



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

UNAUDITED FINANCIAL STATEMENT

January 2021

Portofino at Sun City Center Ft. Myers POA
Balance Sheet
Period 01/31/2021

January 2021	Operating	Reserve	Total
Assets			
<i>Current Assets</i>			
00101	51,787.99		51,787.99
00109		3,076.65	3,076.65
00112	2,779.09		2,779.09
00122	1,204.09		1,204.09
00123	5,797.73		5,797.73
	<u>61,568.90</u>	<u>3,076.65</u>	<u>64,645.55</u>
	61,568.90	3,076.65	64,645.55
Liabilities & Equity			
<i>Current Liabilities</i>			
00207	1,332.06		1,332.06
00210	6,996.50		6,996.50
00239	9,216.66		9,216.66
	<u>17,545.22</u>		<u>17,545.22</u>
<i>Liability</i>			
00301		3,073.51	3,073.51
		<u>3,073.51</u>	<u>3,073.51</u>
<i>Equity</i>			
00350	42,012.27	2.88	42,015.15
	2,011.41	0.26	2,011.67
	<u>44,023.68</u>	<u>3.14</u>	<u>44,026.82</u>
	61,568.90	3,076.65	64,645.55

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 1/1/2021 To 1/31/2021 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)	18,433.34	18,434.00	(0.66)	110,600.00
00498 INTEREST - RESERVES	0.13	0.00	0.13	0.26	0.00	0.26	0.00
TOTAL Income	9,216.80	9,217.00	(0.20)	18,433.60	18,434.00	(0.40)	110,600.00
TOTAL Income	9,216.80	9,217.00	(0.20)	18,433.60	18,434.00	(0.40)	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	250.00	250.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	1,290.00	1,290.00	0.00	7,740.00
00506 OFFICE EXPENSES	22.50	83.00	60.50	74.93	166.00	91.07	1,000.00
00508 TAX PREP-AUDIT	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00510 CONTINGENCY	300.00	120.00	(180.00)	300.00	240.00	(60.00)	1,441.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	0.00	58.00	58.00	350.00
TOTAL Administrative	967.50	1,002.00	34.50	1,664.93	2,004.00	339.07	12,367.00
<u>Grounds</u>							
00530 CONTRACT GROUNDS LABOR	5,722.50	5,611.00	(111.50)	11,445.00	11,222.00	(223.00)	67,326.00
00534 IRRIGATION REPAIRS/MAINT	(1,441.00)	500.00	1,941.00	1,960.75	1,000.00	(960.75)	6,000.00
00536 SIDEWALK CLEANING	850.00	70.00	(780.00)	850.00	140.00	(710.00)	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	2,084.00	2,084.00	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	84.00	84.00	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	0.00	666.00	666.00	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	834.00	834.00	5,000.00
TOTAL Grounds	5,131.50	8,015.00	2,883.50	14,495.75	16,030.00	1,534.25	96,171.00
<u>Insurance</u>							
00520 INSURANCE PACKAGE	130.63	172.00	41.37	261.25	344.00	82.75	2,062.00
TOTAL Insurance	130.63	172.00	41.37	261.25	344.00	82.75	2,062.00
TOTAL Expense	6,229.63	9,189.00	2,959.37	16,421.93	18,378.00	1,956.07	110,600.00
Excess Revenue / Expense	2,987.17	28.00	2,959.17	2,011.67	56.00	1,955.67	0.00

