

MILANO SECTION II

BALANCE SHEET

April 2020
ASSETS

CURRENT ASSETS:		
IBERIA BANK OPERATING #1376		\$84,014.19
ASSESSMENTS RECEIVABLE		19,677.97
PREPAID MASTER FEES		31,869.33
PREPAID RESERVES		6,610.67
PREPAID FEDERAL TAXES		1,817.00
RESERVE BANK ACCOUNTS:		
IBERIA BANK RESERVE - #1341	\$389,669.82	
SYNOVUS BANK - #1901	51,186.32	
TOTAL RESERVE BANK ACCOUNTS	<u>440,856.14</u>	
TOTAL CURRENT ASSETS		<u>\$584,845.30</u>
TOTAL ASSETS		<u>\$584,845.30</u>
LIABILITIES		
CURRENT LIABILITIES:		
DEFERRED MAINTENANCE	\$49,530.67	
PREPAID ASSESSMENTS	7,551.00	
ALLOWANCE FOR BAD DEBT	1,554.61	
TOTAL CURRENT LIABILITIES	<u>\$58,636.28</u>	
TOTAL LIABILITIES		<u>58,636.28</u>

MILANO SECTION II

BALANCE SHEET

April 2020
EQUITY

RESERVE FUNDS:		
INTEREST	\$18,393.70	
PAINT	45,949.56	
ROOF	245,958.79	
FIRE ALARM PANELS	10,951.50	
ENCLOSURE WITH AIR COND.	11,150.00	
GUTTERS FOR BUILDINGS	5,994.00	
HURRICANE IRMA INS. SETTLEMENT-2018	99,519.08	
CAPITAL	2,939.51	
	<hr/>	
TOTAL RESERVE FUNDS		440,856.14
RETAINED EARNINGS		87,554.57
NET INCOME(LOSS)		(2,201.69)
		<hr/>
TOTAL EQUITY		526,209.02
		<hr/>
TOTAL LIABILITIES & EQUITY		\$584,845.30
		<hr/>

MILANO SECTION II

STATEMENT OF REVENUE & EXPENSES

	1 Month Ended April 30, 2020		4 Months Ended April 30, 2020	
	Amount	%	Amount	%
REVENUE				
MAINTENANCE ASSESSMENTS	\$21,460.00	86.7%	\$85,840.00	86.7%
RESERVE ASSESSMENTS	3,305.33	13.3%	13,221.33	13.3%
TOTAL REVENUE	24,765.33	100.0%	99,061.33	100.0%
EXPENSES				
- OPERATING EXPENSES -				
ELECTRICITY	116.16	0.5%	463.38	0.5%
FIRE ALARM MAINTENANCE	625.00	2.5%	5,759.50	5.8%
FIRE ALARM MONITORING	963.00	3.9%	1,926.00	1.9%
INSURANCE	0.00	0.0%	1,237.00	1.2%
MANAGEMENT/ACCOUNTING	1,470.00	5.9%	5,880.00	5.9%
MASTER ASSOCIATION FEE	15,934.67	64.3%	63,738.67	64.3%
OFFICE/POSTAGE/ADMINISTRATI	153.35	0.6%	869.70	0.9%
PROFESSIONAL FEES	1,189.90	4.8%	5,458.55	5.5%
REPAIRS & MAINTENANCE	0.00	0.0%	1,800.00	1.8%
TAX RETURN PREPARATION	0.00	0.0%	400.00	0.4%
TAXES/LICENSES/FEES	0.00	0.0%	902.00	0.9%
TOTAL - OPERATING EXPENSES	20,452.08	82.6%	88,434.80	89.3%
- RESERVE EXPENSES -				
TRANSFER - INTEREST	159.25	0.6%	1,168.33	1.2%
TRANSFER - ROOF	3,000.25	12.1%	12,001.00	12.1%
TRANSFER - FIRE ALARM PANELS	139.08	0.6%	556.33	0.6%
TRANSFER - ENCLOSURE WITH A	42.00	0.2%	168.00	0.2%
TRANSFER-GUTTERS FOR BLDGS	124.00	0.5%	496.00	0.5%
TOTAL - RESERVE EXPENSES	3,464.58	14.0%	14,389.66	14.5%
TOTAL EXPENSES	23,916.66	96.6%	102,824.46	103.8%
NET INCOME(LOSS) BEFORE OTHER INCOME	848.67	3.4%	(3,763.13)	-3.8%

