



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

UNAUDITED FINANCIAL STATEMENT

October 2021

Reviewed by: \_\_\_\_\_

Portofino at Sun City Center Ft. Myers POA  
Balance Sheet  
Period 10/31/2021

	October 2021	Operating	Reserve	Total
	<b>Assets</b>			
	<i>Current Assets</i>			
00101	IBERIA BANK - OP 8138	47,779.93		47,779.93
00109	IBERIA BANK - RES 0186		0.87	0.87
00112	A/R - OWNER ASSESSMENTS	1,128.27		1,128.27
00122	PREPAID INSURANCE	492.10		492.10
00123	PREPAID EXPENSES	5,895.00		5,895.00
	<i>Total Current Assets</i>	<u>55,295.30</u>	<u>0.87</u>	<u>55,296.17</u>
	<b>TOTAL ASSETS</b>	<b><u>55,295.30</u></b>	<b><u>0.87</u></b>	<b><u>55,296.17</u></b>
	<b>Liabilities &amp; Equity</b>			
	<i>Current Liabilities</i>			
00207	PREPAID ASSESSMENTS	1,355.21		1,355.21
00211	ACCRUED PAYABLES	231.48		231.48
00239	DEFERRED ASSESSMENTS	9,216.66		9,216.66
	<i>Total Current Liabilities</i>	<u>10,803.35</u>		<u>10,803.35</u>
	<i>Liability</i>			
00301	DEF RESERVE-SOD REPLACEMENT		3,073.51	3,073.51
	<i>Total Liability</i>		<u>3,073.51</u>	<u>3,073.51</u>
	<i>Equity</i>			
00350	FUND BALANCE	42,012.27	2.88	42,015.15
	Current Year Net Income/(Loss)	2,479.68	(3,075.52)	(595.84)
	<i>Total Equity</i>	<u>44,491.95</u>	<u>(3,072.64)</u>	<u>41,419.31</u>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>55,295.30</u></b>	<b><u>0.87</u></b>	<b><u>55,296.17</u></b>

# Portofino at Sun City Center Ft. Myers POA

## Income & Expense Statement

Posted 10/1/2021 To 10/31/2021 11:59:00 PM

	<b>This Month: Consolidated</b>			<b>YTD: Consolidated</b>			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
00410 OPERATING ASSESSMENTS	9,216.67	9,217.00	(0.33)	101,383.34	101,387.00	(3.66)	110,600.00
00475 OWNERS INTEREST CHARGES	8.18	0.00	8.18	24.57	0.00	24.57	0.00
00481 APPLICATION FEES	0.00	0.00	0.00	500.00	0.00	500.00	0.00
00497 INTEREST INCOME	0.00	0.00	0.00	0.87	0.00	0.87	0.00
TOTAL Income	9,224.85	9,217.00	7.85	101,908.78	101,387.00	521.78	110,600.00
TOTAL Income	9,224.85	9,217.00	7.85	101,908.78	101,387.00	521.78	110,600.00
<b>Expense</b>							
<b><u>Administrative</u></b>							
00500 CORPORATE ANNUAL REPORT	0.00	0.00	0.00	61.25	61.00	(0.25)	61.00
00502 LEGAL FEE	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	7,095.00	7,095.00	0.00	7,740.00
00506 OFFICE EXPENSES	253.98	83.00	(170.98)	1,141.45	913.00	(228.45)	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	1,041.00	1,320.00	279.00	1,441.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	32.91	319.00	286.09	350.00
00513 BACKGROUND CHECKS	0.00	0.00	0.00	170.00	0.00	(170.00)	0.00
00515 APPLICATION FEE	0.00	0.00	0.00	380.00	0.00	(380.00)	0.00
TOTAL Administrative	898.98	1,002.00	103.02	10,196.61	11,358.00	1,161.39	12,367.00
<b><u>Grounds</u></b>							
00530 CONTRACT GROUNDS LABOR	5,722.50	5,611.00	(111.50)	62,947.50	61,721.00	(1,226.50)	67,326.00
00534 IRRIGATION REPAIRS/MAINT	242.50	500.00	257.50	5,647.75	5,500.00	(147.75)	6,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	850.00	770.00	(80.00)	845.00
00537 SOD	0.00	0.00	0.00	1,263.61	0.00	(1,263.61)	0.00
00538 MULCH	0.00	1,042.00	1,042.00	68.02	11,462.00	11,393.98	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	462.00	462.00	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	1,942.50	3,663.00	1,720.50	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	4,968.00	4,587.00	(381.00)	5,000.00
00545 ROADWAY REPAIRS	10,134.00	0.00	(10,134.00)	10,134.00	0.00	(10,134.00)	0.00
TOTAL Grounds	16,099.00	8,015.00	(8,084.00)	87,821.38	88,165.00	343.62	96,171.00
<b><u>Insurance</u></b>							
00520 INSURANCE PACKAGE	130.98	172.00	41.02	1,410.24	1,892.00	481.76	2,062.00
TOTAL Insurance	130.98	172.00	41.02	1,410.24	1,892.00	481.76	2,062.00
<b><u>Reserve</u></b>							
00800 RESERVE EXP-SOD REPLACEME	0.00	0.00	0.00	3,076.39	0.00	(3,076.39)	0.00
TOTAL Reserve	0.00	0.00	0.00	3,076.39	0.00	(3,076.39)	0.00
TOTAL Expense	17,128.96	9,189.00	(7,939.96)	102,504.62	101,415.00	(1,089.62)	110,600.00
Excess Revenue / Expense	(7,904.11)	28.00	(7,932.11)	(595.84)	(28.00)	(567.84)	0.00

