



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

UNAUDITED FINANCIAL STATEMENT

March 2021

Portofino at Sun City Center Ft. Myers POA
Balance Sheet
Period 03/31/2021

March 2021	Operating	Reserve	Total
Assets			
<i>Current Assets</i>			
00101	IBERIA BANK - OP 8138	68,548.73	68,548.73
00109	IBERIA BANK - RES 0186	3,076.90	3,076.90
00112	A/R - OWNER ASSESSMENTS	563.00	563.00
00122	PREPAID INSURANCE	955.48	955.48
00123	PREPAID EXPENSES	5,722.50	5,722.50
	<i>Total Current Assets</i>	<u>75,789.71</u>	<u>78,866.61</u>
	TOTAL ASSETS	<u>75,789.71</u>	<u>78,866.61</u>
Liabilities & Equity			
<i>Current Liabilities</i>			
00207	PREPAID ASSESSMENTS	3,030.12	3,030.12
00210	ACCOUNTS PAYABLE	6,012.50	6,012.50
00239	DEFERRED ASSESSMENTS	18,433.33	18,433.33
	<i>Total Current Liabilities</i>	<u>27,475.95</u>	<u>27,475.95</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)	6,301.49	6,302.00
	<i>Total Equity</i>	<u>48,313.76</u>	<u>48,317.15</u>
	TOTAL LIABILITIES & EQUITY	<u>75,789.71</u>	<u>78,866.61</u>

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 3/1/2021 To 3/31/2021 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)	36,866.67	36,868.00	(1.33)	110,600.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	12.30	0.00	12.30	0.00
00481 APPLICATION FEES	140.00	0.00	140.00	140.00	0.00	140.00	0.00
00498 INTEREST - RESERVES	0.13	0.00	0.13	0.51	0.00	0.51	0.00
TOTAL Income	9,356.80	9,217.00	139.80	37,019.48	36,868.00	151.48	110,600.00
TOTAL Income	9,356.80	9,217.00	139.80	37,019.48	36,868.00	151.48	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	500.00	500.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	2,580.00	2,580.00	0.00	7,740.00
00506 OFFICE EXPENSES	84.68	83.00	(1.68)	279.87	332.00	52.13	1,000.00
00508 TAX PREP-AUDIT	275.00	275.00	0.00	275.00	275.00	0.00	275.00
00510 CONTINGENCY	0.00	120.00	120.00	391.00	480.00	89.00	1,441.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	0.00	116.00	116.00	350.00
00513 BACKGROUND CHECKS	0.00	0.00	0.00	110.00	0.00	(110.00)	0.00
TOTAL Administrative	1,004.68	1,277.00	272.32	3,635.87	4,283.00	647.13	12,367.00
<u>Grounds</u>							
00530 CONTRACT GROUNDS LABOR	5,722.50	5,611.00	(111.50)	22,890.00	22,444.00	(446.00)	67,326.00
00534 IRRIGATION REPAIRS/MAINT	290.00	500.00	210.00	2,591.75	2,000.00	(591.75)	6,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	850.00	280.00	(570.00)	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	4,168.00	4,168.00	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	168.00	168.00	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	0.00	1,332.00	1,332.00	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	1,668.00	1,668.00	5,000.00
TOTAL Grounds	6,012.50	8,015.00	2,002.50	26,571.75	32,060.00	5,488.25	96,171.00
<u>Insurance</u>							
00520 INSURANCE PACKAGE	130.63	172.00	41.37	509.86	688.00	178.14	2,062.00
TOTAL Insurance	130.63	172.00	41.37	509.86	688.00	178.14	2,062.00
TOTAL Expense	7,147.81	9,464.00	2,316.19	30,717.48	37,031.00	6,313.52	110,600.00
Excess Revenue / Expense	2,208.99	(247.00)	2,455.99	6,302.00	(163.00)	6,465.00	0.00