MILANO SECTION II

STATEMENT OF REVENUE & EXPENSES

	1 Month Ended April 30, 2020		4 Months Ended April 30, 2020	
	_____	_____	_____	_____
OTHER INCOME				
LATE FEES	6.90	0.0%	275.11	0.3%
APPLICATION FEES	150.00	0.6%	118.00	0.1%
INTEREST EARNED-RESERVES	159.25	0.6%	1,168.33	1.2%
	_____		_____	
TOTAL OTHER INCOME	316.15	1.3%	1,561.44	1.6%
	_____		_____	
NET INCOME(LOSS) W/ OTHER INCOME	1,164.82	4.7%	(2,201.69)	-2.2%
	_____		_____	
NET INCOME(LOSS)	\$1,164.82	4.7%	(\$2,201.69)	-2.2%
	_____		_____	

MILANO SECTION II

STATEMENT OF REVENUE & EXPENSES

YEAR TO DATE PERFORMANCE

	4 Months Apr/20	Annual Budget	Unused	% Used
REVENUE				
MAINTENANCE ASSESSMENTS	\$85,840.00	\$257,520.00	\$171,680.00	33.3%
RESERVE ASSESSMENTS	13,221.33	39,664.00	26,442.67	33.3%
TOTAL REVENUE	99,061.33	297,184.00	198,122.67	33.3%
EXPENSES				
- OPERATING EXPENSES -				
ELECTRICITY	463.38	1,390.00	926.62	33.3%
FIRE ALARM MAINTENANCE	5,759.50	5,700.00	(59.50)	101.0%
FIRE ALARM MONITORING	1,926.00	4,000.00	2,074.00	48.1%
INSURANCE	1,237.00	38,140.00	36,903.00	3.2%
MANAGEMENT/ACCOUNTING	5,880.00	18,225.00	12,345.00	32.3%
MASTER ASSOCIATION FEE	63,738.67	191,216.00	127,477.33	33.3%
OFFICE/POSTAGE/ADMINISTRATIO	869.70	3,200.00	2,330.30	27.2%
PROFESSIONAL FEES	5,458.55	3,400.00	(2,058.55)	160.5%
REPAIRS & MAINTENANCE	1,800.00	4,500.00	2,700.00	40.0%
TAX RETURN PREPARATION	400.00	400.00	0.00	100.0%
TAXES/LICENSES/FBES	902.00	2,599.00	1,697.00	34.7%
TOTAL - OPERATING EXPENSES	88,434.80	272,770.00	184,335.20	32.4%
- RESERVE EXPENSES -				
TRANSFER - INTEREST	1,168.33	4,000.00	2,831.67	29.2%
TRANSFER - ROOF	12,001.00	36,003.00	24,002.00	33.3%
TRANSFER - FIRE ALARM PANELS	556.33	1,669.00	1,112.67	33.3%
TRANSFER - ENCLOSURE WITH AC	168.00	504.00	336.00	33.3%
TRANSFER-GUTTERS FOR BLDGS	496.00	1,488.00	992.00	33.3%
TOTAL - RESERVE EXPENSES	14,389.66	43,664.00	29,274.34	33.0%
TOTAL EXPENSES	102,824.46	316,434.00	213,609.54	32.5%
NET INCOME(LOSS) BEFORE OTHER INCOME	(3,763.13)	(19,250.00)	(15,486.87)	19.5%

MILANO SECTION II

STATEMENT OF REVENUE & EXPENSES

YEAR TO DATE PERFORMANCE

	4 Months Apr/20	Annual Budget	Unused	% Used
OTHER INCOME				
LATE FEES	275.11	500.00	224.89	55.0%
APPLICATION FEES	118.00	250.00	132.00	47.2%
INTEREST EARNED-RESERVES	1,168.33	4,000.00	2,831.67	29.2%
TOTAL OTHER INCOME	1,561.44	4,750.00	3,188.56	32.9%
NET INCOME(LOSS) W/ OTHER INCOME	(2,201.69)	(14,500.00)	(12,298.31)	15.2%
NET INCOME(LOSS)	(\$2,201.69)	(\$14,500.00)	(\$12,298.31)	15.2%

