



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

UNAUDITED FINANCIAL STATEMENT

January 2022

Reviewed by: _____

Portofino at Sun City Center Ft. Myers POA
Balance Sheet
Period 01/31/2022

January 2022	Operating	Reserve	Total
Assets			
<i>Current Assets</i>			
00101 IBERIA BANK - OP 8138	40,066.86		40,066.86
00109 IBERIA BANK - RES 0186		0.87	0.87
00112 A/R - OWNER ASSESSMENTS	567.09		567.09
00122 PREPAID INSURANCE	1,351.12		1,351.12
00123 PREPAID EXPENSES	8,212.00		8,212.00
<i>Total Current Assets</i>	<u>50,197.07</u>	<u>0.87</u>	<u>50,197.94</u>
TOTAL ASSETS	<u>50,197.07</u>	<u>0.87</u>	<u>50,197.94</u>
Liabilities & Equity			
<i>Current Liabilities</i>			
00207 PREPAID ASSESSMENTS	5,222.12		5,222.12
00210 ACCOUNTS PAYABLE	35.62		35.62
00239 DEFERRED ASSESSMENTS	9,216.66		9,216.66
<i>Total Current Liabilities</i>	<u>14,474.40</u>		<u>14,474.40</u>
<i>Equity</i>			
00350 FUND BALANCE	46,744.35	0.87	46,745.22
Current Year Net Income/(Loss)	(11,021.68)		(11,021.68)
<i>Total Equity</i>	<u>35,722.67</u>	<u>0.87</u>	<u>35,723.54</u>
TOTAL LIABILITIES & EQUITY	<u>50,197.07</u>	<u>0.87</u>	<u>50,197.94</u>

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 1/1/2022 To 1/31/2022 11:59:00 PM

	This Month: Consolidated			YTD: Consolidated			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00410 OPERATING ASSESSMENTS	9,216.67	9,216.67	0.00	18,433.34	18,433.34	0.00	110,600.00
00475 OWNERS INTEREST CHARGES	4.09	0.00	4.09	4.09	0.00	4.09	0.00
TOTAL Income	9,220.76	9,216.67	4.09	18,437.43	18,433.34	4.09	110,600.00
TOTAL Income	9,220.76	9,216.67	4.09	18,437.43	18,433.34	4.09	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	58.12	83.00	24.88	248.99	166.00	(82.99)	1,000.00
00508 TAX PREP-AUDIT	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00510 CONTINGENCY	0.00	15.00	15.00	0.00	30.00	30.00	179.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	126.54	58.00	(68.54)	350.00
TOTAL Administrative	703.12	897.00	193.88	1,665.53	1,794.00	128.47	11,105.00
<u>Grounds</u>							
00530 CONTRACT GROUNDS LABOR	5,895.00	5,812.00	(83.00)	11,790.00	11,624.00	(166.00)	69,740.00
00534 IRRIGATION REPAIRS/MAINT	171.50	434.00	262.50	3,747.50	868.00	(2,879.50)	5,206.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	0.00	140.00	140.00	845.00
00538 MULCH	0.00	1,042.00	1,042.00	11,976.86	2,084.00	(9,892.86)	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	300.00	300.00	0.00	600.00	600.00	3,600.00
00544 PRUNE PALM	0.00	450.00	450.00	0.00	900.00	900.00	5,400.00
TOTAL Grounds	6,066.50	8,150.00	2,083.50	27,514.36	16,300.00	(11,214.36)	97,791.00
<u>Insurance</u>							
00520 INSURANCE PACKAGE	144.95	142.00	(2.95)	279.22	284.00	4.78	1,704.00
TOTAL Insurance	144.95	142.00	(2.95)	279.22	284.00	4.78	1,704.00
TOTAL Expense	6,914.57	9,189.00	2,274.43	29,459.11	18,378.00	(11,081.11)	110,600.00
Excess Revenue / Expense	2,306.19	27.67	2,278.52	(11,021.68)	55.34	(11,077.02)	0.00

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 1/1/2022 To 1/31/2022 11:59:00 PM