# Portofino at Sun City Center Ft. Myers POA

## Income & Expense Statement

Posted 10/1/2021 To 10/31/2021 11:59:00 PM

	<b>This Month: Operating</b>			<b>YTD: Operating</b>			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
00410 OPERATING ASSESSMENTS	9,216.67	9,217.00	(0.33)	101,383.34	101,387.00	(3.66)	110,600.00
00475 OWNERS INTEREST CHARGES	8.18	0.00	8.18	24.57	0.00	24.57	0.00
00481 APPLICATION FEES	0.00	0.00	0.00	500.00	0.00	500.00	0.00
TOTAL Income	9,224.85	9,217.00	7.85	101,907.91	101,387.00	520.91	110,600.00
TOTAL Income	9,224.85	9,217.00	7.85	101,907.91	101,387.00	520.91	110,600.00
<b>Expense</b>							
<b><u>Administrative</u></b>							
00500 CORPORATE ANNUAL REPORT	0.00	0.00	0.00	61.25	61.00	(0.25)	61.00
00502 LEGAL FEE	0.00	125.00	125.00	0.00	1,375.00	1,375.00	1,500.00
00504 MANAGEMENT FEE	645.00	645.00	0.00	7,095.00	7,095.00	0.00	7,740.00
00506 OFFICE EXPENSES	253.98	83.00	(170.98)	1,141.45	913.00	(228.45)	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	1,041.00	1,320.00	279.00	1,441.00
00512 SOCIAL HOA EVENTS	0.00	29.00	29.00	32.91	319.00	286.09	350.00
00513 BACKGROUND CHECKS	0.00	0.00	0.00	170.00	0.00	(170.00)	0.00
00515 APPLICATION FEE	0.00	0.00	0.00	380.00	0.00	(380.00)	0.00
TOTAL Administrative	898.98	1,002.00	103.02	10,196.61	11,358.00	1,161.39	12,367.00
<b><u>Grounds</u></b>							
00530 CONTRACT GROUNDS LABOR	5,722.50	5,611.00	(111.50)	62,947.50	61,721.00	(1,226.50)	67,326.00
00534 IRRIGATION REPAIRS/MAINT	242.50	500.00	257.50	5,647.75	5,500.00	(147.75)	6,000.00
00536 SIDEWALK CLEANING	0.00	70.00	70.00	850.00	770.00	(80.00)	845.00
00537 SOD	0.00	0.00	0.00	1,263.61	0.00	(1,263.61)	0.00
00538 MULCH	0.00	1,042.00	1,042.00	68.02	11,462.00	11,393.98	12,500.00
00540 PLANT REPLACEMENT	0.00	42.00	42.00	0.00	462.00	462.00	500.00
00542 OAK EXPENSE	0.00	333.00	333.00	1,942.50	3,663.00	1,720.50	4,000.00
00544 PRUNE PALM	0.00	417.00	417.00	4,968.00	4,587.00	(381.00)	5,000.00
00545 ROADWAY REPAIRS	10,134.00	0.00	(10,134.00)	10,134.00	0.00	(10,134.00)	0.00
TOTAL Grounds	16,099.00	8,015.00	(8,084.00)	87,821.38	88,165.00	343.62	96,171.00
<b><u>Insurance</u></b>							
00520 INSURANCE PACKAGE	130.98	172.00	41.02	1,410.24	1,892.00	481.76	2,062.00
TOTAL Insurance	130.98	172.00	41.02	1,410.24	1,892.00	481.76	2,062.00
TOTAL Expense	17,128.96	9,189.00	(7,939.96)	99,428.23	101,415.00	1,986.77	110,600.00
Excess Revenue / Expense	(7,904.11)	28.00	(7,932.11)	2,479.68	(28.00)	2,507.68	0.00