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 3/1/2021 To 3/31/2021 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)	36,866.67	36,868.00	(1.33)	110,600.00
00475 OWNERS INTEREST CHARGES	0.00	0.00	0.00	12.30	0.00	12.30	0.00
00481 APPLICATION FEES	140.00	0.00	140.00	140.00	0.00	140.00	0.00
TOTAL Income	9,356.67	9,217.00	139.67	37,018.97	36,868.00	150.97	110,600.00
TOTAL Income	9,356.67	9,217.00	139.67	37,018.97	36,868.00	150.97	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	500.00	500.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	2,580.00	2,580.00	0.00	7,740.00
00506 OFFICE EXPENSES	84.68	83.00	(1.68)	279.87	332.00	52.13	1,000.00
00508 TAX PREP-AUDIT	275.00	275.00	0.00	275.00	275.00	0.00	275.00
00510 CONTINGENCY	0.00	120.00	120.00	391.00	480.00	89.00	1,441.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	0.00	116.00	116.00	350.00
00513 BACKGROUND CHECKS	0.00	0.00	0.00	110.00	0.00	(110.00)	0.00
TOTAL Administrative	1,004.68	1,277.00	272.32	3,635.87	4,283.00	647.13	12,367.00
<u>Grounds</u>							
00530 CONTRACT GROUNDS LABOR	5,722.50	5,611.00	(111.50)	22,890.00	22,444.00	(446.00)	67,326.00
00534 IRRIGATION REPAIRS/MAINT	290.00	500.00	210.00	2,591.75	2,000.00	(591.75)	6,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	850.00	280.00	(570.00)	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	4,168.00	4,168.00	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	168.00	168.00	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	0.00	1,332.00	1,332.00	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	0.00	1,668.00	1,668.00	5,000.00
TOTAL Grounds	6,012.50	8,015.00	2,002.50	26,571.75	32,060.00	5,488.25	96,171.00
<u>Insurance</u>							
00520 INSURANCE PACKAGE	130.63	172.00	41.37	509.86	688.00	178.14	2,062.00
TOTAL Insurance	130.63	172.00	41.37	509.86	688.00	178.14	2,062.00
TOTAL Expense	7,147.81	9,464.00	2,316.19	30,717.48	37,031.00	6,313.52	110,600.00
Excess Revenue / Expense	2,208.86	(247.00)	2,455.86	6,301.49	(163.00)	6,464.49	0.00

Portofino at Sun City Center Ft. Myers POA

Income & Expense Statement

Posted 3/1/2021 To 3/31/2021 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	0.51	0.00	0.51	0.00
TOTAL Income	0.13	0.00	0.13	0.51	0.00	0.51	0.00
TOTAL Income	0.13	0.00	0.13	0.51	0.00	0.51	0.00
Excess Revenue / Expense	0.13	0.00	0.13	0.51	0.00	0.51	0.00

YTD P&L by Month

Posted 3/1/2021 To 3/31/2021 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 ASSESMEN	9,217	9,217	9,217	9,217	0	0	0	0	0	0	0	0	36,867
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	0	0	0	0	0	0	0	0	37,019
TOTAL INCOME	9,217	9,217	9,229	9,357	0	0	0	0	0	0	0	0	37,019
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	645	0	0	0	0	0	0	0	0	2,580
00506OFFICE EXPENSES	52	23	120	85	0	0	0	0	0	0	0	0	280
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
TOTAL Administrative	697	968	966	1,005	0	0	0	0	0	0	0	0	3,636
<u>Grounds</u>													
00530CONTRACT GROUNDS L/	5,723	5,723	5,723	5,723	0	0	0	0	0	0	0	0	22,890
00534IRRIGATION REPAIRS/MA	3,402	(1,441)	341	290	0	0	0	0	0	0	0	0	2,592
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	6,013	0	0	0	0	0	0	0	0	26,572
<u>Insurance</u>													

YTD P&L by Month

Posted 3/1/2021 To 3/31/2021 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
00520INSURANCE PACKAGE	131	131	118	131	0	0	0	0	0	0	0	0	510
TOTAL Insurance	131	131	118	131	0	0	0	0	0	0	0	0	510
TOTAL EXPENSES	10,192	6,230	7,148	7,148	0	0	0	0	0	0	0	0	30,717
Excess Revenue / Expense	(976)	2,987	2,081	2,209	0	0	0	0	0	0	0	0	6,301

Posted 3/1/2021 To 3/31/2021 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	1
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, April 8, 2021

16:24

Posted Date 03/31/2021

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	553.00	0.00	0.00	553.00
79337	Owner	SENGER,David & Sandra	0.00	0.00	0.00	10.00	10.00
Count: 2			0.00	553.00	0.00	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, April 8, 2021