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 1/1/2021 To 1/31/2021 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	9,216.67	9,217.00	(0.33)	18,433.34	18,434.00	(0.66)	110,600.00
TOTAL Income	<u>9,216.67</u>	<u>9,217.00</u>	<u>(0.33)</u>	<u>18,433.34</u>	<u>18,434.00</u>	<u>(0.66)</u>	<u>110,600.00</u>
TOTAL Income	<u>9,216.67</u>	<u>9,217.00</u>	<u>(0.33)</u>	<u>18,433.34</u>	<u>18,434.00</u>	<u>(0.66)</u>	<u>110,600.00</u>
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	250.00	250.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	1,290.00	1,290.00	0.00	7,740.00
00506 OFFICE EXPENSES	22.50	83.00	60.50	74.93	166.00	91.07	1,000.00
00508 TAX PREP-AUDIT	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00510 CONTINGENCY	300.00	120.00	(180.00)	300.00	240.00	(60.00)	1,441.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	0.00	58.00	58.00	350.00
TOTAL Administrative	<u>967.50</u>	<u>1,002.00</u>	<u>34.50</u>	<u>1,664.93</u>	<u>2,004.00</u>	<u>339.07</u>	<u>12,367.00</u>
<u>Grounds</u>							
00530 CONTRACT GROUNDS LABOR	5,722.50	5,611.00	(111.50)	11,445.00	11,222.00	(223.00)	67,326.00
00534 IRRIGATION REPAIRS/MAINT	(1,441.00)	500.00	1,941.00	1,960.75	1,000.00	(960.75)	6,000.00
00536 SIDEWALK CLEANING	850.00	70.00	(780.00)	850.00	140.00	(710.00)	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	2,084.00	2,084.00	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	84.00	84.00	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	0.00	666.00	666.00	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	834.00	834.00	5,000.00
TOTAL Grounds	<u>5,131.50</u>	<u>8,015.00</u>	<u>2,883.50</u>	<u>14,495.75</u>	<u>16,030.00</u>	<u>1,534.25</u>	<u>96,171.00</u>
<u>Insurance</u>							
00520 INSURANCE PACKAGE	130.63	172.00	41.37	261.25	344.00	82.75	2,062.00
TOTAL Insurance	<u>130.63</u>	<u>172.00</u>	<u>41.37</u>	<u>261.25</u>	<u>344.00</u>	<u>82.75</u>	<u>2,062.00</u>
TOTAL Expense	<u>6,229.63</u>	<u>9,189.00</u>	<u>2,959.37</u>	<u>16,421.93</u>	<u>18,378.00</u>	<u>1,956.07</u>	<u>110,600.00</u>
Excess Revenue / Expense	<u>2,987.04</u>	<u>28.00</u>	<u>2,959.04</u>	<u>2,011.41</u>	<u>56.00</u>	<u>1,955.41</u>	<u>0.00</u>

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 1/1/2021 To 1/31/2021 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	0.13	0.00	0.13	0.26	0.00	0.26	0.00
TOTAL Income	0.13	0.00	0.13	0.26	0.00	0.26	0.00
TOTAL Income	0.13	0.00	0.13	0.26	0.00	0.26	0.00
Excess Revenue / Expense	0.13	0.00	0.13	0.26	0.00	0.26	0.00

YTD P&L by Month

Posted 1/1/2021 To 1/31/2021 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 ASSESSMEN	9,217	9,217	0	0	0	0	0	0	0	0	0	0	18,433
TOTAL Income	9,217	9,217	0	0	0	0	0	0	0	0	0	0	18,433
TOTAL INCOME	9,217	9,217	0	0	0	0	0	0	0	0	0	0	18,433
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	0	0	0	0	0	0	0	0	0	0	1,290
00506OFFICE EXPENSES	52	23	0	0	0	0	0	0	0	0	0	0	75
00508TAX PREP-AUDIT	0	0	0	0	0	0	0	0	0	0	0	0	0
00510CONTINGENCY	0	300	0	0	0	0	0	0	0	0	0	0	300
00512SOCIAL HOA EVENTS	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL Administrative	697	968	0	0	0	0	0	0	0	0	0	0	1,665
<u>Grounds</u>													
00530CONTRACT GROUNDS L/	5,723	5,723	0	0	0	0	0	0	0	0	0	0	11,445
00534IRRIGATION REPAIRS/MA	3,402	(1,441)	0	0	0	0	0	0	0	0	0	0	1,961
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	0	0	0	0	0	0	0	0	0	0	14,496
<u>Insurance</u>													
00520INSURANCE PACKAGE	131	131	0	0	0	0	0	0	0	0	0	0	261
TOTAL Insurance	131	131	0	0	0	0	0	0	0	0	0	0	261
TOTAL EXPENSES	10,192	6,230	0	0	0	0	0	0	0	0	0	0	16,422

YTD P&L by Month

Posted 1/1/2021 To 1/31/2021 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
Excess Revenue / Expense	(976)	2,987	0	0	0	0	0	0	0	0	0	0	2,011

Posted 1/1/2021 To 1/31/2021 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