# Portofino at Sun City Center Ft. Myers POA

## Income & Expense Statement

Posted 10/1/2021 To 10/31/2021 11:59:00 PM

	<b>This Month: Reserve</b>			<b>YTD: Reserve</b>			Annual
	Actual	Budget	\$ Var	Actual	Budget	\$ Var	
<b>Income</b>							
<b><u>Income</u></b>							
00497 INTEREST INCOME	0.00	0.00	0.00	0.87	0.00	0.87	0.00
TOTAL Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.87</u>	<u>0.00</u>	<u>0.87</u>	<u>0.00</u>
TOTAL Income	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.87</u>	<u>0.00</u>	<u>0.87</u>	<u>0.00</u>
<b>Expense</b>							
<b><u>Reserve</u></b>							
00800 RESERVE EXP-SOD REPLACEME	0.00	0.00	0.00	3,076.39	0.00	(3,076.39)	0.00
TOTAL Reserve	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,076.39</u>	<u>0.00</u>	<u>(3,076.39)</u>	<u>0.00</u>
TOTAL Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,076.39</u>	<u>0.00</u>	<u>(3,076.39)</u>	<u>0.00</u>
Excess Revenue / Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(3,075.52)</u>	<u>0.00</u>	<u>(3,075.52)</u>	<u>0.00</u>

# YTD P&L by Month

Posted 10/1/2021 To 10/31/2021 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
<b>INCOME</b>													
<b><u>Income</u></b>													
00410OPERATING ASSESMEN	9,217	9,217	9,217	9,217	9,217	9,217	9,217	9,217	9,217	9,217	9,217	0	101,383
00475OWNERS INTEREST CHA	0	0	12	0	0	0	0	4	0	0	8	0	25
00481APPLICATION FEES	0	0	0	140	0	60	0	100	200	0	0	0	500
TOTAL Income	9,217	9,217	9,229	9,357	9,217	9,277	9,217	9,321	9,417	9,217	9,225	0	101,908
TOTAL INCOME	9,217	9,217	9,229	9,357	9,217	9,277	9,217	9,321	9,417	9,217	9,225	0	101,908
<b>EXPENSES</b>													
<b><u>Administrative</u></b>													
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	645	645	645	645	645	645	0	7,095
00506OFFICE EXPENSES	52	23	120	85	263	59	48	78	100	59	254	0	1,141
00508TAX PREP-AUDIT	0	0	0	275	0	0	0	0	0	0	0	0	275
00510CONTINGENCY	0	300	91	0	0	0	650	0	0	0	0	0	1,041
00512SOCIAL HOA EVENTS	0	0	0	0	0	33	0	0	0	0	0	0	33
00513BACKGROUND CHECKS	0	0	110	0	0	0	0	60	0	0	0	0	170
00515APPLICATION FEE	0	0	0	0	50	60	0	0	270	0	0	0	380
TOTAL Administrative	697	968	966	1,005	1,019	797	1,343	783	1,015	704	899	0	10,197
<b><u>Grounds</u></b>													
00530CONTRACT GROUNDS L/	5,723	5,723	5,723	5,723	5,723	5,723	5,723	5,723	5,723	5,723	5,723	0	62,948
00534IRRIGATION REPAIRS/MA	3,402	(1,441)	341	290	1,324	0	225	389	510	366	243	0	5,648
00536SIDEWALK CLEANING	0	850	0	0	0	0	0	0	0	0	0	0	850
00537SOD	240	0	0	0	0	0	0	0	1,024	0	0	0	1,264
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	4,968	0	0	0	4,968
00545ROADWAY REPAIRS	0	0	0	0	0	0	0	0	0	0	10,134	0	10,134

# YTD P&L by Month

Posted 10/1/2021 To 10/31/2021 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
TOTAL Grounds	9,364	5,132	6,064	6,013	9,057	5,723	5,948	6,111	12,224	6,089	16,099	0	87,821
<b>Insurance</b>													
00520INSURANCE PACKAGE	131	131	118	131	124	131	127	131	130	127	131	0	1,410
TOTAL Insurance	131	131	118	131	124	131	127	131	130	127	131	0	1,410
TOTAL EXPENSES	10,192	6,230	7,148	7,148	10,200	6,651	7,418	7,025	13,369	6,920	17,129	0	99,428
Excess Revenue / Expense	(976)	2,987	2,081	2,209	(984)	2,626	1,799	2,296	(3,952)	2,297	(7,904)	0	2,480

Posted 10/1/2021 To 10/31/2021 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
<b>INCOME</b>													
<b>Income</b>													
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
<b>EXPENSES</b>													
<b>Reserve</b>													
00800RESERVE EXP-SOD REPI	0	0	0	0	0	0	0	0	3,076	0	0	0	3,076
TOTAL Reserve	0	0	0	0	0	0	0	0	3,076	0	0	0	3,076
TOTAL EXPENSES	0	0	0	0	0	0	0	0	3,076	0	0	0	3,076
Excess Revenue / Expense	0	0	0	0	0	0	0	0	(3,076)	0	0	0	(3,076)