	This Month: Operating			YTD: Operating			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
Income							
<u>Income</u>							
00410 OPERATING ASSESSMENTS	9,216.67	9,216.67	0.00	18,433.34	18,433.34	0.00	110,600.00
00475 OWNERS INTEREST CHARGES	4.09	0.00	4.09	4.09	0.00	4.09	0.00
TOTAL Income	9,220.76	9,216.67	4.09	18,437.43	18,433.34	4.09	110,600.00
TOTAL Income	9,220.76	9,216.67	4.09	18,437.43	18,433.34	4.09	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	58.12	83.00	24.88	248.99	166.00	(82.99)	1,000.00
00508 TAX PREP-AUDIT	0.00	0.00	0.00	0.00	0.00	0.00	275.00
00510 CONTINGENCY	0.00	15.00	15.00	0.00	30.00	30.00	179.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	126.54	58.00	(68.54)	350.00
TOTAL Administrative	703.12	897.00	193.88	1,665.53	1,794.00	128.47	11,105.00
<u>Grounds</u>							
00530 CONTRACT GROUNDS LABOR	5,895.00	5,812.00	(83.00)	11,790.00	11,624.00	(166.00)	69,740.00
00534 IRRIGATION REPAIRS/MAINT	171.50	434.00	262.50	3,747.50	868.00	(2,879.50)	5,206.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	0.00	140.00	140.00	845.00
00538 MULCH	0.00	1,042.00	1,042.00	11,976.86	2,084.00	(9,892.86)	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	300.00	300.00	0.00	600.00	600.00	3,600.00
00544 PRUNE PALM	0.00	450.00	450.00	0.00	900.00	900.00	5,400.00
TOTAL Grounds	6,066.50	8,150.00	2,083.50	27,514.36	16,300.00	(11,214.36)	97,791.00
<u>Insurance</u>							
00520 INSURANCE PACKAGE	144.95	142.00	(2.95)	279.22	284.00	4.78	1,704.00
TOTAL Insurance	144.95	142.00	(2.95)	279.22	284.00	4.78	1,704.00
TOTAL Expense	6,914.57	9,189.00	2,274.43	29,459.11	18,378.00	(11,081.11)	110,600.00
Excess Revenue / Expense	2,306.19	27.67	2,278.52	(11,021.68)	55.34	(11,077.02)	0.00

YTD P&L by Month

Posted 1/1/2022 To 1/31/2022 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	0	0	0	0	0	0	0	0	0	0	18,433
00475OWNERS INTEREST CHA	0	4	0	0	0	0	0	0	0	0	0	0	4
TOTAL Income	9,217	9,221	0	0	0	0	0	0	0	0	0	0	18,437
TOTAL INCOME	9,217	9,221	0	0	0	0	0	0	0	0	0	0	18,437
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	191	58	0	0	0	0	0	0	0	0	0	0	249
00508TAX PREP-AUDIT	0	0	0	0	0	0	0	0	0	0	0	0	0
00510CONTINGENCY	0	0	0	0	0	0	0	0	0	0	0	0	0
00512SOCIAL HOA EVENTS	127	0	0	0	0	0	0	0	0	0	0	0	127
TOTAL Administrative	962	703	0	0	0	0	0	0	0	0	0	0	1,666
<u>Grounds</u>													
00530CONTRACT GROUNDS L/	5,895	5,895	0	0	0	0	0	0	0	0	0	0	11,790
00534IRRIGATION REPAIRS/MA	3,576	172	0	0	0	0	0	0	0	0	0	0	3,748
00536SIDEWALK CLEANING	0	0	0	0	0	0	0	0	0	0	0	0	0
00538MULCH	11,977	0	0	0	0	0	0	0	0	0	0	0	11,977
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	21,448	6,067	0	0	0	0	0	0	0	0	0	0	27,514
<u>Insurance</u>													
00520INSURANCE PACKAGE	134	145	0	0	0	0	0	0	0	0	0	0	279
TOTAL Insurance	134	145	0	0	0	0	0	0	0	0	0	0	279
TOTAL EXPENSES	22,545	6,915	0	0	0	0	0	0	0	0	0	0	29,459

