0.00	(110.00)	0.00
00515 APPLICATION FEE	50.00	0.00	(50.00)	50.00	0.00	(50.00)	0.00
TOTAL Administrative	1,019.11	1,063.00	43.89	4,654.98	5,346.00	691.02	12,367.00
Grounds							
00530 CONTRACT GROUNDS LABOR	5,722.50	5,611.00	(111.50)	28,612.50	28,055.00	(557.50)	67,326.00
00534 IRRIGATION REPAIRS/MAINT	1,324.00	500.00	(824.00)	3,915.75	2,500.00	(1,415.75)	6,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	850.00	350.00	(500.00)	845.00
00537 SOD	0.00	0.00	0.00	240.00	0.00	(240.00)	0.00
00538 MULCH	68.02	1,042.00	973.98	68.02	5,210.00	5,141.98	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	210.00	210.00	500.00
00542 OAK EXPENSE	1,942.50	333.00	(1,609.50)	1,942.50	1,665.00	(277.50)	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	2,085.00	2,085.00	5,000.00
TOTAL Grounds	9,057.02	8,015.00	(1,042.02)	35,628.77	40,075.00	4,446.23	96,171.00
Insurance							
00520 INSURANCE PACKAGE	124.13	172.00	47.87	633.99	860.00	226.01	2,062.00
TOTAL Insurance	124.13	172.00	47.87	633.99	860.00	226.01	2,062.00
TOTAL Expense	10,200.26	9,250.00	(950.26)	40,917.74	46,281.00	5,363.26	110,600.00
Excess Revenue / Expense	(983.59)	(33.00)	(950.59)	5,317.90	(196.00)	5,513.90	0.00

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 4/1/2021 To 4/30/2021 11:59:00 PM

	Current Period Reserve			Year to Date Reserve			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00497 INTEREST INCOME	0.63	0.00	0.63	0.63	0.00	0.63	0.00
00498 INTEREST - RESERVES	(0.51)	0.00	(0.51)	0.00	0.00	0.00	0.00
TOTAL Income	0.12	0.00	0.12	0.63	0.00	0.63	0.00
TOTAL Income	0.12	0.00	0.12	0.63	0.00	0.63	0.00
Excess Revenue / Expense	0.12	0.00	0.12	0.63	0.00	0.63	0.00

YTD P&L by Month

Posted 4/1/2021 To 4/30/2021 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													
Income													
00410OPERATING ASSESMEN	9,217	9,217	9,217	9,217	9,217	0	0	0	0	0	0	0	46,083
00475OWNERS INTEREST CHA	0	0	12	0	0	0	0	0	0	0	0	0	12
00481APPLICATION FEES	0	0	0	140	0	0	0	0	0	0	0	0	140
TOTAL Income	9,217	9,217	9,229	9,357	9,217	0	0	0	0	0	0	0	46,236
TOTAL INCOME	9,217	9,217	9,229	9,357	9,217	0	0	0	0	0	0	0	46,236
EXPENSES													
Administrative													
00500CORPORATE ANNUAL RE	0	0	0	0	61	0	0	0	0	0	0	0	61
00502LEGAL FEE	0	0	0	0	0	0	0	0	0	0	0	0	0
00504MANAGEMENT FEE	645	645	645	645	645	0	0	0	0	0	0	0	3,225
00506OFFICE EXPENSES	52	23	120	85	263	0	0	0	0	0	0	0	543
00508TAX PREP-AUDIT	0	0	0	275	0	0	0	0	0	0	0	0	275
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
00515APPLICATION FEE	0	0	0	0	50	0	0	0	0	0	0	0	50
TOTAL Administrative	697	968	966	1,005	1,019	0	0	0	0	0	0	0	4,655
Grounds													
00530CONTRACT GROUNDS L/	5,723	5,723	5,723	5,723	5,723	0	0	0	0	0	0	0	28,613
00534IRRIGATION REPAIRS/MA	3,402	(1,441)	341	290	1,324	0	0	0	0	0	0	0	3,916
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	68	0	0	0	0	0	0	0	68
00540PLANT REPLACEMENT	0	0	0	0	0	0	0	0	0	0	0	0	0
00542OAK EXPENSE	0	0	0	0	1,943	0	0	0	0	0	0	0	1,943
00544PRUNE PALM	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL Grounds	9,364	5,132	6,064	6,013	9,057	0	0	0	0	0	0	0	35,629