# Delinquent Owners Report

Tuesday, November 16, 2021

9:54

Posted Date 10/31/2021

## Portofino at Sun City Center Ft. Myers POA

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
79329	Owner 1st Notice	PERSON,Gerald & Diane	4.09	0.00	553.00	0.00	557.09
79332	Owner 1st Notice	PUTNAM,JoAnn & James	4.09	0.00	553.00	0.00	557.09
79337	Owner	SENGER,David & Sandra	0.00	0.00	0.00	10.00	10.00
141216	Owner	Sweat trust,Jackie	0.00	0.00	4.09	0.00	4.09
<b>Count:</b>	4		8.18	0.00	1,110.09	10.00	1,128.27

### Property Totals

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

### Charge Code Summary

Description	G/L Acct #	Amount
02 NSF Charges	00112	10.00
04 Interest	00112	8.18
A1 Assessment	00112	1,110.09
		<u>1,128.27</u>

# Prepaid Owners Report

Tuesday, November 16, 2021

9:54

Posted Date 10/31/2021

## 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	-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	-12.27	0.00	0.00	-12.27
149589	Owner	Van Eperen,Gary & Charlene	0.00	-30.88	0.00	0.00	-30.88
79292	Owner	BICKELMAN,Richard	-81.00	0.00	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
79316	Owner	ARCHER,Michael & Patricia	0.00	-553.00	0.00	0.00	-553.00
<b>Count: 8</b>			<b>-81.00</b>	<b>-1,274.21</b>	<b>0.00</b>	<b>0.00</b>	<b>-1,355.21</b>

### 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	-1,355.21
		-1,355.21

# AP Aging Detail Accrual

Posted 10/31/2021

## Portofino at Sun City Center Ft. Myers POA

Vendor	Date	Invoice #	Current	31-60	61-90	Over 90
00101 IBERIA BANK - OP 8138 *****8138						
00101 IBERIA BANK - OP 8138 *****8138 Totals:			0.00	0.00	0.00	0.00
00101 IBERIA BANK - OP 8138 *****8138 Cash Balance: \$47,779.93						
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:			0.00	0.00	0.00	0.00
Total: \$0.00						

# AP Check Register with Detail

Check Date 10/1/2021 To 10/31/2021 11:59:00 PM

## Portofino at Sun City Center Ft. Myers POA

Check #	Check Date	Ctrl #	Vendor	Department	Amount	Status
Invoice #		Expense Memo				
<b>IBERIA BANK - OP 8138</b>						<b>6</b>
519	10/11/2021	185778	AR Refund Vendor		553.00	PAID
		00207	PREPAID ASSESSMENTS Resident Refund: David J & Katherine I Hills	Operating	553.00	
100137	10/1/2021	182806	Vesta Property Services, Inc.		36.76	PAID
Inv. # SWPPP-0921		00506	OFFICE EXPENSES office supplies copies etc	Operating	36.76	
100138	10/4/2021	183458	Vesta Property Services, Inc.		667.50	PAID
Inv. # 389903		00504	MANAGEMENT FEE Management fee and storage	Operating	645.00	
Inv. # 389903		00506	OFFICE EXPENSES Management fee and storage	Operating	22.50	
100139	10/4/2021	183459	RODGERS LANDSCAPE MAINTENANCE,		5,965.00	PAID
Inv. # 4316		00530	CONTRACT GROUNDS LABOR OCTOBER MAINTENANC	Operating	5,722.50	
Inv. # 4337		00534	IRRIGATION REPAIRS/MAINT irrigation repairs	Operating	242.50	
100140	10/22/2021	189132	BAIN SEALCOAT, INC.		10,134.00	PAID
Inv. # 34780		00545	ROADWAY REPAIRS asphalt repairs	Operating	4,011.00	
Inv. # 34780a		00545	ROADWAY REPAIRS sealcoating	Operating	6,123.00	
100141	10/28/2021	190567	RODGERS LANDSCAPE MAINTENANCE,		5,895.00	PAID
Inv. # 4353		00530	CONTRACT GROUNDS LABOR monthly maintenance	Operating	5,895.00	
					<b>Total</b>	<b>23,251.26</b>
					<b>Voided</b>	<b>0.00</b>
<b>IBERIA BANK - OP 8138 TOTAL \$</b>					<b>23,251.26</b>	

<b>IBERIA BANK - RES 0186</b>						<b>1</b>
500	10/7/2021	184940	Portofino at Sun City Center		3,076.39	PAID
Inv. # CHK REQ OCT21		00105	DUE TO/FROM OPERATING reimbursed operating - sod	Reserve	3,076.39	
					<b>Total</b>	<b>3,076.39</b>
					<b>Voided</b>	<b>0.00</b>
<b>IBERIA BANK - RES 0186 TOTAL \$</b>					<b>3,076.39</b>	