MILANO SECTION II

STATEMENT OF REVENUE & EXPENSES

YEAR TO DATE VARIANCE PERFORMANCE

	4 Months Ended Apr/20	4 Months Ended Apr/20 Budget	Variance Fav/<Unf>	% Var
REVENUE				
MAINTENANCE ASSESSMENTS	\$85,840.00	\$85,840.00	\$0.00	0.0%
RESERVE ASSESSMENTS	13,221.33	13,221.32	0.01	0.0%
TOTAL REVENUE	99,061.33	99,061.32	0.01	0.0%
EXPENSES				
- OPERATING EXPENSES -				
ELECTRICITY	463.38	463.32	(0.06)	0.0%
FIRE ALARM MAINTENANCE	5,759.50	1,900.00	(3,859.50)	-203.1%
FIRE ALARM MONITORING	1,926.00	1,333.32	(592.68)	-44.5%
INSURANCE	1,237.00	12,713.32	11,476.32	90.3%
MANAGEMENT/ACCOUNTING	5,880.00	6,075.00	195.00	3.2%
MASTER ASSOCIATION FEE	63,738.67	63,738.68	0.01	0.0%
OFFICE/POSTAGE/ADMINISTRATIO	869.70	1,066.68	196.98	18.5%
PROFESSIONAL FEES	5,458.55	1,133.32	(4,325.23)	-381.6%
REPAIRS & MAINTENANCE	1,800.00	1,500.00	(300.00)	-20.0%
TAX RETURN PREPARATION	400.00	133.32	(266.68)	-200.0%
TAXES/LICENSES/FEES	902.00	866.32	(35.68)	-4.1%
TOTAL - OPERATING EXPENSES	88,434.80	90,923.28	2,488.48	2.7%
- RESERVE EXPENSES -				
TRANSFER - INTEREST	1,168.33	1,333.32	164.99	12.4%
TRANSFER - ROOF	12,001.00	12,001.00	0.00	0.0%
TRANSFER - FIRE ALARM PANELS	556.33	556.32	(0.01)	0.0%
TRANSFER - ENCLOSURE WITH AC	168.00	168.00	0.00	0.0%
TRANSFER-GUTTERS FOR BLDGS	496.00	496.00	0.00	0.0%
TOTAL - RESERVE EXPENSES	14,389.66	14,554.64	164.98	1.1%
TOTAL EXPENSES	102,824.46	105,477.92	2,653.46	2.5%
NET INCOME(LOSS) BEFORE OTHER INCOME	(3,763.13)	(6,416.60)	2,653.47	41.4%

MILANO SECTION II

STATEMENT OF REVENUE & EXPENSES

YEAR TO DATE VARIANCE PERFORMANCE

	4 Months Ended Apr/20	4 Months Ended Apr/20 Budget	Variance Fav/<Unf>	% Var
OTHER INCOME				
LATE FEES	275.11	166.68	108.43	65.1%
APPLICATION FEES	118.00	83.32	34.68	41.6%
INTEREST EARNED-RESERVES	1,168.33	1,333.32	(164.99)	-12.4%
TOTAL OTHER INCOME	1,561.44	1,583.32	(21.88)	-1.4%
NET INCOME(LOSS) W/ OTHER INCOME	(2,201.69)	(4,833.28)	2,631.59	54.4%
NET INCOME(LOSS)	(\$2,201.69)	(\$4,833.28)	\$2,631.59	54.4%

MILANO SECTION II

Check Register (Checks and EFTs of All Types)

Sorted by Check Number

April 2020 Checks/EFTs

Check Number	Date	EFT#/Vend /Invoice	Invoice Amount	Amount Paid	Credits	Discounts	Net Amount
Cash Account #2 [IBERIA OPER #1376]							
EFT	04/30/20	AUTOPAY 5/2/20					
		FPL	FPL				
	3/20-4/21/20	-10 INV	116.16	116.16	0.00	0.00	116.16
		EFT Total		116.16	0.00	0.00	116.16
1400	04/02/20	CFI	COLLIER FINANCIAL, INC.				941.95
1401	04/02/20	WATERWAYS	WATERWAYS ASSOCIATION MGMT, LLC				826.30
1402	04/22/20	MASTER	MILANO RECREATION ASSN.				47804.00
1403	04/22/20	RESERVES	MILANO SECTION II ASSN.				9916.00
1404	04/30/20	NAPLES FIRE	NAPLES FIRE PROTECTION, INC.				225.00
1405	04/30/20	NAPLES FIRE	NAPLES FIRE PROTECTION, INC.				400.00
1406	04/30/20	PECK	PECK & PECK, P.A.				1189.90
		Cash account		116.16	0.00	0.00	61419.31

MILANO SECTION II

Check Register (Checks and EFTs of All Types)

Sorted by Check Number

April 2020 Checks/EFTs

Check Number	Date	EFT#/Vend /Invoice	Invoice Amount	Amount Paid	Credits	Discounts	Net Amount
Cash Account #8 [SYNOVUS BNK RESV #1901]							
108	04/30/20	NAPLES FIRE	NAPLES FIRE PROTECTION, INC.				3775.00
		Cash account		0.00	0.00	0.00	3775.00
		Report Total		116.16	0.00	0.00	65194.31