YTD P&L by Month

Posted 1/1/2022 To 1/31/2022 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	(13,328)	2,306	0	0	0	0	0	0	0	0	0	0	(11,022)

Delinquent Owners Report

Thursday, February 24, 2022

11:43

Posted Date 01/31/2022

Portofino at Sun City Center Ft. Myers POA

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
			4.09	0.00	553.00	0.00	557.09
			0.00	0.00	0.00	10.00	10.00
			4.09	0.00	553.00	10.00	567.09

# 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	4.09
A1 Assessment	00112	553.00
		567.09

Prepaid Owners Report

Thursday, February 24, 2022

11:43

Posted Date 01/31/2022

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	-8.18	0.00	0.00	-8.18
79339	Owner	SICK,Milt & Karen	0.00	-10.00	0.00	0.00	-10.00
79327	Owner	SHIRK,Richard	0.00	-16.36	0.00	0.00	-16.36
149589	Owner	Van Eperen,Gary & Charlene	0.00	-30.88	0.00	0.00	-30.88
79292	Owner	BICKELMAN,Richard	0.00	-81.00	0.00	0.00	-81.00
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
141216	Owner	Sweat trust,Jackie	0.00	-544.82	0.00	0.00	-544.82
79316	Owner	ARCHER,Michael & Patricia	0.00	0.00	-553.00	0.00	-553.00
79299	Owner	BILEWITZ,Leon & Carole	0.00	-1,659.00	0.00	0.00	-1,659.00
79303	Owner	DISTASIO,Michael & Martha	0.00	-1,659.00	0.00	0.00	-1,659.00
Count:	11		0.00	-4,669.12	-553.00	0.00	-5,222.12

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	-5,222.12
		-5,222.12

AP Aging Detail Accrual

Posted 01/31/2022

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	1/30/2022	SWPPP-0122 Jan office exp	35.62	0.00	0.00	0.00
00101 IBERIA BANK - OP 8138 *****8138 Totals:			35.62	0.00	0.00	0.00
00101 IBERIA BANK - OP 8138 *****8138 Cash Balance: \$40,066.86						
AP Total: \$35.62						
Available Cash Balance: \$40,031.24						
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: \$0.87						
Portofino at Sun City Center Ft. Myers POA Totals:			35.62	0.00	0.00	0.00
Total: \$35.62						

AP Check Register with Detail

Check Date 1/1/2022 To 1/31/2022 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
524	1/4/2022	208653	THE HARTFORD INSURANCE		253.00	PAID
Inv. # 01112022		00122	PREPAID INSURANCE Insurance renewal Acct#14809365	Operating	253.00	
525	1/4/2022	208654	TRAVELERS		1,032.00	PAID
Inv. # 01172022		00122	PREPAID INSURANCE Insurance renewal Plcy#0106440066LB	Operating	1,032.00	
100148	1/10/2022	210693	Vesta Property Services, Inc.		686.77	PAID
Inv. # 393574		00504	MANAGEMENT FEE Jan Mgmt	Operating	645.00	
Inv. # 393574		00506	OFFICE EXPENSES Jan Mgmt	Operating	22.50	
Inv. # SWPPP-1221		00506	OFFICE EXPENSES Dec office	Operating	19.27	
100149	1/27/2022	215573	RODGERS LANDSCAPE MAINTENANCE,		6,066.50	PAID
Inv. # 4491		00534	IRRIGATION REPAIRS/MAINT Jan Irrigation repairs	Operating	171.50	
Inv. # 4469		00530	CONTRACT GROUNDS LABOR Feb Lawn	Operating	5,895.00	
					Total	8,038.27
					Voided	0.00
IBERIA BANK - OP 8138 TOTAL \$					8,038.27	