16:24

Posted Date 03/31/2021

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	-4.09	0.00	0.00	0.00	-4.09
79310	Owner	GROSS,Michael & Becky	-8.18	0.00	0.00	0.00	-8.18
79339	Owner	SICK,Milt & Karen	-10.00	0.00	0.00	0.00	-10.00
149589	Owner	Van Eperen,Gary & Charlene	-30.88	0.00	0.00	0.00	-30.88
79292	Owner	BICKELMAN,Richard	-101.00	0.00	0.00	0.00	-101.00
79344	Owner	WORLEY,Henry & Joanne	-122.48	0.00	0.00	0.00	-122.48
79324	Owner	MCTEAGUE,Alan & Daisy	-537.40	0.00	0.00	0.00	-537.40
79316	Owner	ARCHER,Michael & Patricia	-553.00	0.00	0.00	0.00	-553.00
141216	Owner 1st Notice	Sweat trust,Jackie	-553.00	-4.09	0.00	0.00	-557.09
79299	Owner	BILEWITZ,Leon & Carole	0.00	-1,106.00	0.00	0.00	-1,106.00
Count:	10		-1,920.03	-1,110.09	0.00	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 03/31/2021

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	3/25/2021	4096	Irrigation repairs	290.00	0.00	0.00	0.00
RODGERS LANDSCAPE	4/1/2021	4086	April Maintenance	5,722.50	0.00	0.00	0.00
00101 IBERIA BANK - OP 8138 *****8138 Totals:				6,012.50	0.00	0.00	0.00
00101 IBERIA BANK - OP 8138 *****8138 Cash Balance: \$68,548.73							
AP Total: \$6,012.50							
Available Cash Balance: \$62,536.23							
 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: \$3,076.90							
 Portofino at Sun City Center Ft. Myers POA Totals:				6,012.50	0.00	0.00	0.00
Total: \$6,012.50							

AP Check Register with Detail

Check Date 3/1/2021 To 3/31/2021 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						7
513	3/23/2021	130131	AR Refund Vendor		553.00	VOIDED
		00207	PREPAID ASSESSMENTS Resident Refund: Janet DELANEY	Operating	553.00	
514	3/23/2021	130132	AR Refund Vendor		553.00	PAID
		00207	PREPAID ASSESSMENTS Resident Refund: Janet DELANEY	Operating	553.00	
100109	3/3/2021	124592	Vesta Property Services, Inc.		110.00	PAID
Inv. # 380253		00513	BACKGROUND CHECKS background check	Operating	50.00	
Inv. # 380164		00513	BACKGROUND CHECKS background check	Operating	60.00	
100110	3/8/2021	126125	Vesta Property Services, Inc.		719.96	PAID
Inv. # SWPPP-0221		00506	OFFICE EXPENSES office supplies	Operating	52.46	
Inv. # 380824		00504	MANAGEMENT FEE management fee and storage	Operating	645.00	
Inv. # 380824		00506	OFFICE EXPENSES management fee and storage	Operating	22.50	
100111	3/12/2021	127748	Vesta Property Services, Inc.		275.00	PAID
Inv. # 380965		00508	TAX PREP-AUDIT tax return preparation	Operating	275.00	
100112	3/12/2021	127749	RODGERS LANDSCAPE MAINT., INC.		6,154.50	PAID
Inv. # 4032		00530	CONTRACT GROUNDS LABOR Monthly maintenance	Operating	5,722.50	
Inv. # 4046		00534	IRRIGATION REPAIRS/MAINT irrigation	Operating	91.00	
Inv. # 4049		00534	IRRIGATION REPAIRS/MAINT irrigation	Operating	250.00	
Inv. # 4016		00510	CONTINGENCY sprinkler fees	Operating	91.00	
100113	3/31/2021	132233	Vesta Property Services, Inc.		122.18	PAID
Inv. # SWPPP-0321		00506	OFFICE EXPENSES Office supplies	Operating	62.18	
Inv. # 381521		00481	APPLICATION FEES background check Hills	Operating	60.00	
					Total	8,487.64
					Voided	553.00
IBERIA BANK - OP 8138 TOTAL \$						7,934.64