Monday, February 22, 2021

12:55

Posted Date 01/31/2021

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	0.00	0.00	553.00	4.09	557.09
141216	Owner 1st Notice	Sweat trust,Jackie	0.00	0.00	553.00	0.00	553.00
79323	Owner	MASSEY,Craig & Lydia	0.00	0.00	553.00	0.00	553.00
79327	Owner 1st Notice	SHIRK,Richard	0.00	0.00	553.00	0.00	553.00
79299	Owner	BILEWITZ,Leon & Carole	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:	6		0.00	0.00	2,765.00	14.09	2,779.09

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	2,769.09
		<u>2,779.09</u>

Prepaid Owners Report

Monday, February 22, 2021

12:55

Posted Date 01/31/2021

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
79316	Owner	ARCHER,Michael & Patricia	0.00	-553.00	0.00	0.00	-553.00
Count:	6		0.00	-553.00	-638.40	-140.66	-1,332.06

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	-1,332.06
		-1,332.06

AP Aging Detail Accrual

Posted 01/31/2021

Portofino at Sun City Center Ft. Myers POA

Vendor	Date	Invoice #		Current	31-60	61-90	Over 90
00101 IBERIA BANK - OP 8138 *****8138							
RODGERS LANDSCAPE	2/1/2021	3989	Feb monthly maintenance	5,722.50	0.00	0.00	0.00
RODGERS LANDSCAPE	1/18/2021	4000	Irrigation repairs	333.00	0.00	0.00	0.00
RODGERS LANDSCAPE	12/29/2020	3970	irrigation repairs	0.00	91.00	0.00	0.00
Premier Pressure Cleanin	1/19/2021	04200	pressure wash sidewalks & gutters	850.00	0.00	0.00	0.00
00101 IBERIA BANK - OP 8138 *****8138 Totals:				6,905.50	91.00	0.00	0.00
00101 IBERIA BANK - OP 8138 *****8138 Cash Balance: \$51,787.99							
AP Total: \$6,996.50							
Available Cash Balance: \$44,791.49							
 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: \$3,076.65							
 Portofino at Sun City Center Ft. Myers POA Totals:				6,905.50	91.00	0.00	0.00
Total: \$6,996.50							

AP Check Register with Detail

Check Date 1/1/2021 To 1/31/2021 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						4
512	1/13/2021	111572	MIKE KNEPPER		300.00	PAID
Inv. # CHK REQ 123020		00510	CONTINGENCY CHRISTMAS GIFT FOR LANDSCAPERS	Operating	300.00	
100103	1/6/2021	109433	RODGERS LANDSCAPE MAINT., INC.		8,884.25	PAID
Inv. # 3941		00534	IRRIGATION REPAIRS/MAINT part of invoice 13941	Operating	1.00	
Inv. # 3934		00534	IRRIGATION REPAIRS/MAINT irrigation repair	Operating	928.75	
Inv. # 3934		00537	SOD irrigation repair	Operating	120.00	
Inv. # 3935		00534	IRRIGATION REPAIRS/MAINT irrigation repair	Operating	565.00	
Inv. # 3939		00534	IRRIGATION REPAIRS/MAINT irrigation repair	Operating	65.00	
Inv. # 3930		00534	IRRIGATION REPAIRS/MAINT irrigation repair	Operating	830.00	
Inv. # 13941		00534	IRRIGATION REPAIRS/MAINT irrigation repair continued	Operating	431.00	
Inv. # 3945		00534	IRRIGATION REPAIRS/MAINT irrigation repair	Operating	65.00	
Inv. # 3946		00534	IRRIGATION REPAIRS/MAINT irrigation repair	Operating	91.00	
Inv. # 3947		00534	IRRIGATION REPAIRS/MAINT irrigation repair	Operating	65.00	
Inv. # 3955		00530	CONTRACT GROUNDS LABOR monthly maintenance	Operating	5,722.50	
100104	1/6/2021	109434	Vesta Property Services, Inc.		29.93	VOIDED
Inv. # SWPPP-1220		00506	OFFICE EXPENSES office supplies	Operating	29.93	
100105	1/7/2021	109984	Vesta Property Services, Inc.		667.50	PAID
Inv. # 377821		00504	MANAGEMENT FEE Mgmt fee & storage	Operating	667.50	
					Total	9,881.68
					Voided	29.93
IBERIA BANK - OP 8138 TOTAL \$					9,851.75	