GL Ledger Summary by Department

Thursday, February 24, 2022

11:43

Period 1/1/2022 To 1/31/2022 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						46,995.04
1/3/2022	1/3/2022	A/R	Lockbox	553.00		47,548.04
1/10/2022	1/3/2022	A/R	Account Void: Void Transaction		553.00	46,995.04
1/4/2022	1/4/2022	A/P	A/P Voucher Post: Chk# 524: THE HARTFORD INSL		253.00	46,742.04
1/4/2022	1/4/2022	A/P	A/P Voucher Post: Chk# 525: TRAVELERS		1,032.00	45,710.04
1/10/2022	1/10/2022	A/P	A/P Voucher Post: Chk# 100148: Vesta Property Ser		686.77	45,023.27
1/13/2022	1/13/2022	A/R	Lockbox	553.00		45,576.27
1/26/2022	1/26/2022	A/R	Lockbox	557.09		46,133.36
1/27/2022	1/27/2022	A/P	A/P Voucher Post: Chk# 100149: RODGERS LANDS		6,066.50	40,066.86
			Net Change: (6,928.18)	1,663.09	8,591.27	40,066.86
00112 A/R - OWNER ASSESSMENTS						1,673.09
1/13/2022	1/13/2022	A/R	Apply Credit		553.00	1,120.09
1/15/2022	1/15/2022	A/R	Late Fee	4.09		1,124.18
1/26/2022	1/26/2022	A/R	Apply Credit		557.09	567.09
			Net Change: (1,106.00)	4.09	1,110.09	567.09
00122 PREPAID INSURANCE						1,496.07
1/4/2022	1/4/2022	A/P	A/P Voucher Post: THE HARTFORD INSURANCE	253.00		1,749.07
1/4/2022	1/4/2022	A/P	A/P Voucher Post: TRAVELERS	1,032.00		2,781.07
1/31/2022	1/31/2022	G/L	Reclass Hartford Insurance-duplicate pymt		253.00	2,528.07
1/31/2022	1/31/2022	G/L	Reclass Travelers Insurance-duplicate pymt		1,032.00	1,496.07
1/31/2022	1/31/2022	G/L	Monthly Insurance		144.95	1,351.12
			Net Change: (144.95)	1,285.00	1,429.95	1,351.12
00123 PREPAID EXPENSES						6,927.00
1/31/2022	1/31/2022	G/L	Reclass Hartford Insurance-duplicate pymt	253.00		7,180.00
1/31/2022	1/31/2022	G/L	Reclass Travelers Insurance-duplicate pymt	1,032.00		8,212.00
1/31/2022	1/31/2022	G/L	Reclass Rodgers Landscape-Jan		5,895.00	2,317.00
1/31/2022	1/31/2022	G/L	Reclass Rodgers Landscape-Feb	5,895.00		8,212.00
			Net Change: 1,285.00	7,180.00	5,895.00	8,212.00
00207 PREPAID ASSESSMENTS						(5,222.12)
1/3/2022	1/3/2022	A/R	Lockbox		553.00	(5,775.12)
1/10/2022	1/3/2022	A/R	Account Void: Void Transaction	553.00		(5,222.12)
1/13/2022	1/13/2022	A/R	Lockbox		553.00	(5,775.12)
1/13/2022	1/13/2022	A/R	Apply Credit	553.00		(5,222.12)
1/26/2022	1/26/2022	A/R	Lockbox		557.09	(5,779.21)
1/26/2022	1/26/2022	A/R	Apply Credit	557.09		(5,222.12)
			Net Change: 0.00	1,663.09	1,663.09	(5,222.12)
00210 ACCOUNTS PAYABLE						(19.27)
1/3/2022	1/1/2022	A/P	A/P Voucher Post: Vesta Property Services - Bonita S		667.50	(686.77)
1/4/2022	1/4/2022	A/P	A/P Voucher Post: THE HARTFORD INSURANCE		253.00	(939.77)
1/4/2022	1/4/2022	A/P	A/P Voucher Post: Chk# 524: THE HARTFORD INSL	253.00		(686.77)
1/4/2022	1/4/2022	A/P	A/P Voucher Post: TRAVELERS		1,032.00	(1,718.77)
1/4/2022	1/4/2022	A/P	A/P Voucher Post: Chk# 525: TRAVELERS	1,032.00		(686.77)
1/10/2022	1/10/2022	A/P	A/P Voucher Post: Chk# 100148: Vesta Property Ser	686.77		0.00
1/25/2022	1/24/2022	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		171.50	(171.50)
1/27/2022	1/27/2022	A/P	A/P Voucher Post: Chk# 100149: RODGERS LANDS	6,066.50		5,895.00
1/31/2022	1/30/2022	A/P	A/P Voucher Post: Vesta Property Services - Bonita S		35.62	5,859.38
1/25/2022	2/1/2022	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		5,895.00	(35.62)