MILANO SECTION II

Instant Check Distribution Report

Sorted by Check Number

April 2020 Checks

Payee Name/ Check #	Date/ G/L Acct	Account Description	Debit	Credit
Cash Account #2 [IBERIA OPER #1376]				
COLLIER FINANCIAL, INC. - CFI				
1400	04/02/20			
		890.000 MANAGEMENT/ACCOUNTING	670.00	
		910.000 OFFICE/POSTAGE/ADMINISTRATION	271.95	
		106.000 IBERIA BANK OPERATING #1376		941.95
WATERWAYS ASSOCIATION MGMT, LLC - WATERWAYS				
1401	04/02/20			
		890.000 MANAGEMENT/ACCOUNTING	800.00	
		910.000 OFFICE/POSTAGE/ADMINISTRATION	26.30	
		106.000 IBERIA BANK OPERATING #1376		826.30
MILANO RECREATION ASSN. - MASTER				
1402	04/22/20			
		124.000 PREPAID MASTER FEES	47804.00	
		106.000 IBERIA BANK OPERATING #1376		47804.00
MILANO SECTION II ASSN. - RESERVES				
1403	04/22/20			
		125.000 PREPAID RESERVES	9916.00	
		106.000 IBERIA BANK OPERATING #1376		9916.00
NAPLES FIRE PROTECTION, INC. - NAPLES FIRE				
1404	04/30/20			
		860.000 FIRE ALARM MAINTENANCE	225.00	
		106.000 IBERIA BANK OPERATING #1376		225.00
NAPLES FIRE PROTECTION, INC. - NAPLES FIRE				
1405	04/30/20			
		860.000 FIRE ALARM MAINTENANCE	400.00	
		106.000 IBERIA BANK OPERATING #1376		400.00
PECK & PECK, P.A. - PECK				
1406	04/30/20			
		925.000 PROFESSIONAL FEES	1189.90	
		106.000 IBERIA BANK OPERATING #1376		1189.90

MILANO SECTION II
Instant Check Distribution Report
Sorted by Check Number
April 2020 Checks

Payee Name/ Check #	Date/ G/L Acct	Account Description	Debit	Credit
Cash Account #8 [SYNOVUS BNK RESV #1901]				
NAPLES FIRE PROTECTION, INC. - NAPLES FIRE				
108	04/30/20			
	556.000	ENCLOSURE WITH AIR COND.	3775.00	
	205.000	SYNOVUS BANK - #1901		3775.00

MILANO SECTION II

Accounts Receivable Aging Report - Detail Report

As of: 04/30/20, Aged by Due date

Inv #	Due Date	Current	1 to 30	31 to 60	61 to 90	Over 90	Balance
15447	TRAN, DAVID						
Customer Total		0.00	0.00	0.00	0.00	0.00	0.00
Net Balance Due							0.00
Deposits							5592.00
15462	GOTTLIEB, DANIEL M.						
42020	04/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	0.00	0.00	1004.00
		0.0%	100.0%	0.0%	0.0%	0.0%	
15510	*ATTY*LANDGRAF, SHAWN & DENNIS						
12020	01/01/20					918.00	918.00
952	02/17/20				21.73		21.73
957	02/17/20				25.00		25.00
42020	04/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	46.73	918.00	1968.73
		0.0%	51.0%	0.0%	2.4%	46.6%	
15533	SIMPSON, VALERIA & JOSHUA						
42020	04/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	0.00	0.00	1004.00 [Paid 5/4]
		0.0%	100.0%	0.0%	0.0%	0.0%	
15540	ERICKSON, BRIAN M.						
42020	04/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	0.00	0.00	1004.00 [Paid 5/8]
		0.0%	100.0%	0.0%	0.0%	0.0%	
15544	*ATTY*LSF11 MASTER PARTICIPATION TRUST						
12019	01/01/19					274.44	274.44
42019	04/01/19					950.00	950.00
908	05/31/19					2230.17	2230.17
72019	07/01/19					950.00	950.00
102019	10/01/19					950.00	950.00
12020	01/01/20					1004.00	1004.00
42020	04/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	0.00	6358.61	7362.61
		0.0%	13.6%	0.0%	0.0%	86.4%	
15548	STERMASI, RAJMONDA						
42020	04/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	0.00	0.00	1004.00
		0.0%	100.0%	0.0%	0.0%	0.0%	
15552	*ATTY* PORTALATIN, SANDRA P.						
102019	10/01/19					406.44	406.44
12020	01/01/20					1004.00	1004.00
42020	04/01/20		1004.00				1004.00