# GL Ledger Summary by Department

Tuesday, November 16, 2021

9:54

Period 10/1/2021 To 10/31/2021 11:59:00 PM

## Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
<b>Operating</b>						
<b>00101 IBERIA BANK - OP 8138 *****8138</b>						<b>66,315.80</b>
10/1/2021	10/1/2021	A/P	A/P Voucher Post: Chk# 100137: Vesta Property Ser		36.76	66,279.04
10/4/2021	10/4/2021	A/P	A/P Voucher Post: Chk# 100138: Vesta Property Ser		667.50	65,611.54
10/4/2021	10/4/2021	A/P	A/P Voucher Post: Chk# 100139: RODGERS LANDS		5,965.00	59,646.54
10/6/2021	10/6/2021	A/R	Lockbox	1,086.00		60,732.54
10/7/2021	10/7/2021	G/L	Chk500 Portofino at Sun City Center	3,076.39		63,808.93
10/11/2021	10/11/2021	A/P	A/P Voucher Post: Chk# 519: David J & Katherine I H		553.00	63,255.93
10/20/2021	10/20/2021	A/R	Lockbox	553.00		63,808.93
10/22/2021	10/22/2021	A/P	A/P Voucher Post: Chk# 100140: BAIN SEALCOAT,		10,134.00	53,674.93
10/28/2021	10/28/2021	A/P	A/P Voucher Post: Chk# 100141: RODGERS LANDS		5,895.00	47,779.93
Net Change: (18,535.87)				4,715.39	23,251.26	47,779.93
<b>00112 A/R - OWNER ASSESSMENTS</b>						<b>2,125.09</b>
10/6/2021	10/6/2021	A/R	Apply Credit		452.00	1,673.09
10/15/2021	10/15/2021	A/R	Late Fee	8.18		1,681.27
10/20/2021	10/20/2021	A/R	Apply Credit		553.00	1,128.27
Net Change: (996.82)				8.18	1,005.00	1,128.27
<b>00119 DUE TO/FROM RESERVES</b>						<b>3,076.39</b>
10/7/2021	10/7/2021	G/L	Chk500 Portofino at Sun City Center		3,076.39	0.00
Net Change: (3,076.39)				0.00	3,076.39	0.00
<b>00122 PREPAID INSURANCE</b>						<b>623.08</b>
10/31/2021	10/31/2021	G/L	Monthly Insurance		130.98	492.10
Net Change: (130.98)				0.00	130.98	492.10
<b>00123 PREPAID EXPENSES</b>						<b>0.00</b>
10/31/2021	10/31/2021	G/L	Reclass Rodgers Landscape	5,895.00		5,895.00
Net Change: 5,895.00				5,895.00	0.00	5,895.00
<b>00207 PREPAID ASSESSMENTS</b>						<b>(1,274.21)</b>
10/6/2021	10/6/2021	A/R	Lockbox		1,086.00	(2,360.21)
10/6/2021	10/6/2021	A/R	Apply Credit	452.00		(1,908.21)
10/8/2021	10/8/2021	A/P	A/P Voucher Post: David J & Katherine I Hills	553.00		(1,355.21)
10/20/2021	10/20/2021	A/R	Lockbox		553.00	(1,908.21)
10/20/2021	10/20/2021	A/R	Apply Credit	553.00		(1,355.21)
Net Change: (81.00)				1,558.00	1,639.00	(1,355.21)
<b>00210 ACCOUNTS PAYABLE</b>						<b>(36.76)</b>
10/14/2021	8/27/2021	A/P	A/P Voucher Post: BAIN SEALCOAT INC.		4,011.00	(4,047.76)
10/1/2021	9/22/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		242.50	(4,290.26)
10/1/2021	10/1/2021	A/P	A/P Voucher Post: Chk# 100137: Vesta Property Ser	36.76		(4,253.50)
10/1/2021	10/1/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		5,722.50	(9,976.00)
10/1/2021	10/1/2021	A/P	A/P Voucher Post: Vesta Property Services - Bonita S		667.50	(10,643.50)
10/4/2021	10/4/2021	A/P	A/P Voucher Post: Chk# 100138: Vesta Property Ser	667.50		(9,976.00)
10/4/2021	10/4/2021	A/P	A/P Voucher Post: Chk# 100139: RODGERS LANDS	5,965.00		(4,011.00)
10/8/2021	10/8/2021	A/P	A/P Voucher Post: David J & Katherine I Hills		553.00	(4,564.00)
10/11/2021	10/11/2021	A/P	A/P Voucher Post: Chk# 519: David J & Katherine I H	553.00		(4,011.00)
10/14/2021	10/11/2021	A/P	A/P Voucher Post: BAIN SEALCOAT INC.		6,123.00	(10,134.00)
10/22/2021	10/22/2021	A/P	A/P Voucher Post: Chk# 100140: BAIN SEALCOAT,	10,134.00		0.00
10/28/2021	10/28/2021	A/P	A/P Voucher Post: Chk# 100141: RODGERS LANDS	5,895.00		5,895.00
10/26/2021	11/1/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.		5,895.00	0.00