GL Ledger Summary by Department

Thursday, February 24, 2022

11:43

Period 1/1/2022 To 1/31/2022 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
			Net Change: (16.35)	8,038.27	8,054.62	(35.62)
00239 DEFERRED ASSESSMENTS						(18,433.33)
1/31/2022	1/31/2022	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						(46,744.35)
00410 OPERATING ASSESSMENTS						(9,216.67)
1/31/2022	1/31/2022	G/L	Monthly Assessments		9,216.67	(18,433.34)
			Net Change: (9,216.67)	0.00	9,216.67	(18,433.34)
00475 OWNERS INTEREST CHARGES						0.00
1/15/2022	1/15/2022	A/R	Late Fee		4.09	(4.09)
			Net Change: (4.09)	0.00	4.09	(4.09)
00504 MANAGEMENT FEE						645.00
1/3/2022	1/1/2022	A/P	A/P Voucher Post: Vesta Property Services - Bonita	645.00		1,290.00
			Net Change: 645.00	645.00	0.00	1,290.00
00506 OFFICE EXPENSES						190.87
1/3/2022	1/1/2022	A/P	A/P Voucher Post: Vesta Property Services - Bonita	22.50		213.37
1/31/2022	1/30/2022	A/P	A/P Voucher Post: Vesta Property Services - Bonita	35.62		248.99
			Net Change: 58.12	58.12	0.00	248.99
00512 SOCIAL HOA EVENTS						126.54
00520 INSURANCE PACKAGE						134.27
1/31/2022	1/31/2022	G/L	Monthly Insurance	144.95		279.22
			Net Change: 144.95	144.95	0.00	279.22
00530 CONTRACT GROUNDS LABOR						5,895.00
1/31/2022	1/31/2022	G/L	Reclass Rodgers Landscape-Jan	5,895.00		11,790.00
1/31/2022	1/31/2022	G/L	Reclass Rodgers Landscape-Feb		5,895.00	5,895.00
1/25/2022	2/1/2022	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	5,895.00		11,790.00
			Net Change: 5,895.00	11,790.00	5,895.00	11,790.00
00534 IRRIGATION REPAIRS/MAINT						3,576.00
1/25/2022	1/24/2022	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	171.50		3,747.50
			Net Change: 171.50	171.50	0.00	3,747.50
00538 MULCH						11,976.86

GL Ledger Summary by Department

Thursday, February 24, 2022

11:43

Period 1/1/2022 To 1/31/2022 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			0.87
	00350	FUND BALANCE				(0.87)