GL Ledger Summary by Department

Thursday, April 8, 2021

16:24

Period 3/1/2021 To 3/31/2021 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						56,885.19
3/1/2021	3/1/2021	A/R	Lockbox	553.00		57,438.19
3/2/2021	3/2/2021	A/R	Lockbox	2,765.00		60,203.19
3/3/2021	3/3/2021	A/P	A/P Voucher Post: Chk# 100109: Vesta Property Ser		110.00	60,093.19
3/3/2021	3/3/2021	A/R	Lockbox	2,765.00		62,858.19
3/4/2021	3/4/2021	A/R	Lockbox	3,871.00		66,729.19
3/5/2021	3/5/2021	A/R	Lockbox	1,106.00		67,835.19
3/8/2021	3/8/2021	A/P	A/P Voucher Post: Chk# 100110: Vesta Property Ser		719.96	67,115.23
3/8/2021	3/8/2021	A/R	Lockbox	1,659.00		68,774.23
3/9/2021	3/9/2021	A/R	Lockbox	553.00		69,327.23
3/11/2021	3/11/2021	A/R	Lockbox	553.00		69,880.23
3/12/2021	3/12/2021	A/P	A/P Voucher Post: Chk# 100111: Vesta Property Ser		275.00	69,605.23
3/12/2021	3/12/2021	A/P	A/P Voucher Post: Chk# 100112: RODGERS LANDS		6,154.50	63,450.73
3/16/2021	3/16/2021	A/R	Lockbox	2,804.09		66,254.82
3/17/2021	3/17/2021	A/R	Adjustment Batch	1,114.21		67,369.03
3/17/2021	3/17/2021	G/L	Correct Adjustment acct79290		1,114.21	66,254.82
3/18/2021	3/18/2021	A/R	Lockbox	553.00		66,807.82
3/22/2021	3/22/2021	A/R	Lockbox	1,106.00		67,913.82
3/23/2021	3/23/2021	A/P	A/P Voucher Post: Chk# 513: Janet DELANEY		553.00	67,360.82
3/23/2021	3/23/2021	A/P	A/P Voucher Payment Void: Janet DELANEY, Check	553.00		67,913.82
3/23/2021	3/23/2021	A/P	A/P Voucher Post: Chk# 514: Janet DELANEY		553.00	67,360.82
3/29/2021	3/29/2021	A/R	Lockbox	553.00		67,913.82
3/30/2021	3/30/2021	A/R	Lockbox	557.09		68,470.91
3/31/2021	3/31/2021	G/L	Misc Income	200.00		68,670.91
3/31/2021	3/31/2021	A/P	A/P Voucher Post: Chk# 100113: Vesta Property Ser		122.18	68,548.73
Net Change: 11,663.54				21,265.39	9,601.85	68,548.73
00112 A/R - OWNER ASSESSMENTS						571.21
3/1/2021	3/1/2021	A/R	Billing	27,650.00		28,221.21
3/17/2021	3/17/2021	A/R	Adjustment Batch	1,114.21		29,335.42
3/22/2021	3/22/2021	A/R	Apply Credit		1,106.00	28,229.42
3/24/2021	3/24/2021	A/R	Apply Credit		26,560.42	1,669.00
3/29/2021	3/29/2021	A/R	Apply Credit		553.00	1,116.00
3/30/2021	3/30/2021	A/R	Apply Credit		553.00	563.00
Net Change: (8.21)				28,764.21	28,772.42	563.00
00122 PREPAID INSURANCE						1,086.11
3/31/2021	3/31/2021	G/L	Monthly Insurance		130.63	955.48
Net Change: (130.63)				0.00	130.63	955.48
00123 PREPAID EXPENSES						5,722.50
3/31/2021	3/31/2021	G/L	Reclass Rodgers Landscape-Mar		5,722.50	0.00
3/31/2021	3/31/2021	G/L	Reclass Rodgers Landscape-Apr	5,722.50		5,722.50
Net Change: 0.00				5,722.50	5,722.50	5,722.50
00207 PREPAID ASSESSMENTS						(11,843.15)
3/1/2021	3/1/2021	A/R	Lockbox		553.00	(12,396.15)
3/2/2021	3/2/2021	A/R	Lockbox		2,765.00	(15,161.15)
3/3/2021	3/3/2021	A/R	Lockbox		2,765.00	(17,926.15)
3/4/2021	3/4/2021	A/R	Lockbox		3,871.00	(21,797.15)
3/5/2021	3/5/2021	A/R	Lockbox		1,106.00	(22,903.15)
3/8/2021	3/8/2021	A/R	Lockbox		1,659.00	(24,562.15)
3/9/2021	3/9/2021	A/R	Lockbox		553.00	(25,115.15)