GL Ledger Summary by Department

Monday, February 22, 2021

12:55

Period 1/1/2021 To 1/31/2021 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						59,804.67
1/6/2021	1/6/2021	A/P	A/P Voucher Post: Chk# 100103: RODGERS LANDS		8,884.25	50,920.42
1/6/2021	1/6/2021	A/P	A/P Voucher Post: Chk# 100104: Vesta Property Ser		29.93	50,890.49
1/7/2021	1/7/2021	A/P	A/P Voucher Post: Chk# 100105: Vesta Property Ser		667.50	50,222.99
1/13/2021	1/13/2021	A/P	A/P Voucher Post: Chk# 512: MIKE KNEPPER		300.00	49,922.99
1/26/2021	1/26/2021	G/L	Keen Choice - Reimbursement	1,865.00		51,787.99
Net Change: (8,016.68)				1,865.00	9,881.68	51,787.99
00112 A/R - OWNER ASSESSMENTS						2,779.09
00122 PREPAID INSURANCE						1,334.72
1/31/2021	1/31/2021	G/L	Monthly Insurance		130.63	1,204.09
Net Change: (130.63)				0.00	130.63	1,204.09
00123 PREPAID EXPENSES						5,797.73
1/31/2021	1/31/2021	G/L	Rodgers Landscape-Jan		5,722.50	75.23
1/31/2021	1/31/2021	G/L	Reclass Rodgers Landscape-Feb	5,722.50		5,797.73
Net Change: 0.00				5,722.50	5,722.50	5,797.73
00207 PREPAID ASSESSMENTS						(1,332.06)
00210 ACCOUNTS PAYABLE						(8,914.18)
1/28/2021	12/29/2020	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		91.00	(9,005.18)
1/4/2021	1/1/2021	A/P	A/P Voucher Post: Vesta Property-Bonita		667.50	(9,672.68)
1/6/2021	1/6/2021	A/P	A/P Voucher Post: Chk# 100103: RODGERS LANDS	8,884.25		(788.43)
1/6/2021	1/6/2021	A/P	A/P Voucher Post: Chk# 100104: Vesta Property Ser	29.93		(758.50)
1/7/2021	1/7/2021	A/P	A/P Voucher Post: Chk# 100105: Vesta Property Ser	667.50		(91.00)
1/12/2021	1/12/2021	A/P	A/P Voucher Post: MIKE KNEPPER		300.00	(391.00)
1/13/2021	1/13/2021	A/P	A/P Voucher Post: Chk# 512: MIKE KNEPPER	300.00		(91.00)
1/28/2021	1/18/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		333.00	(424.00)
1/22/2021	1/19/2021	A/P	A/P Voucher Post: Premier Pressure Cleaning LLC		850.00	(1,274.00)
1/28/2021	2/1/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		5,722.50	(6,996.50)
Net Change: 1,917.68				9,881.68	7,964.00	(6,996.50)
00239 DEFERRED ASSESSMENTS						(18,433.33)
1/31/2021	1/31/2021	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						(9,216.67)
1/31/2021	1/31/2021	G/L	Monthly Assessments		9,216.67	(18,433.34)
Net Change: (9,216.67)				0.00	9,216.67	(18,433.34)
00504 MANAGEMENT FEE						645.00
1/4/2021	1/1/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	667.50		1,312.50
1/31/2021	1/31/2021	G/L	Reclass Vesta Property Services		22.50	1,290.00
Net Change: 645.00				667.50	22.50	1,290.00
00506 OFFICE EXPENSES						52.43
1/31/2021	1/31/2021	G/L	Reclass Vesta Property Services	22.50		74.93
Net Change: 22.50				22.50	0.00	74.93