YTD P&L by Month

Posted 4/1/2021 To 4/30/2021 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
Insurance													
00520INSURANCE PACKAGE	131	131	118	131	124	0	0	0	0	0	0	0	634
TOTAL Insurance	131	131	118	131	124	0	0	0	0	0	0	0	634
TOTAL EXPENSES	10,192	6,230	7,148	7,148	10,200	0	0	0	0	0	0	0	40,918
Excess Revenue / Expense	(976)	2,987	2,081	2,209	(984)	0	0	0	0	0	0	0	5,318

Posted 4/1/2021 To 4/30/2021 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>													
00497INTEREST INCOME	0	0	0	0	1	0	0	0	0	0	0	0	1
00498INTEREST - RESERVES	0	0	0	0	(1)	0	0	0	0	0	0	0	0
TOTAL Income	0	0	0	0	0	0	0	0	0	0	0	0	1
TOTAL INCOME	0	0	0	0	0	0	0	0	0	0	0	0	1
Excess Revenue / Expense	0	0	0	0	0	0	0	0	0	0	0	0	1

Delinquent Owners Report

Thursday, May 6, 2021

15:16

Posted Date 04/30/2021

Portofino at Sun City Center Ft. Myers POA

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
79323	Owner	MASSEY,Craig & Lydia	0.00	0.00	553.00	0.00	553.00
79337	Owner	SENGER,David & Sandra	0.00	0.00	0.00	10.00	10.00
Count: 2			0.00	0.00	553.00	10.00	563.00

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
A1 Assessment	00112	553.00
		563.00

Prepaid Owners Report

Thursday, May 6, 2021 15:16

Posted Date 04/30/2021

Portofino at Sun City Center Ft. Myers POA

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
79327	Owner 1st Notice	SHIRK,Richard	0.00	-4.09	0.00	0.00	-4.09
79310	Owner	GROSS,Michael & Becky	0.00	-8.18	0.00	0.00	-8.18
79339	Owner	SICK,Milt & Karen	0.00	-10.00	0.00	0.00	-10.00
149589	Owner	Van Eperen,Gary & Charlene	0.00	-30.88	0.00	0.00	-30.88
79292	Owner	BICKELMAN,Richard	0.00	-101.00	0.00	0.00	-101.00
79344	Owner	WORLEY,Henry & Joanne	0.00	-122.48	0.00	0.00	-122.48
79324	Owner	MCTEAGUE,Alan & Daisy	0.00	-537.40	0.00	0.00	-537.40
79316	Owner	ARCHER,Michael & Patricia	0.00	-553.00	0.00	0.00	-553.00
141216	Owner 1st Notice	Sweat trust,Jackie	0.00	-553.00	-4.09	0.00	-557.09
79299	Owner	BILEWITZ,Leon & Carole	0.00	0.00	-1,106.00	0.00	-1,106.00
Count:	10		0.00	-1,920.03	-1,110.09	0.00	-3,030.12

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	-3,030.12
		-3,030.12

AP Aging Detail Accrual

Posted 04/30/2021

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	4/30/2021	SWPPP-0421 Office supply	47.51	0.00	0.00	0.00
Vesta Property Services, I	4/26/2021	383143 Sales application	50.00	0.00	0.00	0.00
00101 IBERIA BANK - OP 8138 *****8138 Totals:			97.51	0.00	0.00	0.00
00101 IBERIA BANK - OP 8138 *****8138 Cash Balance: \$52,557.61						
AP Total: \$97.51						
Available Cash Balance: \$52,460.10						
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: \$3,077.02						
Portofino at Sun City Center Ft. Myers POA Totals:			97.51	0.00	0.00	0.00
Total: \$97.51						