MILANO SECTION II

Accounts Receivable Aging Report - Detail Report

As of: 04/30/20, Aged by Due date

Inv #	Due Date	Current	1 to 30	31 to 60	61 to 90	Over 90	Balance
Customer Total		0.00	1004.00	0.00	0.00	1410.44	2414.44
		0.0%	41.6%	0.0%	0.0%	58.4%	
15556	LAUFER, ALLAN J.						
42020	04/01/20		4.00				4.00
Customer Total		0.00	4.00	0.00	0.00	0.00	4.00
		0.0%	100.0%	0.0%	0.0%	0.0%	
15733	*ATTY*PEARO, THERESA						
42020	04/01/20		336.04				336.04
Customer Total		0.00	336.04	0.00	0.00	0.00	336.04
		0.0%	100.0%	0.0%	0.0%	0.0%	
15737	VICARELLA, JEFF & PETER						
12020	01/01/20					13.38	13.38
42020	04/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	0.00	13.38	1017.38
		0.0%	98.7%	0.0%	0.0%	1.3%	
15741	*ATTY*URAM, EVAN DAVIS						
12020	01/01/20					1004.00	1004.00
955	02/17/20				23.77		23.77
960	02/17/20				25.00		25.00
42020	04/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	48.77	1004.00	2056.77
		0.0%	48.8%	0.0%	2.4%	48.8%	
15764	MARO, MICHELLE						
42020	04/01/20		502.00				502.00
Customer Total		0.00	502.00	0.00	0.00	0.00	502.00 [Paid 5/15]
		0.0%	100.0%	0.0%	0.0%	0.0%	
15773	FOSTER, ANTHONY & ELISA						
Customer Total		0.00	0.00	0.00	0.00	0.00	0.00
Net Balance Due							0.00
Deposits							1959.00
Report Total		0.00	9878.04	0.00	95.50	9704.43	19677.97
		0.0%	50.2%	0.0%	0.5%	49.3%	
Net Balance Due							19677.97
Deposits /PREPAID							7551.00

COLLIER FINANCIAL, INC.

4985 East Tamiami Trail
Naples, FL 34113
(239) 774-7088
(239) 774-1512 Fax

Date: April 1, 2020

Client: MILANO SECTION II

Due Upon Receipt

Invoice No. 4039

For Professional Services:

April 2020 Financial Services	890	\$	670.00
Administrative Services (See Attached)	910	\$	271.95
Other Fees -			
TOTAL		\$	<u>941.95</u> ✓

PAID
Date: 4/2/20
Chk#: 1400
Acct#: 890/910

Thank you

MILANO SECTION II

Running
Balance 271.95

DATE	DESCRIPTION	PRICE PER UNIT	COST
	Monthly Storage - 5 Boxes	5.00	25.00
	Email Monthly Financial Statements	10.00	10.00
	Print monthly bank statements from online banking	5.00	5.00
	Scan monthly paid invocies to include with financials	25.00	25.00
3/2/2020	2 pg email from mgmt - cov/inv	0.50	1.00
3/5/2020	2 env, 3 cks total	0.15	0.30
3/9/2020	18 copies - Deed & paperwork emailed to mgr & pres, 15560	0.15	2.70
3/9/2020	58 Double Window Envelopes - 2nd Qtr Inv w/2019 YEF	0.15	8.70
	16 #10 CFI Envelopes - 2019 YEF only	0.15	2.40
	58 Iberia Lockbox envelopes w/above	0.15	8.70
	74 Sets - 2019 YEF (mailed w/2nd Qtr Invoices)	1.50	111.00
	Insertion Fees for above, 74 sets/2 pgs	0.05	7.40
3/13/2020	8 pg email from new attorney - 2 pg cvr/6 pgs of demand letters to 3 past due owners	0.50	4.00
3/18/2020	2 pg email from mgmt - cov/inv	0.50	1.00
3/18/2020	3 pg email - Affidavit, 15785	0.50	1.50
3/19/2020	1 env - Original Affidavit to atty, 15785	0.15	0.15
3/20/2020	2 env - assmt inv to new owner wittock	0.15	0.30
3/23/2020	3 pg email - Legal invoice	0.50	1.50
3/25/2020	2 pg email from mgr - invs	0.50	1.00
3/27/2020	Yearly Update of Sales Package w/Budget & YEF	25.00	25.00
	Change of Sales Application w/new management companies	30.00	30.00
3/27/2020	2 env, 2 cks total	0.15	0.30

Waterways Invoice

Jennifer Placeres <Jennifer@waterwaysmgmt.com>

Tue 3/31/2020 9:50 AM

To: Collier Financial <support@collierfinancial.net>;

📎 2 attachments (854 KB)

MII Mgmt. Inv..pdf; MII off. exp..pdf;

Good Morning,

Please see attached our invoice for payment.