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

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

Statement Date: 1/31/2022

G/L Balance: 40,066.86

Linked Statement: 020822134927_IB Op 8138 Res 0186 Stmt.pdf

Statement Balance: 46,386.36

Item	Date	Check #	Amount	Balance
			Previous Balance:	57,631.68
TRAVELERS CL REMITTANCE CENTER	12/21/2021	520	-1,022.00	56,609.68
Vesta Property Services - Bonita Springs	12/23/2021	100146	-424.10	56,185.58
TRAVELERS CL REMITTANCE CENTER	12/30/2021	522	-1,032.00	55,153.58
Karen Sick	12/30/2021	523	-126.54	55,027.04
RODGERS LANDSCAPE MAINT., INC.	12/30/2021	100147	-8,032.00	46,995.04
TRAVELERS CL REMITTANCE CENTER	1/4/2022	525	-1,032.00	45,963.04
Vesta Property Services - Bonita Springs	1/10/2022	100148	-686.77	45,276.27
		Total Checks:	-12,355.41	
Account Void: Void Transaction	1/3/2022		-553.00	44,723.27
Lockbox	1/3/2022		553.00	45,276.27
Lockbox	1/13/2022		553.00	45,829.27
Lockbox	1/26/2022		557.09	46,386.36
		Total Deposits / Adjustments:	1,110.09	
			Statement Balance:	46,386.36

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
100149	1/27/2022	RODGERS LANDSCAPE MAINT., INC.	6,066.50
524	1/4/2022	THE HARTFORD INSURANCE	253.00
			6,319.50

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

G/L Balance:	40,066.86
Uncleared Checks, Credits:	6,319.50
Uncleared Deposits, Debits:	0.00
G/L Difference:	46,386.36
Statement Balance:	46,386.36
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: 1/31/2022

G/L Balance: 0.87

Linked Statement: NONE

Statement Balance: 0.87

Item	Date	Check #	Amount	Balance
			Previous Balance:	0.87
			Statement Balance:	0.87

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
---------	------	-----------	------------------

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

G/L Balance:	0.87
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	0.87
Statement Balance:	0.87
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	46,386.36
*****0186	ASSOCIATION PRIORITY INVEST	.87

ASSOCIATION CK NO INTEREST

ACCOUNT NUMBER ***8138**

Previous Balance	57,631.68	Statement Dates	1/01/22 thru 1/31/22
2 Deposits/Credits	1,110.09	Days this Statement Period	31
7 Checks/Debits	12,355.41	Average Ledger Balance	50,500.17
Service Charge	.00	Average Collected Balance	50,464.36
Interest Paid	.00		
Current Balance	46,386.36		

DEPOSITS AND CREDITS

Date	Description	Amount
1/13	Lockbox Deposit	553.00
1/26	Lockbox Deposit	557.09

CHECKS IN NUMERICAL ORDER

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
1/05	520	1,022.00	1/18	525*	1,032.00	1/21	100148	686.77
1/14	522*	1,032.00	1/07	100146*	424.10			
1/04	523	126.54	1/13	100147	8,032.00			

(*) Check Numbers Missing

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
1/01	57,631.68	1/07	56,059.04	1/18	46,516.04
1/04	57,505.14	1/13	48,580.04	1/21	45,829.27
1/05	56,483.14	1/14	47,548.04	1/26	46,386.36

**THIS FORM IS PROVIDED TO HELP YOU BALANCE
YOUR BANK STATEMENT**

CHECKS OUTSTANDING-NOT
CHARGED TO ACCOUNT

No.	\$	
TOTAL		

BANK BALANCE SHOWN
ON THIS STATEMENT \$ _____

ADD

DEPOSITS NOT SHOWN
ON THIS STATEMENT
(IF ANY) \$ _____

TOTAL \$ _____

SUBTRACT—

CHECKS OUTSTANDING \$ _____

BALANCE \$ _____

SHOULD AGREE WITH YOUR CHECK BOOK BALANCE
AFTER DEDUCTING SERVICE CHARGE
(IF ANY) SHOWN ON THIS STATEMENT.

NOTE
Please make sure you have entered in your
check register all automatic transactions,
such as charges and interest earned, shown
on the front of this statement.

Please examine immediately and report if incorrect. If no reply is received within 30 days the account will be considered correct.



In Case of Errors or Questions About Your Electronic Transfers
TELEPHONE US AT: 1-800-682-3231 OR
WRITE US AT: P. O. BOX 7299, Little Rock, AR 72217-7299



As soon as you can, if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the **FIRST** statement on which the problem appeared.

- 1) Tell us your name and account number.
- 2) Describe the error or the transfer you are unsure about, and explain as clearly as you can why you believe there is an error or why you need more information.
- 3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than ten business days to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation. This Regulation E error resolution notice is only applicable to consumer accounts. A consumer account is defined as an account used primarily for personal, family and household purposes.