AP Check Register with Detail

Check Date 4/1/2021 To 4/30/2021 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						7
515	4/16/2021	136793	FLORIDA DEPARTMENT OF STATE DIVI		61.25	PAID
Inv. # N01000008510		00500	CORPORATE ANNUAL REPORT 5258594133CC	Operating	61.25	
100114	4/2/2021	132832	RODGERS LANDSCAPE MAINT., INC.		6,012.50	PAID
Inv. # 4096		00534	IRRIGATION REPAIRS/MAINT Irrigation repairs	Operating	290.00	
Inv. # 4086		00530	CONTRACT GROUNDS LABOR April Maintenance	Operating	5,722.50	
100115	4/8/2021	134765	Vesta Property Services, Inc.		667.50	PAID
Inv. # 382410		00504	MANAGEMENT FEE Management and storage fees	Operating	645.00	
Inv. # 382410		00506	OFFICE EXPENSES Management and storage fees	Operating	22.50	
100116	4/12/2021	135597	Lydia Massey		68.02	PAID
Inv. # 040621-		00538	MULCH Mulch	Operating	68.02	
100117	4/12/2021	135598	Karen Sick		192.85	PAID
Inv. # 040521-		00506	OFFICE EXPENSES Web page cost	Operating	192.85	
100118	4/23/2021	138814	ANCHOR TREE SERVICE, INC.		1,942.50	PAID
Inv. # 012821-		00542	OAK EXPENSE Tree Trimming - oaks	Operating	1,942.50	
100119	4/30/2021	140460	RODGERS LANDSCAPE MAINT., INC.		7,046.50	PAID
Inv. # 4124		00534	IRRIGATION REPAIRS/MAINT irrigation repair	Operating	65.00	
Inv. # 4148		00534	IRRIGATION REPAIRS/MAINT irrigation repair	Operating	91.00	
Inv. # 4103		00534	IRRIGATION REPAIRS/MAINT Filter casing	Operating	190.00	
Inv. # 4126		00534	IRRIGATION REPAIRS/MAINT irrigation repair	Operating	91.00	
Inv. # 4130		00534	IRRIGATION REPAIRS/MAINT irrigation repair	Operating	237.00	
Inv. # 4133		00530	CONTRACT GROUNDS LABOR Monthly maintenane	Operating	5,722.50	
Inv. # 4147		00534	IRRIGATION REPAIRS/MAINT Replace fuse board	Operating	650.00	
					Total	15,991.12
					Voided	0.00
IBERIA BANK - OP 8138 TOTAL \$						15,991.12

GL Ledger Summary by Department

Thursday, May 6, 2021

15:16

Period 4/1/2021 To 4/30/2021 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						68,548.73
4/2/2021	4/2/2021	A/P	A/P Voucher Post: Chk# 100114: RODGERS LANDS		6,012.50	62,536.23
4/8/2021	4/8/2021	A/P	A/P Voucher Post: Chk# 100115: Vesta Property Ser		667.50	61,868.73
4/12/2021	4/12/2021	A/P	A/P Voucher Post: Chk# 100116: Lydia Massey		68.02	61,800.71
4/12/2021	4/12/2021	A/P	A/P Voucher Post: Chk# 100117: Karen Sick		192.85	61,607.86
4/16/2021	4/16/2021	A/P	A/P Voucher Post: Chk# 515: FLORIDA DEPARTME		61.25	61,546.61
4/23/2021	4/23/2021	A/P	A/P Voucher Post: Chk# 100118: ANCHOR TREE SE		1,942.50	59,604.11
4/30/2021	4/30/2021	A/P	A/P Voucher Post: Chk# 100119: RODGERS LANDS		7,046.50	52,557.61
			Net Change: (15,991.12)	0.00	15,991.12	52,557.61
00112 A/R - OWNER ASSESSMENTS						563.00
00122 PREPAID INSURANCE						955.48
4/30/2021	4/30/2021	G/L	Monthly Insurance		124.13	831.35
			Net Change: (124.13)	0.00	124.13	831.35
00123 PREPAID EXPENSES						5,722.50
4/30/2021	4/30/2021	G/L	Reclass Rodgers Landscape-Apr		5,722.50	0.00
4/30/2021	4/30/2021	G/L	Reclass Rodgers Landscape-May	5,722.50		5,722.50
			Net Change: 0.00	5,722.50	5,722.50	5,722.50
00207 PREPAID ASSESSMENTS						(3,030.12)
00210 ACCOUNTS PAYABLE						(6,012.50)
4/20/2021	1/28/2021	A/P	A/P Voucher Post: ANCHOR TREE SERVICE		1,942.50	(7,955.00)
4/6/2021	4/1/2021	A/P	A/P Voucher Post: Vesta Property-Bonita		667.50	(8,622.50)
4/2/2021	4/2/2021	A/P	A/P Voucher Post: Chk# 100114: RODGERS LANDS	6,012.50		(2,610.00)
4/7/2021	4/5/2021	A/P	A/P Voucher Post: Karen Sick		192.85	(2,802.85)
4/28/2021	4/5/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		190.00	(2,992.85)
4/7/2021	4/6/2021	A/P	A/P Voucher Post: Lydia Massey		68.02	(3,060.87)
4/8/2021	4/8/2021	A/P	A/P Voucher Post: Chk# 100115: Vesta Property Ser	667.50		(2,393.37)
4/12/2021	4/12/2021	A/P	A/P Voucher Post: Chk# 100116: Lydia Massey	68.02		(2,325.35)
4/12/2021	4/12/2021	A/P	A/P Voucher Post: Chk# 100117: Karen Sick	192.85		(2,132.50)
4/28/2021	4/12/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		91.00	(2,223.50)
4/28/2021	4/15/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		237.00	(2,460.50)
4/16/2021	4/16/2021	A/P	A/P Voucher Post: FLORIDA DEPARTMENT OF ST/		61.25	(2,521.75)
4/16/2021	4/16/2021	A/P	A/P Voucher Post: Chk# 515: FLORIDA DEPARTME	61.25		(2,460.50)
4/28/2021	4/16/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		650.00	(3,110.50)
4/28/2021	4/21/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		65.00	(3,175.50)
4/23/2021	4/23/2021	A/P	A/P Voucher Post: Chk# 100118: ANCHOR TREE SE	1,942.50		(1,233.00)
4/27/2021	4/26/2021	A/P	A/P Voucher Post: Vesta Property-Bonita		50.00	(1,283.00)
4/28/2021	4/27/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		91.00	(1,374.00)
4/28/2021	4/30/2021	A/P	A/P Voucher Post: Vesta Property-Bonita		47.51	(1,421.51)
4/30/2021	4/30/2021	A/P	A/P Voucher Post: Chk# 100119: RODGERS LANDS	7,046.50		5,624.99
4/28/2021	5/1/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		5,722.50	(97.51)
			Net Change: 5,914.99	15,991.12	10,076.13	(97.51)
00239 DEFERRED ASSESSMENTS						(18,433.33)
4/30/2021	4/30/2021	G/L	Monthly Assessments	9,216.67		(9,216.66)
			Net Change: 9,216.67	9,216.67	0.00	(9,216.66)
00350 FUND BALANCE						(42,012.27)
00410 OPERATING ASSESSMENTS						(36,866.67)