# GL Ledger Summary by Department

Tuesday, November 16, 2021

9:54

Period 10/1/2021 To 10/31/2021 11:59:00 PM

## Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
			Net Change: 36.76	23,251.26	23,214.50	0.00
<b>00211 ACCRUED PAYABLES</b>						<b>0.00</b>
10/31/2021	10/31/2021	G/L	Accrue Vesta Property Services		231.48	(231.48)
			Net Change: (231.48)	0.00	231.48	(231.48)
<b>00239 DEFERRED ASSESSMENTS</b>						<b>(18,433.33)</b>
10/31/2021	10/31/2021	G/L	Monthly Assessments	9,216.67		(9,216.66)
			Net Change: 9,216.67	9,216.67	0.00	(9,216.66)
<b>00350 FUND BALANCE</b>						<b>(42,012.27)</b>
<b>00410 OPERATING ASSESSMENTS</b>						<b>(92,166.67)</b>
10/31/2021	10/31/2021	G/L	Monthly Assessments		9,216.67	(101,383.34)
			Net Change: (9,216.67)	0.00	9,216.67	(101,383.34)
<b>00475 OWNERS INTEREST CHARGES</b>						<b>(16.39)</b>
10/15/2021	10/15/2021	A/R	Late Fee		8.18	(24.57)
			Net Change: (8.18)	0.00	8.18	(24.57)
<b>00481 APPLICATION FEES</b>						<b>(500.00)</b>
<b>00500 CORPORATE ANNUAL REPORT</b>						<b>61.25</b>
<b>00504 MANAGEMENT FEE</b>						<b>6,450.00</b>
10/1/2021	10/1/2021	A/P	A/P Voucher Post: Vesta Property Services - Bonita	645.00		7,095.00
			Net Change: 645.00	645.00	0.00	7,095.00
<b>00506 OFFICE EXPENSES</b>						<b>887.47</b>
10/1/2021	10/1/2021	A/P	A/P Voucher Post: Vesta Property Services - Bonita	22.50		909.97
10/31/2021	10/31/2021	G/L	Accrue Vesta Property Services	231.48		1,141.45
			Net Change: 253.98	253.98	0.00	1,141.45
<b>00508 TAX PREP-AUDIT</b>						<b>275.00</b>
<b>00510 CONTINGENCY</b>						<b>1,041.00</b>
<b>00512 SOCIAL HOA EVENTS</b>						<b>32.91</b>
<b>00513 BACKGROUND CHECKS</b>						<b>170.00</b>
<b>00515 APPLICATION FEE</b>						<b>380.00</b>
<b>00520 INSURANCE PACKAGE</b>						<b>1,279.26</b>
10/31/2021	10/31/2021	G/L	Monthly Insurance	130.98		1,410.24
			Net Change: 130.98	130.98	0.00	1,410.24
<b>00530 CONTRACT GROUNDS LABOR</b>						<b>57,225.00</b>
10/1/2021	10/1/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	5,722.50		62,947.50
10/31/2021	10/31/2021	G/L	Reclass Rodgers Landscape		5,895.00	57,052.50
10/26/2021	11/1/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	5,895.00		62,947.50
			Net Change: 5,722.50	11,617.50	5,895.00	62,947.50
<b>00534 IRRIGATION REPAIRS/MAINT</b>						<b>5,405.25</b>
10/1/2021	9/22/2021	A/P	A/P Voucher Post: RODGERS LANDSCAPE MAINT.	242.50		5,647.75
			Net Change: 242.50	242.50	0.00	5,647.75
<b>00536 SIDEWALK CLEANING</b>						<b>850.00</b>

# GL Ledger Summary by Department

Tuesday, November 16, 2021

9:54

Period 10/1/2021 To 10/31/2021 11:59:00 PM

## Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
<b>00537 SOD</b>						<b>1,263.61</b>
<b>00538 MULCH</b>						<b>68.02</b>
<b>00542 OAK EXPENSE</b>						<b>1,942.50</b>
<b>00544 PRUNE PALM</b>						<b>4,968.00</b>
<b>00545 ROADWAY REPAIRS</b>						<b>0.00</b>
10/14/2021	8/27/2021	A/P	A/P Voucher Post: BAIN SEALCOAT INC.	4,011.00		4,011.00
10/14/2021	10/11/2021	A/P	A/P Voucher Post: BAIN SEALCOAT INC.	6,123.00		10,134.00
			Net Change: 10,134.00	10,134.00	0.00	10,134.00