GL Ledger Summary by Department

Monday, February 22, 2021

12:55

Period 1/1/2021 To 1/31/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
00510 CONTINGENCY						0.00
1/12/2021	1/12/2021	A/P	A/P Voucher Post: MIKE KNEPPER	300.00		300.00
			Net Change: 300.00	300.00	0.00	300.00
00520 INSURANCE PACKAGE						130.62
1/31/2021	1/31/2021	G/L	Monthly Insurance	130.63		261.25
			Net Change: 130.63	130.63	0.00	261.25
00530 CONTRACT GROUNDS LABOR						5,722.50
1/31/2021	1/31/2021	G/L	Rodgers Landscape-Jan	5,722.50		11,445.00
1/31/2021	1/31/2021	G/L	Reclass Rodgers Landscape-Feb		5,722.50	5,722.50
1/28/2021	2/1/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	5,722.50		11,445.00
			Net Change: 5,722.50	11,445.00	5,722.50	11,445.00
00534 IRRIGATION REPAIRS/MAINT						3,401.75
1/28/2021	12/29/2020	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	91.00		3,492.75
1/28/2021	1/18/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	333.00		3,825.75
1/26/2021	1/26/2021	G/L	Keen Choice - Reimbursement		1,865.00	1,960.75
			Net Change: (1,441.00)	424.00	1,865.00	1,960.75
00536 SIDEWALK CLEANING						0.00
1/22/2021	1/19/2021	A/P	A/P Voucher Post: Premier Pressure Cleaning LLC	850.00		850.00
			Net Change: 850.00	850.00	0.00	850.00
00537 SOD						240.00

GL Ledger Summary by Department

Monday, February 22, 2021

12:55

Period 1/1/2021 To 1/31/2021 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						3,076.52
1/31/2021	1/31/2021	G/L	Bank Reconcile: Interest Earned	0.13		3,076.65
			Net Change: 0.13	0.13	0.00	3,076.65
00301 DEF RESERVE-SOD REPLACEMENT						(3,073.51)
00350 FUND BALANCE						(2.88)
00498 INTEREST - RESERVES						(0.13)
1/31/2021	1/31/2021	G/L	Bank Reconcile: Interest Earned		0.13	(0.26)
			Net Change: (0.13)	0.00	0.13	(0.26)

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

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

Statement Date: 1/31/2021

G/L Balance: 51,787.99

Linked Statement: 021721114751_IB Op 8138 Res 0186 Stmt.pdf

Statement Balance: 52,785.42

Item	Date	Check #	Amount	Balance
			Previous Balance:	60,472.17
Vesta Property-Bonita	12/4/2020	100100	-667.50	59,804.67
RODGERS LANDSCAPE MAINT., INC.	1/6/2021	100103	-8,884.25	50,920.42
		Total Checks:	-9,551.75	
Keen Choice - Reimbursement	1/26/2021		1,865.00	52,785.42
		Total Deposits / Adjustments:	1,865.00	
			Statement Balance:	52,785.42

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
* 100104		Vesta Property-Bonita	29.93
100105	1/7/2021	Vesta Property-Bonita	667.50
512	1/13/2021	MIKE KNEPPER	300.00
			997.43

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

G/L Balance:	51,787.99
Uncleared Checks, Credits:	997.43
Uncleared Deposits, Debits:	0.00
G/L Difference:	52,785.42
Statement Balance:	52,785.42
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: 1/31/2021

G/L Balance: 3,076.65

Linked Statement: NONE

Statement Balance: 3,076.65

Item	Date	Check #	Amount	Balance
			Previous Balance:	3,076.52
Bank Reconcile: Interest Earned	1/31/2021		0.13	3,076.65
		Total Deposits / Adjustments:	0.13	
			Statement Balance:	3,076.65

Outstanding Items:

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

G/L Balance:	3,076.65
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	3,076.65
Statement Balance:	3,076.65
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	52,785.42
*****0186	ASSOCIATION PRIORITY INVEST	3,076.65

ASSOCIATION CK NO INTEREST **ACCOUNT NUMBER *****8138**

Previous Balance	60,472.17	Statement Dates	1/01/21 thru 1/31/21
1 Deposits/Credits	1,865.00	Days this Statement Period	31
2 Checks/Debits	9,551.75	Average Ledger Balance	55,358.22
Service Charge	.00	Average Collected Balance	55,298.06
Interest Paid	.00		
Current Balance	52,785.42		

DEPOSITS AND CREDITS

Date	Description	Amount
1/26	Remote DDA Deposit	1,865.00

CHECKS IN NUMERICAL ORDER

Date	Check No	Amount	Date	Check No	Amount
1/04	100100	667.50	1/15	100103*	8,884.25

(*) Check Numbers Missing

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
1/01	60,472.17	1/15	50,920.42
1/04	59,804.67	1/26	52,785.42