GL Ledger Summary by Department

Thursday, April 8, 2021

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Period 3/1/2021 To 3/31/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
3/10/2021	3/10/2021	A/P	A/P Voucher Post: Janet DELANEY	553.00		(24,562.15)
3/11/2021	3/11/2021	A/R	Lockbox		553.00	(25,115.15)
3/15/2021	3/15/2021	A/P	A/P Voucher Post: Janet DELANEY	553.00		(24,562.15)
3/16/2021	3/16/2021	A/P	A/P Voucher Void: AR Refund Vendor		553.00	(25,115.15)
3/16/2021	3/16/2021	A/R	Lockbox		2,804.09	(27,919.24)
3/17/2021	3/17/2021	A/R	Adjustment Batch		1,114.21	(29,033.45)
3/18/2021	3/18/2021	A/R	Lockbox		553.00	(29,586.45)
3/22/2021	3/22/2021	A/R	Lockbox		1,106.00	(30,692.45)
3/22/2021	3/22/2021	A/R	Apply Credit	1,106.00		(29,586.45)
3/24/2021	3/24/2021	A/R	Apply Credit	26,560.42		(3,026.03)
3/29/2021	3/29/2021	A/R	Lockbox		553.00	(3,579.03)
3/29/2021	3/29/2021	A/R	Apply Credit	553.00		(3,026.03)
3/30/2021	3/30/2021	A/R	Lockbox		557.09	(3,583.12)
3/30/2021	3/30/2021	A/R	Apply Credit	553.00		(3,030.12)
Net Change: 8,813.03				29,878.42	21,065.39	(3,030.12)

00210 ACCOUNTS PAYABLE

(6,264.50)

3/2/2021	2/28/2021	A/P	A/P Voucher Post: Vesta Property-Bonita		52.46	(6,316.96)
3/2/2021	3/1/2021	A/P	A/P Voucher Post: Vesta Property-Bonita		667.50	(6,984.46)
3/3/2021	3/3/2021	A/P	A/P Voucher Post: Chk# 100109: Vesta Property Ser	110.00		(6,874.46)
3/4/2021	3/4/2021	A/P	A/P Voucher Post: Vesta Property-Bonita		275.00	(7,149.46)
3/8/2021	3/8/2021	A/P	A/P Voucher Post: Chk# 100110: Vesta Property Ser	719.96		(6,429.50)
3/10/2021	3/10/2021	A/P	A/P Voucher Post: Janet DELANEY		553.00	(6,982.50)
3/12/2021	3/12/2021	A/P	A/P Voucher Post: Chk# 100111: Vesta Property Ser	275.00		(6,707.50)
3/12/2021	3/12/2021	A/P	A/P Voucher Post: Chk# 100112: RODGERS LANDS	6,154.50		(553.00)
3/15/2021	3/15/2021	A/P	A/P Voucher Post: Janet DELANEY		553.00	(1,106.00)
3/16/2021	3/16/2021	A/P	A/P Voucher Void: AR Refund Vendor	553.00		(553.00)
3/23/2021	3/23/2021	A/P	A/P Voucher Post: Chk# 513: Janet DELANEY	553.00		0.00
3/23/2021	3/23/2021	A/P	A/P Voucher Payment Void: Janet DELANEY, Check		553.00	(553.00)
3/23/2021	3/23/2021	A/P	A/P Voucher Post: Chk# 514: Janet DELANEY	553.00		0.00
3/31/2021	3/25/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		290.00	(290.00)
3/26/2021	3/26/2021	A/P	A/P Voucher Post: Vesta Property-Bonita		60.00	(350.00)
3/26/2021	3/30/2021	A/P	A/P Voucher Post: Vesta Property-Bonita		62.18	(412.18)
3/31/2021	3/31/2021	A/P	A/P Voucher Post: Chk# 100113: Vesta Property Ser	122.18		(290.00)
3/31/2021	4/1/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		5,722.50	(6,012.50)
Net Change: 252.00				9,040.64	8,788.64	(6,012.50)

00211 ACCRUED PAYABLES

(52.46)

3/31/2021	3/31/2021	G/L	Reverse Accrue Vesta Property Services	52.46		0.00
Net Change: 52.46				52.46	0.00	0.00

00239 DEFERRED ASSESSMENTS

0.00

3/31/2021	3/31/2021	G/L	Quarterly Assessments		18,433.33	(18,433.33)
Net Change: (18,433.33)				0.00	18,433.33	(18,433.33)

00350 FUND BALANCE

(42,012.27)

00410 OPERATING ASSESSMENTS

(27,650.00)

3/1/2021	3/1/2021	A/R	Billing		27,650.00	(55,300.00)
3/17/2021	3/17/2021	A/R	Adjustment Batch		1,114.21	(56,414.21)
3/17/2021	3/17/2021	G/L	Correct Adjustment acct79290	1,114.21		(55,300.00)
3/31/2021	3/31/2021	G/L	Quarterly Assessments	18,433.33		(36,866.67)
Net Change: (9,216.67)				19,547.54	28,764.21	(36,866.67)

00475 OWNERS INTEREST CHARGES

(12.30)