# GL Ledger Summary by Department

Tuesday, November 16, 2021

9:54

Period 10/1/2021 To 10/31/2021 11:59:00 PM

## Portofino at Sun City Center Ft. Myers POA

Posted	Transaction	Source	Note	Debit	Credit	Balance
<b>Reserve</b>						
<b>00105 DUE TO/FROM OPERATING</b>						<b>(3,076.39)</b>
10/6/2021	10/7/2021	A/P	A/P Voucher Post: Portofino at Sun City Center	3,076.39		0.00
Net Change: 3,076.39				3,076.39	0.00	0.00
<b>00109 IBERIA BANK - RES 0186 *****0186</b>						<b>3,077.26</b>
10/7/2021	10/7/2021	A/P	A/P Voucher Post: Chk# 500: Portofino at Sun City C		3,076.39	0.87
Net Change: (3,076.39)				0.00	3,076.39	0.87
<b>00210 ACCOUNTS PAYABLE</b>						<b>0.00</b>
10/6/2021	10/7/2021	A/P	A/P Voucher Post: Portofino at Sun City Center		3,076.39	(3,076.39)
10/7/2021	10/7/2021	A/P	A/P Voucher Post: Chk# 500: Portofino at Sun City C	3,076.39		0.00
Net Change: 0.00				3,076.39	3,076.39	0.00
<b>00301 DEF RESERVE-SOD REPLACEMENT</b>						<b>(3,073.51)</b>
<b>00350 FUND BALANCE</b>						<b>(2.88)</b>
<b>00497 INTEREST INCOME</b>						<b>(0.87)</b>
<b>00800 RESERVE EXP-SOD REPLACEMENT</b>						<b>3,076.39</b>



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

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

Statement Date: 10/31/2021

G/L Balance: 47,779.93

Linked Statement: 111521104558\_IB Op 8138 Res 0186 Stmt.pdf

Statement Balance: 63,808.93

Item	Date	Check #	Amount	Balance
			Previous Balance:	66,868.80
William CORNELL	9/24/2021	518	-553.00	66,315.80
Vesta Property Services - Bonita Springs	10/1/2021	100137	-36.76	66,279.04
Vesta Property Services - Bonita Springs	10/4/2021	100138	-667.50	65,611.54
RODGERS LANDSCAPE MAINT., INC.	10/4/2021	100139	-5,965.00	59,646.54
David J & Katherine I Hills	10/11/2021	519	-553.00	59,093.54
		<b>Total Checks:</b>	<b>-7,775.26</b>	
Lockbox	10/6/2021		1,086.00	60,179.54
Chk500 Portofino at Sun City Center	10/7/2021		3,076.39	63,255.93
Lockbox	10/20/2021		553.00	63,808.93
		<b>Total Deposits / Adjustments:</b>	<b>4,715.39</b>	
			<b>Statement Balance:</b>	<b>63,808.93</b>

**Outstanding Items:**

Check #	Date	Reference	Uncleared Checks
100140	10/22/2021	BAIN SEALCOAT INC.	10,134.00
100141	10/28/2021	RODGERS LANDSCAPE MAINT., INC.	5,895.00
			<u>16,029.00</u>

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

G/L Balance:	47,779.93
Uncleared Checks, Credits:	16,029.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	63,808.93
Statement Balance:	63,808.93
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: 10/31/2021

G/L Balance: 0.87

Linked Statement: NONE

Statement Balance: 0.87

Item	Date	Check #	Amount	Balance
			Previous Balance:	3,077.26
Portofino	10/7/2021	500	-3,076.39	0.87
		<b>Total Checks:</b>	<b>-3,076.39</b>	
			<b>Statement Balance:</b>	<b>0.87</b>

**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

\* voided check

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  
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### SUMMARY OF ACCOUNTS

Account Number	Type of Account	Current Balance
*****8138	ASSOCIATION CK NO INTEREST	63,808.93
*****0186	ASSOCIATION PRIORITY INVEST	.87

### ASSOCIATION CK NO INTEREST

**ACCOUNT NUMBER \*\*\*\*\*8138**

Previous Balance	66,868.80	Statement Dates	10/01/21 thru 10/31/21
4 Deposits/Credits	4,715.39	Days this Statement Period	31
5 Checks/Debits	7,775.26	Average Ledger Balance	65,771.38
Service Charge	.00	Average Collected Balance	65,736.35
Interest Paid	.00		
Current Balance	63,808.93		