ASSOCIATION PRIORITY INVEST**ACCOUNT NUMBER *****0186**

Previous Balance	3,076.52	Statement Dates	1/01/21 thru 1/31/21
Deposits/Credits	.00	Days this Statement Period	31
Checks/Debits	.00	Average Ledger Balance	3,076.52
Service Charge	.00	Average Collected Balance	3,076.52
Interest Paid	.13	Interest Earned	.13
Current Balance	3,076.65	Annual Percentage Yield Earned	0.05%
		2021 Interest Paid	.13

DEPOSITS AND CREDITS

Date	Description	Amount
1/31	Interest Deposit	.13

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
1/01	3,076.52	1/31	3,076.65

IBERIABANK

Account Number *****8138

IBERIABANK
VIRTUAL CREDIT

MERCHANT: Sterling Property Services
ACCOUNT: PORTOFINO AT SUN CITY CENTER
OPS
LOCATION: 27180 Bay Landing Drive
Suite 4
Bonita Springs, FL

DATE/TIME: 2021/01/26 13:32:48
CONTACT: Toni Cury
239-847-4562
DEPOSIT: \$1,865.00

⑆0000 186500⑆

#0 1/26/21 \$1865.00

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

100100
DATE: 12/04/2020

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

memo: Inv: 3366866

⑆100 100⑆ ⑆265 2704 13⑆ 200008 78 138⑆

#100100 1/4/21 \$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

100103
DATE: 01/06/2021

PAY TO RODGERS LANDSCAPE MAINT., INC.
THE ORDER OF Eight Thousand Eight Hundred Eighty-Four Dollars and Twenty-Five Cents
\$ 8,884.25
DOLLARS

memo: See Check Stub for Remittance Info

⑆100 103⑆ ⑆265 2704 13⑆ 200008 78 138⑆

#100103 1/15/21 \$8884.25

IMPORTANT INFORMATION
2021 Treasury Management Services Master Agreement

Dear Treasury Management Client:

Thank you for allowing us to serve as your treasury management provider. Part of our commitment to serving your organization is providing superior solutions and customer support. We honor our commitment by regularly improving and expanding our products and services to meet the needs of our valued clients. As our products, systems and procedures evolve and change, the Treasury Management Services Master Agreement must also change to accurately reflect the intended design and delivery of our services. The agreement defines all of the services offered by IBERIABANK, a division of First Horizon Bank, and serves as the framework to further define service levels, security procedures, liabilities, and other important matters.

Effective February 1, 2021, the “2021” edition of the Treasury Management Services Master Agreement will entirely replace any, and all, prior agreements. The 2021 edition only applies to the standard agreement; however, any separate terms and conditions that govern unique conditions in your relationship will remain in effect.

Please visit www.iberiabank.com/masterservicesagreement to review/download the 2021 Treasury Management Services Master Agreement. This agreement governs all treasury management services, including the service(s) in which your company is currently enrolled. The following Service Terms and Conditions have had substantive changes from the prior version of the agreement:

- Automated Clearing House (ACH) Service Terms: Addition of terms for SEC Codes allowed and Third-Party Senders
- New ClearPath Fast Payments ServiceSM added

We recommend that you review the new Master Agreement and download or print a copy for your records and future reference. No additional action is required on your part as your continued use of the treasury management services will constitute acceptance of the Master Agreement.

As always, we appreciate your business and please contact your Treasury Management Sales Officer should you have any questions.

Sincerely,

IBERIABANK Treasury Management Services

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

Prepaid Insurance Schedule

As Of Date: 01/31/21

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	202	\$195.15	\$241.85
Crime	12/17/2020	12/16/2021	\$243.00	\$20.25	\$0.67	319	\$30.62	\$212.38
Crime	12/17/2019	12/16/2020	\$243.00	\$20.25	\$0.67	0	\$0.00	\$0.00
Directors & Officers	12/17/2019	12/16/2020	\$858.00	\$71.50	\$2.35	0	\$0.00	\$0.00
Directors & Officers	12/17/2020	12/16/2021	\$858.00	\$71.50	\$2.35	319	\$108.13	\$749.87
TOTAL			\$1,538.00	\$128.17	\$4.21		\$333.91	\$1,204.09

Portofino
Prepaid Expense
01/31/21

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