GL Ledger Summary by Department

Thursday, April 8, 2021

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Period 3/1/2021 To 3/31/2021 11:59:00 PM

Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
00481 APPLICATION FEES						0.00
3/26/2021	3/26/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	60.00		60.00
3/31/2021	3/31/2021	G/L	Misc Income		200.00	(140.00)
			Net Change: (140.00)	60.00	200.00	(140.00)
00504 MANAGEMENT FEE						1,935.00
3/2/2021	3/1/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	645.00		2,580.00
			Net Change: 645.00	645.00	0.00	2,580.00
00506 OFFICE EXPENSES						195.19
3/2/2021	2/28/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	52.46		247.65
3/2/2021	3/1/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	22.50		270.15
3/26/2021	3/30/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	62.18		332.33
3/31/2021	3/31/2021	G/L	Reverse Accrue Vesta Property Services		52.46	279.87
			Net Change: 84.68	137.14	52.46	279.87
00508 TAX PREP-AUDIT						0.00
3/4/2021	3/4/2021	A/P	A/P Voucher Post: Vesta Property-Bonita	275.00		275.00
			Net Change: 275.00	275.00	0.00	275.00
00510 CONTINGENCY						391.00
00513 BACKGROUND CHECKS						110.00
00520 INSURANCE PACKAGE						379.23
3/31/2021	3/31/2021	G/L	Monthly Insurance	130.63		509.86
			Net Change: 130.63	130.63	0.00	509.86
00530 CONTRACT GROUNDS LABOR						17,167.50
3/31/2021	3/31/2021	G/L	Reclass Rodgers Landscape-Mar	5,722.50		22,890.00
3/31/2021	3/31/2021	G/L	Reclass Rodgers Landscape-Apr		5,722.50	17,167.50
3/31/2021	4/1/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	5,722.50		22,890.00
			Net Change: 5,722.50	11,445.00	5,722.50	22,890.00
00534 IRRIGATION REPAIRS/MAINT						2,301.75
3/31/2021	3/25/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	290.00		2,591.75
			Net Change: 290.00	290.00	0.00	2,591.75
00536 SIDEWALK CLEANING						850.00
00537 SOD						240.00

GL Ledger Summary by Department

Thursday, April 8, 2021

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Period 3/1/2021 To 3/31/2021 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						3,076.77
3/31/2021	3/31/2021	G/L	Bank Reconcile: Interest Earned	0.13		3,076.90
			Net Change: 0.13	0.13	0.00	3,076.90
00301 DEF RESERVE-SOD REPLACEMENT						(3,073.51)
00350 FUND BALANCE						(2.88)
00498 INTEREST - RESERVES						(0.38)
3/31/2021	3/31/2021	G/L	Bank Reconcile: Interest Earned		0.13	(0.51)
			Net Change: (0.13)	0.00	0.13	(0.51)

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

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

Statement Date: 3/31/2021

G/L Balance: 3,076.90

Linked Statement: NONE

Statement Balance: 3,076.90

Item	Date	Check #	Amount	Balance
			Previous Balance:	3,076.77
Bank Reconcile: Interest Earned	3/31/2021		0.13	3,076.90
		Total Deposits / Adjustments:	0.13	
			Statement Balance:	3,076.90

Outstanding Items:

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

G/L Balance:	3,076.90
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	3,076.90
Statement Balance:	3,076.90
G/L and Balance Difference:	0.00

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

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

Statement Date: 3/31/2021

G/L Balance: 68,548.73

Linked Statement: 040821165549_IB Op 8138 Res 0186 Stmt.pdf

Statement Balance: 68,670.91

Item	Date	Check #	Amount	Balance
			Previous Balance:	57,552.69
Vesta Property-Bonita	2/10/2021	100108	-667.50	56,885.19
Vesta Property-Bonita	3/3/2021	100109	-110.00	56,775.19
Vesta Property-Bonita	3/8/2021	100110	-719.96	56,055.23
Vesta Property-Bonita	3/12/2021	100111	-275.00	55,780.23
RODGERS LANDSCAPE MAINT., INC.	3/12/2021	100112	-6,154.50	49,625.73
Janet DELANEY	3/23/2021	514	-553.00	49,072.73
		Total Checks:	-8,479.96	
Lockbox	3/1/2021		553.00	49,625.73
Lockbox	3/2/2021		2,765.00	52,390.73
Lockbox	3/3/2021		2,765.00	55,155.73
Lockbox	3/4/2021		3,871.00	59,026.73
Lockbox	3/5/2021		1,106.00	60,132.73
Lockbox	3/8/2021		1,659.00	61,791.73
Lockbox	3/9/2021		553.00	62,344.73
Lockbox	3/11/2021		553.00	62,897.73
Lockbox	3/16/2021		2,804.09	65,701.82
Adjustment Batch	3/17/2021		1,114.21	66,816.03
Correct Adjustment acct79290	3/17/2021		-1,114.21	65,701.82
Lockbox	3/18/2021		553.00	66,254.82
Lockbox	3/22/2021		1,106.00	67,360.82
Lockbox	3/29/2021		553.00	67,913.82
Lockbox	3/30/2021		557.09	68,470.91
Misc Income	3/31/2021		200.00	68,670.91
		Total Deposits / Adjustments:	19,598.18	
			Statement Balance:	68,670.91