### DEPOSITS AND CREDITS

Date	Description	Amount
10/06	Lockbox Deposit	533.00
10/06	Transfer Propay PPD	553.00
10/07	Remote DDA Deposit	3,076.39
10/20	Lockbox Deposit	553.00

### CHECKS IN NUMERICAL ORDER

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
10/25	518	553.00	10/14	100137*	36.76	10/12	100139	5,965.00
10/14	519	553.00	10/14	100138	667.50			

(\*) Check Numbers Missing

### DAILY BALANCE INFORMATION

Date	Balance	Date	Balance	Date	Balance
10/01	66,868.80	10/12	65,066.19	10/25	63,808.93
10/06	67,954.80	10/14	63,808.93		
10/07	71,031.19	10/20	64,361.93		



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

Previous Balance	3,077.26	Statement Dates	10/01/21 thru 10/31/21
Deposits/Credits	.00	Days this Statement Period	31
1 Checks/Debits	3,076.39	Average Ledger Balance	596.30
Service Charge	.00	Average Collected Balance	596.30
Interest Paid	.00	Annual Percentage Yield Earned	0.00%
Current Balance	.87	2021 Interest Paid	.74

**CHECKS IN NUMERICAL ORDER**

Date	Check No	Amount
10/07	500	3,076.39

(\*) Check Numbers Missing

**DAILY BALANCE INFORMATION**

Date	Balance	Date	Balance
10/01	3,077.26	10/07	.87

# IBERIABANK

Account Number \*\*\*\*\*8138

Deposit Ticket

Bank: IBERIABANK-NAPLES  
Date: 10/06/2021  
Client: Vesta Property Services Inc  
Account Name: Portifino at Sun City  
Account Number: 20000878138  
Debit Count: 1  
Amount: \$533.00

#0 10/6/21 \$533.00

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: 10/04/2021 100139

PAY TO THE ORDER OF: RODGERS LANDSCAPE MAINT., INC.  
\$ 5,965.00 DOLLARS

MEMO: See Check Stub for Remittance Info

#100139 # 265270413# 20000878138#

#100139 10/12/21 \$5965.00

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: 2021/10/07 13:32:42  
CONTACT: Tori Cury 239-947-4552  
DEPOSIT: \$3,076.39

#100139 # 265270413# 20000878138# 34 00000307639#

#0 10/7/21 \$3076.39

IBERIA BANK - OP 8138 Iberia Bank 518

Portofino at Sun City Center FL 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 9/24/2021 AMOUNT \$553.00

TO THE ORDER OF  
William CORNELL  
9929 Bella Vista Ct  
Fort Myers, FL 33913

Resident Refund: William CORNELL

#000518 # 265270413# 20000878138#

#518 10/25/21 \$553.00

Deposit Ticket

Bank: IBERIABANK-NAPLES  
Date: 10/20/2021  
Client: Vesta Property Services Inc  
Account Name: Portifino at Sun City  
Account Number: 20000878138  
Debit Count: 1  
Amount: \$553.00

#0 10/20/21 \$553.00

IBERIA BANK - OP 8138 Iberia Bank 519

Portofino at Sun City Center FL 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 10/11/2021 AMOUNT \$553.00

TO THE ORDER OF  
David J & Katherine I Hills  
10524 Delta Vista Drive  
Fort Myers, FL 33913

Resident Refund: David J & Katherine I Hills

#000519 # 265270413# 20000878138#

#519 10/14/21 \$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: 10/01/2021 100137

PAY TO THE ORDER OF: Vesta Property Services - Bonita Springs  
\$ 36.76 DOLLARS

MEMO: Inv:5W999-6921

#100137 # 265270413# 20000878138#

#100137 10/14/21 \$36.76

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: 10/04/2021 100138

PAY TO THE ORDER OF: Vesta Property Services - Bonita Springs  
\$ 667.50 DOLLARS

MEMO: Inv:389903

#100138 # 265270413# 20000878138#

#100138 10/14/21 \$667.50

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

Prepaid Insurance Schedule

As Of Date: 10/31/21

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	294	\$84.04	\$352.96
Crime	12/17/2020	12/16/2021	\$243.00	\$20.25	\$0.67	46	\$212.29	\$30.71
Directors & Officers	12/17/2020	12/16/2021	\$858.00	\$71.50	\$2.36	46	\$749.57	\$108.43
<b>TOTAL</b>			<b>\$1,538.00</b>	<b>\$128.17</b>	<b>\$4.23</b>		<b>\$1,045.90</b>	<b>\$492.10</b>



Portofino  
Prepaid Expense  
10/31/21

	Billed Amount	Amount Paid	Expense	Prepaid	Monthly Expense
Rodgers - Nov Lawn	5,895.00	5,895.00	-	5,895.00	-
	5,895.00	5,895.00	-	5,895.00	-
		Prior Mo Prepaid		<u>-</u>	
				5,895.00	