LINE OF CREDIT ACCOUNT INFORMATION
Refer to the Line of Credit section of this statement. We figure the finance charge on your account by applying the periodic rate to the "Average Daily Balance" of your account (including current transactions). To get the "Average Daily Balance" we take the beginning balance of your account each day, add any new advances, and subtract any payments or credits. This gives us the daily balance. We then add up all the daily balances for the billing cycle and divide the total by the number of days in the billing cycle. This gives us the "Average Daily Balance." We then multiply this Average Daily Balance by the daily periodic rate that has been established for your Account (shown on your statement along with the corresponding annual percentage rate) and then we multiply the product by the number of days in the billing cycle. The result is the dollar figure shown on your statement as "Finance Charge." Finance Charges for advances on your line will begin to accrue on the date such advances are posted to your account and will continue until the date your account is paid in full. There is no grace period that would allow you to avoid a finance charge on your account. On the closing date of your billing cycle, we will calculate the amount of your minimum payment due as per your original contract. We figure this minimum payment by calculating a percentage of the New Balance of your account (less any amount you have written to us to dispute that we are currently investigating). "New Balance" means the total outstanding balance of your line on any cycle closing date which includes principal. If the New Balance is less than or equal to the minimum payment required on your account, your minimum payment will be the entire New Balance (less any disputed amount), plus finance charges and other fees. If you have elected to make equal or level payments on your Account, your minimum payment will be calculated accordingly. The amount of your minimum payment is disclosed to you on this statement and will be automatically deducted from your checking account. If you wish to make payments in addition to those which are automatically deducted from your checking account, you may do so at any time. Payments may be mailed to the address shown on the statement, Attn.: Loan Accounting. Additional payments which are mailed to that address will be credited to your account as of the date of receipt. Payment made at any branch office will be credited promptly to your account, but in no event later than 5 days after receipt.

IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR LINE OF CREDIT ACCOUNT STATEMENT
If you think your bill is wrong, or if you need more information about a transaction on your statement, write us on a separate sheet at the address shown on the face of this statement as soon as possible. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In the letter, please give us the following information:

- Your name and account number.
- The dollar amount of the suspected error.
- Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item that you are not sure about. You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we are investigating your question, we cannot report you as delinquent or take any action to collect the amount you question.

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

Previous Balance	.87	Statement Dates	1/01/22 thru 1/31/22
Deposits/Credits	.00	Days this Statement Period	31
Checks/Debits	.00	Average Ledger Balance	.87
Service Charge	.00	Average Collected Balance	.87
Interest Paid	.00	Annual Percentage Yield Earned	0.00%
Current Balance	.87		

DAILY BALANCE INFORMATION

Date	Balance
1/01	.87

IBERIABANK

Account Number *****8138

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 01/13/2022
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 1
Amount: \$553.00

#0 1/13/22 \$553.00

IBERIA BANK - OP 8138 Iberia Bank 520
Portifino at Sun City Center FL Myers Property Owners As
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135
(239) 947-4552

PAY *****ONE THOUSAND TWENTY TWO DOLLARS AND 00/100*****

DATE: 12/21/2021 AMOUNT: \$1,022.00

TO THE ORDER OF TRAVELERS
PO BOX 680317
DALLAS, TX 75268-0137

#000520# 12652704131 20000878138#

#520 1/5/22 \$1022.00

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 01/26/2022
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 1
Amount: \$557.09

#0 1/26/22 \$557.09

IBERIA BANK - OP 8138 Iberia Bank 522
Portifino at Sun City Center FL Myers Property Owners As
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135
(239) 947-4552

PAY *****ONE THOUSAND THIRTY TWO DOLLARS AND 00/100*****

DATE: 12/30/2021 AMOUNT: \$1,032.00

TO THE ORDER OF TRAVELERS
PO BOX 680317
DALLAS, TX 75268-0137

#000522# 12652704131 20000878138#

#522 1/14/22 \$1032.00

PORTOFINO AT SUN CITY CENTER Iberia Bank 100146
27180 Bay Landing Drive, Suite 4 2150 Goodlette Rd, North 2nd Floor
Bonita Springs, FL 34135 Naples, FL 34102 DATE: 12/23/2021