Thank you,

***** Please note for all Association issues, questions and reporting the new email address to use is support@waterwaysmgmt.com*****

Jennifer Placeres

LCAM

Waterways Association Management

2180 Immokalee Road Suite 309

Naples, FL 34110

T: 239-348-3030

F: 239-348-3331

jennifer@waterwaysmgmt.com

www.waterwaysmgmt.com

MILANO RECREATION ASSN., INC.
 C/O COLLIER FINANCIAL, INC.
 4985 EAST TAMiami TRAIL
 NAPLES, FL 34113

MILANO SECTION II
 C/O COLLIER FINANCIAL
 4985 TAMiami TRAIL EAST
 NAPLES, FL 34113

STATEMENT DATE	ACCOUNT NO.
04/01/20	MILANO II

Billing questions? Contact Collier Financial
 Phone #239-774-7088 Fax #239-774-1512
 Email: support@collierfinancial.net

Payments are due the 1st of Jan.,
 April, July & Oct and past due if not
 received by the 10th of the month.
 Failure to receive the courtesy
 statement does not excuse non-
 payment.

DATE	INVOICE	DESCRIPTION	CHARGES	CREDITS	AMOUNT DUE	AMOUNT DUE
01/01/20	340	Qtrly Assm (74)	47804.00	0.00	0.00	47804.00
02/06/20		Payment, chk#1383	0.00	-47804.00	0.00	0.00
04/01/20	344	Qtrly Assm (74)	47804.00	0.00	47804.00	47804.00

PAID
 Date: 4/22/20
 Chk#: 1402
 Acct#: 124

Please make your check payable to : **MILANO RECREATION ASSN., INC.**

Current	1 to 30	31 to 60	61 to 90	Over 90	TOTAL	47804.00
47804.00	0.00	0.00	0.00	0.00		

Please detach bottom and return with your payment. Keep the top for your records.

.....

MILANO RECREATION ASSN., INC.
 C/O COLLIER FINANCIAL, INC.
 4985 EAST TAMiami TRAIL
 NAPLES, FL 34113

MILANO SECTION II
 C/O COLLIER FINANCIAL
 4985 TAMiami TRAIL EAST
 NAPLES, FL 34113

STATEMENT DATE	ACCOUNT NO.
04/01/20	MILANO II

Balance Due	Unit/Lot Address
47804.00	

Please make address, phone & email changes here

Address _____
 City _____ State _____ Zipcode _____
 Home / Cell Phone _____
 Email Address _____

MILANO SECTION II
RESERVE PAYMENT - YEAR 2020

	1Q	2Q	3Q	4Q
				Year 2020 Adopted
RESERVE-PAINT		\$0.00	553	0.00
RESERVE-ROOF		\$9,000.75	554	36,003.00
RESERVE-FIRE ALARM PANELS		\$417.25	555	1,669.00
RESERVE-ENCLOSURE WITH AIR COND		\$126.00	556	504.00
RESERVE - GUTTERS FOR BLDGS.		\$372.00	557	1,488.00
PAY		<u>9,916.00</u>		39,664.00

Date: 4/22/2020

Check #: 1403

Acct #: 125

Deposit into Iberia reserve #1 acct.



FIRE PROTECTION, INC.
 28741 South Diesel Drive
 Bonita Springs, FL 34135
 (239) 614-7155 (Fax) 614-7154
 Lic #19872800011697 Lic REC13005314

Invoice

DATE	INVOICE #
4/22/2020	87578

EIN #80-0445870

BILL TO:
Milano II c/o Waterways Association Management 2180 Immokalee Rd Ste 309 Naples, FL 34110

JOB NAME:
Milano II Marcello Circle Naples, FL 34110

Active Since	P.O. NO.	Terms	Tech/Sales Rep	JOB NUMBER
		Due on receipt - Service		0811-138-SI

DESCRIPTION	AMOUNT
Quarterly Fire Sprinkler Inspection dated April 14, 2020 7.0% Sales Tax - COLLIER COUNTY	225.00 0.00
PAID Date: <u>4/30/2020</u> Chk#: <u>1404</u> Acct#: <u>860</u>	
YES, WE'RE OPEN We are an essential business providing life safety measures. Please confirm appointments so we can continue to service your property as needed. Thank you.	

Our pleasure working with you. Please reference the invoice number on your check(s). Thank You!

Total	\$225.00
--------------	----------

FW: Invoice 87578 from Naples Fire Protection, Inc.