Voided Checks In Period:

Check #	Date	Reference	Voided Checks
* 513	3/23/2021	Janet DELANEY	553.00
			<u>553.00</u>

Outstanding Items:

Check #	Date	Reference	Uncleared Checks
100113	3/31/2021	Vesta Property-Bonita	122.18
			<u>122.18</u>

* voided check

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

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

G/L Balance:	68,548.73
Uncleared Checks, Credits:	122.18
Uncleared Deposits, Debits:	0.00
G/L Difference:	68,670.91
Statement Balance:	68,670.91
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	68,670.91
*****0186	ASSOCIATION PRIORITY INVEST	3,076.90

ASSOCIATION CK NO INTEREST

ACCOUNT NUMBER ***8138**

Previous Balance	57,552.69	Statement Dates	3/01/21 thru 3/31/21
19 Deposits/Credits	19,598.18	Days this Statement Period	31
6 Checks/Debits	8,479.96	Average Ledger Balance	69,748.06
Service Charge	.00	Average Collected Balance	69,258.70
Interest Paid	.00		
Current Balance	68,670.91		

DEPOSITS AND CREDITS

Date	Description	Amount
3/01	Lockbox Deposit	553.00
3/02	Transfer Propay PPD	553.00
3/02	Transfer Propay PPD	1,106.00
3/02	Lockbox Deposit	1,106.00
3/03	Lockbox Deposit	2,765.00
3/04	Lockbox Deposit	1,106.00
3/04	Transfer Propay PPD	2,765.00
3/05	Lockbox Deposit	1,106.00
3/08	Transfer Propay PPD	553.00
3/08	Lockbox Deposit	1,106.00
3/09	Lockbox Deposit	553.00
3/11	Lockbox Deposit	553.00
3/16	Lockbox Deposit	2,804.09
3/18	Transfer Propay PPD	553.00
3/22	Transfer Propay	553.00

ASSOCIATION CK NO INTEREST (continued)

Account Number ***8138**

DEPOSITS AND CREDITS

Date	Description	Amount
	PPD	
3/22	Lockbox Deposit	553.00
3/29	Lockbox Deposit	553.00
3/30	Transfer Propay PPD	557.09
3/31	Remote DDA Deposit	200.00

CHECKS IN NUMERICAL ORDER

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
3/25	514	553.00	3/19	100109	110.00	3/26	100111	275.00
3/05	100108*	667.50	3/19	100110	719.96	3/26	100112	6,154.50

(*) Check Numbers Missing

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
3/01	58,105.69	3/09	70,157.19	3/25	73,790.32
3/02	60,870.69	3/11	70,710.19	3/26	67,360.82
3/03	63,635.69	3/16	73,514.28	3/29	67,913.82
3/04	67,506.69	3/18	74,067.28	3/30	68,470.91
3/05	67,945.19	3/19	73,237.32	3/31	68,670.91
3/08	69,604.19	3/22	74,343.32		

ASSOCIATION PRIORITY INVEST

ACCOUNT NUMBER ***0186**

Previous Balance	3,076.77	Statement Dates	3/01/21 thru 3/31/21
Deposits/Credits	.00	Days this Statement Period	31
Checks/Debits	.00	Average Ledger Balance	3,076.77
Service Charge	.00	Average Collected Balance	3,076.77
Interest Paid	.13	Interest Earned	.13
Current Balance	3,076.90	Annual Percentage Yield Earned	0.05%
		2021 Interest Paid	.38

DEPOSITS AND CREDITS

Date	Description	Amount
3/31	Interest Deposit	.13

DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
3/01	3,076.77	3/31	3,076.90



Account Number *****8138

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 03/01/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 1
Amount: \$553.00