GL Ledger Summary by Department

Thursday, May 6, 2021

15:16

Period 4/1/2021 To 4/30/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
4/30/2021	4/30/2021	G/L	Monthly Assessments		9,216.67	(46,083.34)
			Net Change: (9,216.67)	0.00	9,216.67	(46,083.34)
00475 OWNERS INTEREST CHARGES						(12.30)
00481 APPLICATION FEES						(140.00)
4/27/2021	4/26/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	50.00		(90.00)
4/30/2021	4/30/2021	G/L	Reclass Vesta Property Services		50.00	(140.00)
			Net Change: 0.00	50.00	50.00	(140.00)
00500 CORPORATE ANNUAL REPORT						0.00
4/16/2021	4/16/2021	A/P	A/P Voucher Post: FLORIDA DEPARTMENT OF ST/	61.25		61.25
			Net Change: 61.25	61.25	0.00	61.25
00504 MANAGEMENT FEE						2,580.00
4/6/2021	4/1/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	645.00		3,225.00
			Net Change: 645.00	645.00	0.00	3,225.00
00506 OFFICE EXPENSES						279.87
4/6/2021	4/1/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	22.50		302.37
4/7/2021	4/5/2021	A/P	A/P Voucher Post: Karen Sick	192.85		495.22
4/28/2021	4/30/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	47.51		542.73
			Net Change: 262.86	262.86	0.00	542.73
00508 TAX PREP-AUDIT						275.00
00510 CONTINGENCY						391.00
00513 BACKGROUND CHECKS						110.00
00515 APPLICATION FEE						0.00
4/30/2021	4/30/2021	G/L	Reclass Vesta Property Services	50.00		50.00
			Net Change: 50.00	50.00	0.00	50.00
00520 INSURANCE PACKAGE						509.86
4/30/2021	4/30/2021	G/L	Monthly Insurance	124.13		633.99
			Net Change: 124.13	124.13	0.00	633.99
00530 CONTRACT GROUNDS LABOR						22,890.00
4/30/2021	4/30/2021	G/L	Reclass Rodgers Landscape-Apr	5,722.50		28,612.50
4/30/2021	4/30/2021	G/L	Reclass Rodgers Landscape-May		5,722.50	22,890.00
4/28/2021	5/1/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	5,722.50		28,612.50
			Net Change: 5,722.50	11,445.00	5,722.50	28,612.50
00534 IRRIGATION REPAIRS/MAINT						2,591.75
4/28/2021	4/5/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	190.00		2,781.75
4/28/2021	4/12/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	91.00		2,872.75
4/28/2021	4/15/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	237.00		3,109.75
4/28/2021	4/16/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	650.00		3,759.75
4/28/2021	4/21/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	65.00		3,824.75
4/28/2021	4/27/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	91.00		3,915.75
			Net Change: 1,324.00	1,324.00	0.00	3,915.75
00536 SIDEWALK CLEANING						850.00
00537 SOD						240.00