Stefany Cordoba <stefany@waterwaysmgmt.com>

Wed 4/22/2020 4:08 PM

To: Collier Financial <support@collierfinancial.net>;

📎 1 attachments (127 KB)

Inv_87578_from_Naples_Fire_Protection_Inc._14120.pdf;

***** Please note for all Association issues, questions and reporting the new email address to use is support@waterwaysmgmt.com*****

Stefany Cordoba

Licensed CAM

Licensed Realtor

Waterways Association Management

2180 Immokalee Road Ste. #309

Naples, FL 34110

P: 239.348-3030

F: 239-348-3331

stefany@waterwaysmgmt.com

www.waterwaysmgmt.com

From: Kyra Ringgold <kyrar@naplesfireprotection.com>

Sent: Wednesday, April 22, 2020 3:58 PM

To: Stefany Cordoba <stefany@waterwaysmgmt.com>

Subject: Invoice 87578 from Naples Fire Protection, Inc.

Naples Fire Protection, Inc.

Invoice Due:05/22/2020
87578

Amount Due: **\$225.00**

Dear Stefany :

Your invoice is attached. Please remit payment at your earliest convenience.

Thank you for your business - we appreciate it!

Sincerely,



FIRE PROTECTION, INC.
 28741 South Diesel Drive
 Bonita Springs, FL 34135
 (239) 614-7155 (Fax) 614-7154
 Lic #18672800011897 Lic #EC1305314

Invoice

DATE	INVOICE #
4/30/2020	87818

EIN #80-0445870

BILL TO:
Milano II c/o Waterways Association Management 2180 Immokalee Road Ste #309 Naples, FL 34119

JOB NAME:
Milano II Marcello Circle Naples, FL 34110

Active Since	P.O. NO.	Terms	Tech/Sales Rep	JOB NUMBER
		Due on receipt - Service		18672540-AD-LA

DESCRIPTION	AMOUNT
Per Naples Fire Protection Quote #960041	400.00
04/23/2020 Fire Alarm Inspection Deficiency Repairs Completed Building 32, Replaced Breaker Lock. Building 33 Replaced strobe.	
20% Sales Tax - COLLIER COUNTY	80.00
PAID Date: <u>4/30/2020</u> Chk#: <u>1405</u> Acct#: <u>860</u>	
YES, WE'RE OPEN We are an essential business providing life safety measures. Please confirm appointments so we can continue to service your property as needed. Thank you.	

Our pleasure working with you. Please reference the invoice number on your check(s). Thank You!

Total	\$400.00
--------------	-----------------

Peck & Peck, P.A.
5200 Tamiami Trail North
Suite 101
Naples, FL 34103

Legal over
3-24 to
4-17-2020

Ph: 239-263-9811

Fax: 239-263-9818

Milano Section II Residents' Association, Inc.
c/o Waterways Association Management
2180 Immokalee Road, Suite 309
Naples, Florida 34110

April 23, 2020

PAID

Date: 4/30/2020
Chk#: 1406
Acct#: 925

File #: 2238-001
Inv #: 21568

RE: General Matters

\$1,189.90

DATE	DESCRIPTION	HOURS	AMOUNT	LAWYER
Mar-24-20	Review e-mail from purported tenant; follow up e-mail to property manager; and responsive e-mail to tenant (Iannaccone).	0.20	55.00	MPR
	Telephone call with owner of 15502 regarding tenant non-renewal and potential options.	0.30	82.50	MPR
Mar-25-20	Review e-mail from Board member regarding 15502 Marcello, check provision in Declaration and respond to e-mail with recommendation.	0.25	68.75	MPR
	Review e-mail and respond with analysis regarding 15789 Marcello.	0.30	82.50	MPR
Mar-26-20	Review e-mail forwarded from Recreation Association regarding 15737 and questions from board member and respond with analysis.	0.20	55.00	MPR
	Telephone call from Norhadian and son regarding unauthorized tenant (15789 Marcello) and follow up e-mail with further information requested to owner; and e-mail to property manager with update on matter.	0.40	110.00	MPR
Mar-30-20	Review correspondence from owner of 15502 Marcello; follow up e-mail to Board and property manager regarding same with comments.	0.25	68.75	MPR

Invoice #:

21568

	Review e-mail from Collier Financial regarding payment on Pearo account; follow up e-mail to property manager regarding partial payment letter and review response.	0.10	27.50	MPR
Mar-31-20	Review e-mails from board members and property manager; and draft responsive e-mail to owner regarding tenants (15502 Marcello).	0.50	137.50	MPR
	Follow up e-mail to Board regarding violations.	0.20	55.00	MPR
Apr-09-20	Review e-mail from property manager regarding freezing rentals; check Association documents; review HOA emergency powers under Florida Statutes; and respond to e-mail	0.40	110.00	MPR
Apr-13-20	Review of file and payments made and preparation of partial payment letter to Pearo.	0.50	137.50	MPR
	Review and respond to e-mail from property manager concerning proposed tenant (15506).	0.20	55.00	MPR
Apr-16-20	Telephone call with Board member regarding tenant disapproval and delinquent accounts.	0.20	55.00	MPR
	Review proposed tenant e-mail requesting reconsideration and follow up e-mail to board member and property manager regarding same.	0.10	27.50	MPR
	Follow up e-mail to property manager regarding request to reduce fees.	0.10	27.50	MPR
Apr-17-20	Review e-mail from property manager regarding payments and follow up e-mail to owner regarding same.	0.10	27.50	MPR
	Totals	4.30	\$1,182.50	

DISBURSEMENTS

		Disbursements	Receipts
Apr-13-20	Postage, Partial Payment Letter (Pearo)	7.40	
	Totals	\$7.40	\$0.00
	Balance Due Now		\$1,189.90

4/29/2020

Mail - support@collierfinancial.net

Peck & Peck invoice

Jennifer Placeres <Jennifer@waterwaysmgmt.com>

Wed 4/29/2020 4:24 PM

To: Collier Financial <support@collierfinancial.net>;

📎 1 attachments (65 KB)

gulfcoast.mgmt.group@gmail.com_20200429_110131.pdf;

Good Afternoon,

Please see attached the legal invoice from the attorney's office.

Thank you,

*** Please note for all Association issues, questions and reporting the new email address to use is support@waterwaysmgmt.com***

Jennifer Placeres
LCAM
Waterways Association Management
2180 Immokalee Road Suite 309
Naples, FL 34110
T: 239-348-3030
F: 239-348-3331
jennifer@waterwaysmgmt.com
www.waterwaysmgmt.com



FIRE PROTECTION, INC.
 28741 South Diesel Drive
 Bonita Springs, FL 34135
 (239) 614-7165 (Fax) 614-7164
 Lic #19872800011997 Lic #EC13003314

Invoice

DATE	INVOICE #
4/20/2020	87505

EIN #80-0445870

BILL TO:
 Milano II
 c/o Waterways Association Management
 2180 Immokalee Road Ste #309
 Naples, FL 34119

JOB NAME:
 Milano II
 Marcello Circle
 Naples, FL 34110

Active Since	P.O. NO.	Terms	Tech/Sales Rep	JOB NUMBER
		Due on receipt - Service		18672909-AD-TK

DESCRIPTION	AMOUNT
Deposit due per our Quote #999980 <i>Reserve Expense</i>	3,775.00
Replace 5 rusted Fire Alarm panel enclosures with new non-metallic enclosures. 7.0% Sales Tax - COLLIER COUNTY	0.00
PAID Date: <u>4/30/2020</u> Chk#: <u>108</u> Acct#: <u>556</u>	
<i>Pay from Synovus Bank account</i>	
YES, WE'RE OPEN We are an essential business providing life safety measures. Please confirm appointments so we can continue to service your property as needed. Thank you.	

Our pleasure working with you. Please reference the invoice number on your check(s). Thank You!

Total	\$3,775.00
--------------	------------

FW: Invoice 87505 from Naples Fire Protection, Inc.

Wed 4/22/2020 2:46 PM

To: Collier Financial <support@collierfinancial.net>;

📎 1 attachments (128 KB)

Inv_87505_from_Naples_Fire_Protection_Inc_10572.pdf;

Good Afternoon,

Please see attached the approved invoice for payment.

Thank you,

***** Please note for all Association issues, questions and reporting the new email address to use is support@waterwaysmgmt.com*****

Jennifer Placeres

LCAM

Waterways Association Management

2180 Immokalee Road Suite 309

Naples, FL 34110

T: 239-348-3030

F: 239-348-3331

jennifer@waterwaysmgmt.com

www.waterwaysmgmt.com

From: Kyra Ringgold [mailto:kyrar@naplesfireprotection.com]

Sent: Monday, April 20, 2020 4:50 PM

To: Support <Support@waterwaysmgmt.com>

Subject: Invoice 87505 from Naples Fire Protection, Inc.

Naples Fire Protection, Inc.

Invoice Due:05/20/2020
87505

Amount Due: **\$3,775.00**

Dear Customer :

Your invoice is attached. Please remit payment at your earliest convenience.