#0 3/1/21 \$553.00

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 03/08/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 2
Amount: \$1,106.00

#0 3/8/21 \$1106.00

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 03/02/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 2
Amount: \$1,106.00

#0 3/2/21 \$1106.00

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 03/09/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 1
Amount: \$553.00

#0 3/9/21 \$553.00

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 03/03/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 5
Amount: \$2,765.00

#0 3/3/21 \$2765.00

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 03/11/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 1
Amount: \$553.00

#0 3/11/21 \$553.00

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 03/04/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 2
Amount: \$1,106.00

#0 3/4/21 \$1106.00

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 03/16/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 4
Amount: \$2,804.09

#0 3/16/21 \$2804.09

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 03/05/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 2
Amount: \$1,106.00

#0 3/5/21 \$1106.00

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 03/22/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 1
Amount: \$553.00

#0 3/22/21 \$553.00

IBERIABANK

Account Number *****8138

Deposit Ticket

Bank: IBERIABANK-NAPLES
Date: 03/29/2021
Client: Vesta Property Services Inc
Account Name: Portifino at Sun City
Account Number: 20000878138
Debit Count: 1
Amount: \$553.00

#0 3/29/21 \$553.00

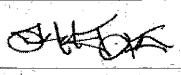
PORTOFINO AT SUN CITY CENTER
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135

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

DATE: 03/12/2021 100111

PAY TO: Vesta Property-Bonita \$ 275.00
THE ORDER OF: Two Hundred Seventy-Five Dollars and Zero Cents DOLLARS

memo: Inv: 38095



#100111 3/26/21 \$275.00

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: 2021/03/31 11:44:21
CONTACT: Tori Cury
239-947-4552

DEPOSIT: \$200.00

#0 3/31/21 \$200.00

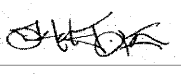
PORTOFINO AT SUN CITY CENTER
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135

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

DATE: 03/12/2021 100112

PAY TO: RODGERS LANDSCAPE MAINT., INC. \$ 6154.50
THE ORDER OF: Six Thousand One Hundred Fifty-Four Dollars and Fifty Cents DOLLARS

memo: See Check Stub for Remittance Info



#100112 3/26/21 \$6154.50

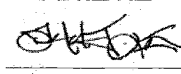
PORTOFINO AT SUN CITY CENTER
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135

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

DATE: 02/10/2021 100108

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

memo: Inv: 379547



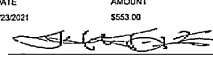
#100108 3/5/21 \$667.50

IBERIA BANK - OP 8138 Iberia Bank 514
Portofino at Sun City Center Ft. Myers Property Owners As
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135
(239) 947-4552

PAY *****FIVE HUNDRED FIFTY THREE DOLLARS AND 00/100 *****
DATE: 3/23/2021 AMOUNT: \$553.00

TO THE ORDER OF:
Janet DELANEY
10500 Bella Vista Drive
Fort Myers, FL 33913

Resident Refund: Janet DELANEY



#514 3/25/21 \$553.00

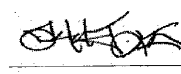
PORTOFINO AT SUN CITY CENTER
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135

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

DATE: 03/03/2021 100109

PAY TO: Vesta Property-Bonita \$ 110.00
THE ORDER OF: One Hundred Ten Dollars and Zero Cents DOLLARS

memo: See Check Stub for Remittance Info



#100109 3/19/21 \$110.00

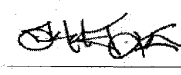
PORTOFINO AT SUN CITY CENTER
27180 Bay Landing Drive, Suite 4
Bonita Springs, FL 34135

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

DATE: 03/05/2021 100110

PAY TO: Vesta Property-Bonita \$ 719.96
THE ORDER OF: Seven Hundred Nineteen Dollars and Ninety-Six Cents DOLLARS

memo: See Check Stub for Remittance Info



#100110 3/19/21 \$719.96

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

Prepaid Insurance Schedule

As Of Date: 03/31/21

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	143	\$265.79	\$171.21
Crime	12/17/2020	12/16/2021	\$243.00	\$20.25	\$0.67	260	\$69.90	\$173.10
Directors & Officers	12/17/2020	12/16/2021	\$858.00	\$71.50	\$2.35	260	\$246.82	\$611.18
TOTAL			\$1,538.00	\$128.17	\$4.21		\$582.52	\$955.48

Portofino
Prepaid Expense
03/31/21

	Billed Amount	Amount Paid	Expense	Prepaid	Monthly Expense
Rodgers - Mar 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>	
				-	