GL Ledger Summary by Department

Thursday, May 6, 2021

15:16

Period 4/1/2021 To 4/30/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
00538 MULCH						0.00
4/7/2021	4/6/2021	A/P	A/P Voucher Post: Lydia Massey	68.02		68.02
			Net Change: 68.02	68.02	0.00	68.02
00542 OAK EXPENSE						0.00
4/20/2021	1/28/2021	A/P	A/P Voucher Post: ANCHOR TREE SERVICE	1,942.50		1,942.50
			Net Change: 1,942.50	1,942.50	0.00	1,942.50

GL Ledger Summary by Department

Thursday, May 6, 2021

15:16

Period 4/1/2021 To 4/30/2021 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						3,076.90
4/30/2021	4/30/2021	G/L	Bank Reconcile: Interest Earned	0.12		3,077.02
			Net Change: 0.12	0.12	0.00	3,077.02
00301 DEF RESERVE-SOD REPLACEMENT						(3,073.51)
00350 FUND BALANCE						(2.88)
00497 INTEREST INCOME						0.00
4/30/2021	4/30/2021	G/L	Bank Reconcile: Interest Earned		0.12	(0.12)
4/30/2021	4/30/2021	G/L	Reclass Interest Income-Reserves		0.51	(0.63)
			Net Change: (0.63)	0.00	0.63	(0.63)
00498 INTEREST - RESERVES						(0.51)
4/30/2021	4/30/2021	G/L	Reclass Interest Income-Reserves	0.51		0.00
			Net Change: 0.51	0.51	0.00	0.00

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

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

Statement Date: 4/30/2021

G/L Balance: 52,557.61

Linked Statement: 050621154953_IB Op 8138 Res 0186 Stmt.pdf

Statement Balance: 61,607.86

Item	Date	Check #	Amount	Balance
			Previous Balance:	68,670.91
Vesta Property-Bonita	3/31/2021	100113	-122.18	68,548.73
RODGERS LANDSCAPE MAINT., INC.	4/2/2021	100114	-6,012.50	62,536.23
Vesta Property-Bonita	4/8/2021	100115	-667.50	61,868.73
Lydia Massey	4/12/2021	100116	-68.02	61,800.71
Karen Sick	4/12/2021	100117	-192.85	61,607.86
		Total Checks:	-7,063.05	
			Statement Balance:	61,607.86

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
100118	4/23/2021	ANCHOR TREE SERVICE	1,942.50
100119	4/30/2021	RODGERS LANDSCAPE MAINT., INC.	7,046.50
515	4/16/2021	Florida Department of State	61.25
			9,050.25

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

G/L Balance:	52,557.61
Uncleared Checks, Credits:	9,050.25
Uncleared Deposits, Debits:	0.00
G/L Difference:	61,607.86
Statement Balance:	61,607.86
G/L and Balance Difference:	0.00

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

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

Statement Date: 4/30/2021

G/L Balance: 3,077.02

Linked Statement: NONE

Statement Balance: 3,077.02

Item	Date	Check #	Amount	Balance
			Previous Balance:	3,076.90
Bank Reconcile: Interest Earned	4/30/2021		0.12	3,077.02
		Total Deposits / Adjustments:	0.12	
			Statement Balance:	3,077.02

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
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Bank Reconciliation Summary: IBERIA BANK - RES 0186 Account: ***0186**

G/L Balance:	3,077.02
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	3,077.02
Statement Balance:	3,077.02
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




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 WITH ANY QUESTIONS
 OR CALL**