PAY TO Vesta Property Services - Bonita Springs \$ 424.10
THE ORDER OF Four Hundred Twenty-Four Dollars and Ten Cents DOLLARS

memo: Inv SWPPP 1121

#100146# 12652704131 20000878138#

#100146 1/7/22 \$424.10

IBERIA BANK - OP 8138 Iberia Bank 523
Portifino at Sun City Center FL Myers Property Owners As
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135
(239) 947-4552

PAY *****ONE HUNDRED TWENTY SIX DOLLARS AND 54/100*****

DATE: 12/30/2021 AMOUNT: \$126.54

TO THE ORDER OF Katon Slick
10540 Bello Vista Drive
Fort Myers, FL 33913

#000523# 12652704131 20000878138#

#523 1/4/22 \$126.54

PORTOFINO AT SUN CITY CENTER Iberia Bank 100147
27180 Bay Landing Drive, Suite 4 2150 Goodlette Rd, North 2nd Floor
Bonita Springs, FL 34135 Naples, FL 34102 DATE: 12/30/2021

PAY TO RODGERS LANDSCAPE MAINT, INC. \$ 8,032.00
THE ORDER OF Eight Thousand Thirty-Two Dollars and Zero Cents DOLLARS

memo: See Check Stub for Remittance Info

#100147# 12652704131 20000878138#

#100147 1/13/22 \$8032.00

IBERIA BANK - OP 8138 Iberia Bank 525
Portifino at Sun City Center FL Myers Property Owners As
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135
(239) 947-4552

PAY *****ONE THOUSAND THIRTY TWO DOLLARS AND 00/100*****

DATE: 1/4/2022 AMOUNT: \$1,032.00

TO THE ORDER OF TRAVELERS
PO BOX 680317
DALLAS, TX 75268-0137

#000525# 12652704131 20000878138#

#525 1/18/22 \$1032.00

PORTOFINO AT SUN CITY CENTER Iberia Bank 100148
27180 Bay Landing Drive, Suite 4 2150 Goodlette Rd, North 2nd Floor
Bonita Springs, FL 34135 Naples, FL 34102 DATE: 01/10/2022

PAY TO Vesta Property Services - Bonita Springs \$ 686.77
THE ORDER OF Six Hundred Eighty-Six Dollars and Seventy-Seven Cents DOLLARS

memo: See Check Stub for Remittance Info

#100148# 12652704131 20000878138#

#100148 1/21/22 \$686.77

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

Prepaid Insurance Schedule

As Of Date: 01/31/22

Type	Start	Stop	Annual Premium	Monthly Premium	Daily Premium	Days to Maturity	Expired Amount	Unexpired Amount
Commercial General Liability	8/22/2021	8/21/2022	\$437.00	\$36.42	\$1.20	202	\$194.49	\$242.51
Crime	12/17/2021	12/16/2022	\$243.00	\$20.25	\$0.67	319	\$30.04	\$212.96
Directors & Officers	12/17/2021	12/16/2022	\$1,022.00	\$85.17	\$2.81	319	\$126.35	\$895.65
TOTAL			\$1,702.00	\$141.83	\$4.68		\$350.88	\$1,351.12

Portofino
 Prepaid Expense
 01/31/22

	Billed Amount	Amount Paid	Expense	Prepaid	Monthly Expense
Rodgers - Feb Lawn	5,895.00	5,895.00	-	5,895.00	-
Hartford Insurance	253.00	253.00	-	253.00	-
Travelers Insurance	1,032.00	1,032.00	-	1,032.00	-
Travelers Insurance	1,032.00	1,032.00	-	1,032.00	-
	8,212.00	8,212.00	-	8,212.00	-
		Prior Mo Prepaid		<u>6,927.00</u>	
				-	