1-800-968-0801

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 iberiabank.com

SUMMARY OF ACCOUNTS

Account Number	Type of Account	Current Balance
*****8138	ASSOCIATION CK NO INTEREST	61,607.86
*****0186	ASSOCIATION PRIORITY INVEST	3,077.02

ASSOCIATION CK NO INTEREST

ACCOUNT NUMBER ***8138**

Previous Balance	68,670.91	Statement Dates	4/01/21 thru 5/02/21
Deposits/Credits	.00	Days this Statement Period	32
5 Checks/Debits	7,063.05	Average Ledger Balance	63,191.65
Service Charge	.00	Average Collected Balance	63,191.65
Interest Paid	.00		
Current Balance	61,607.86		

CHECKS IN NUMERICAL ORDER

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
4/09	100113	122.18	4/23	100115	667.50	4/20	100117	192.85
4/06	100114	6,012.50	4/20	100116	68.02			

(*) Check Numbers Missing

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
4/01	68,670.91	4/09	62,536.23	4/23	61,607.86
4/06	62,658.41	4/20	62,275.36		

ASSOCIATION PRIORITY INVEST

ACCOUNT NUMBER ***0186**

Previous Balance	3,076.90	Statement Dates	4/01/21 thru 5/02/21
Deposits/Credits	.00	Days this Statement Period	32
Checks/Debits	.00	Average Ledger Balance	3,076.90
Service Charge	.00	Average Collected Balance	3,076.90
Interest Paid	.12	Interest Earned	.13
Current Balance	3,077.02	Annual Percentage Yield Earned	0.05%
		2021 Interest Paid	.50

ASSOCIATION PRIORITY INVEST (continued)**Account Number *****0186****DEPOSITS AND CREDITS**

Date	Description	Amount
4/30	Interest Deposit	.12

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
4/01	3,076.90	4/30	3,077.02

IBERIABANK

Account Number *****8138

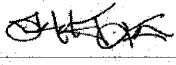
PORTOFINO AT SUN CITY CENTER
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135

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

100113
DATE: 03/31/2021

PAY TO Vesta Property-Bonita \$ 122.18
THE ORDER OF One Hundred Twenty-Two Dollars and Eighteen Cents DOLLARS

memo: See Check Stub for Remittance Info



#100113 4/9/21 \$122.18

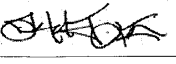
PORTOFINO AT SUN CITY CENTER
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135

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

100114
DATE: 04/02/2021

PAY TO RODGERS LANDSCAPE MAINT., INC. \$ 6,012.50
THE ORDER OF Six Thousand Twelve Dollars and Fifty Cents DOLLARS

memo: See Check Stub for Remittance Info



#100114 4/6/21 \$6012.50


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

100115
DATE: 04/08/2021

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

memo: Inv:282410



#100115 4/23/21 \$667.50


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

100116
DATE: 04/12/2021

PAY TO Lydia Massey \$ 68.02
THE ORDER OF Sixty-Eight Dollars and Two Cents DOLLARS

memo: Inv:040621-



#100116 4/20/21 \$68.02

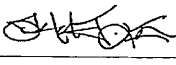
PORTOFINO AT SUN CITY CENTER
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135

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

100117
DATE: 04/12/2021

PAY TO Karen Sick \$ 192.85
THE ORDER OF One Hundred Ninety-Two Dollars and Eighty-Five Cents DOLLARS

memo: Inv:040521-



#100117 4/20/21 \$192.85

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

Prepaid Insurance Schedule

As Of Date: 04/30/21

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	113	\$301.34	\$135.66
Crime	12/17/2020	12/16/2021	\$243.00	\$20.25	\$0.67	230	\$89.46	\$153.54
Directors & Officers	12/17/2020	12/16/2021	\$858.00	\$71.50	\$2.36	230	\$315.86	\$542.14
TOTAL			\$1,538.00	\$128.17	\$4.23		\$706.65	\$831.35

Portofino
Prepaid Expense
04/30/21

	Billed Amount	Amount Paid	Expense	Prepaid	Monthly Expense
Rodgers - Apr Lawn	5,722.50	5,722.50	-	5,722.50	-
	<u>5,722.50</u>	<u>5,722.50</u>	-	<u>5,722.50</u>	-
		Prior Mo Prepaid		<u>5,722.50</u>	
				-	