

# MILANO SECTION II

## BALANCE SHEET

January 2020  
ASSETS

CURRENT ASSETS:		
IBERIA BANK OPERATING #1376	\$90,898.66	
ASSESSMENTS RECEIVABLE	16,826.34	
PREPAID MASTER FEES	31,869.34	
PREPAID RESERVES	6,610.67	
PREPAID FEDERAL TAXES	2,382.00	
RESERVE BANK ACCOUNTS:		
IBERIA BANK RESERVE - #1341	\$378,988.72	
SYNOVUS BANK - #1901	56,668.01	
	435,656.73	
TOTAL RESERVE BANK ACCOUNTS		435,656.73
		\$584,243.74
TOTAL CURRENT ASSETS		\$584,243.74
		\$584,243.74

### LIABILITIES

CURRENT LIABILITIES:		
ACCOUNTS PAYABLE	\$1,031.43	
DEFERRED MAINTENANCE	49,530.67	
PREPAID ASSESSMENTS	9,559.01	
ALLOWANCE FOR BAD DEBT	1,554.61	
	61,675.72	
TOTAL CURRENT LIABILITIES		61,675.72
		\$61,675.72
TOTAL LIABILITIES		61,675.72

# MILANO SECTION II

## BALANCE SHEET

January 2020  
EQUITY

RESERVE FUNDS:			
INTEREST	\$17,620.29		
PAINT	45,949.56		
ROOF	236,958.04		
FIRE ALARM PANELS	10,534.25		
ENCLOSURE WITH AIR COND.	14,799.00		
GUTTERS FOR BUILDINGS	5,622.00		
HURRICANE IRMA INS. SETTLEMENT-2018	101,234.08		
CAPITAL	2,939.51		
TOTAL RESERVE FUNDS		435,656.73	
RETAINED EARNINGS		87,554.57	
NET INCOME(LOSS)		(643.28)	
TOTAL EQUITY			522,568.02
TOTAL LIABILITIES & EQUITY			\$584,243.74

## MILANO SECTION II

### STATEMENT OF REVENUE & EXPENSES

	1 Month Ended January 31, 2020		1 Month Ended January 31, 2020	
<b>REVENUE</b>				
MAINTENANCE ASSESSMENTS	\$21,460.00	86.7%	\$21,460.00	86.7%
RESERVE ASSESSMENTS	3,305.33	13.3%	3,305.33	13.3%
<b>TOTAL REVENUE</b>	<b>24,765.33</b>	<b>100.0%</b>	<b>24,765.33</b>	<b>100.0%</b>
<b>EXPENSES</b>				
<b>- OPERATING EXPENSES -</b>				
ELECTRICITY	116.43	0.5%	116.43	0.5%
FIRE ALARM MAINTENANCE	1,226.19	5.0%	1,226.19	5.0%
FIRE ALARM MONITORING	963.00	3.9%	963.00	3.9%
MANAGEMENT/ACCOUNTING	1,470.00	5.9%	1,470.00	5.9%
MASTER ASSOCIATION FEE	15,934.66	64.3%	15,934.66	64.3%
OFFICE/POSTAGE/ADMINISTRATI	118.00	0.5%	118.00	0.5%
PROFESSIONAL FEES	2,125.00	8.6%	2,125.00	8.6%
<b>TOTAL - OPERATING EXPENSES</b>	<b>21,953.28</b>	<b>88.6%</b>	<b>21,953.28</b>	<b>88.6%</b>
<b>- RESERVE EXPENSES -</b>				
TRANSFER - INTEREST	394.92	1.6%	394.92	1.6%
TRANSFER - ROOF	3,000.25	12.1%	3,000.25	12.1%
TRANSFER - FIRE ALARM PANELS	139.08	0.6%	139.08	0.6%
TRANSFER - ENCLOSURE WITH A	42.00	0.2%	42.00	0.2%
TRANSFER-GUTTERS FOR BLDGS	124.00	0.5%	124.00	0.5%
<b>TOTAL - RESERVE EXPENSES</b>	<b>3,700.25</b>	<b>14.9%</b>	<b>3,700.25</b>	<b>14.9%</b>
<b>TOTAL EXPENSES</b>	<b>25,653.53</b>	<b>103.6%</b>	<b>25,653.53</b>	<b>103.6%</b>
<b>NET INCOME(LOSS) BEFORE OTHER INCOME</b>	<b>(888.20)</b>	<b>-3.6%</b>	<b>(888.20)</b>	<b>-3.6%</b>

## MILANO SECTION II

### STATEMENT OF REVENUE & EXPENSES

	1 Month Ended January 31, 2020		1 Month Ended January 31, 2020	
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
OTHER INCOME				
APPLICATION FEES	(150.00)	-0.6%	(150.00)	-0.6%
INTEREST EARNED-RESERVES	394.92	1.6%	394.92	1.6%
	<u>          </u>		<u>          </u>	
TOTAL OTHER INCOME	244.92	1.0%	244.92	1.0%
	<u>          </u>		<u>          </u>	
NET INCOME(LOSS) W/ OTHER INCOME				
	(643.28)	-2.6%	(643.28)	-2.6%
	<u>          </u>		<u>          </u>	
NET INCOME(LOSS)	(\$643.28)	-2.6%	(\$643.28)	-2.6%
	<u>          </u>		<u>          </u>	

## MILANO SECTION II

### STATEMENT OF REVENUE & EXPENSES

#### YEAR TO DATE PERFORMANCE

	1 Month Jan/20	Annual Budget	Unused	% Used
<b>REVENUE</b>				
MAINTENANCE ASSESSMENTS	\$21,460.00	\$257,520.00	\$236,060.00	8.3%
RESERVE ASSESSMENTS	3,305.33	39,664.00	36,358.67	8.3%
<b>TOTAL REVENUE</b>	<b>24,765.33</b>	<b>297,184.00</b>	<b>272,418.67</b>	<b>8.3%</b>
<b>EXPENSES</b>				
- OPERATING EXPENSES -				
ELECTRICITY	116.43	1,390.00	1,273.57	8.4%
FIRE ALARM MAINTENANCE	1,226.19	5,700.00	4,473.81	21.5%
FIRE ALARM MONITORING	963.00	4,000.00	3,037.00	24.1%
INSURANCE	0.00	38,140.00	38,140.00	0.0%
MANAGEMENT/ACCOUNTING	1,470.00	18,225.00	16,755.00	8.1%
MASTER ASSOCIATION FEE	15,934.66	191,216.00	175,281.34	8.3%
OFFICE/POSTAGE/ADMINISTRATIO	118.00	3,200.00	3,082.00	3.7%
PROFESSIONAL FEES	2,125.00	3,400.00	1,275.00	62.5%
REPAIRS & MAINTENANCE	0.00	4,500.00	4,500.00	0.0%
TAX RETURN PREPARATION	0.00	400.00	400.00	0.0%
TAXES/LICENSES/FEES	0.00	2,599.00	2,599.00	0.0%
<b>TOTAL - OPERATING EXPENSES</b>	<b>21,953.28</b>	<b>272,770.00</b>	<b>250,816.72</b>	<b>8.0%</b>
- RESERVE EXPENSES -				
TRANSFER - INTEREST	394.92	4,000.00	3,605.08	9.9%
TRANSFER - ROOF	3,000.25	36,003.00	33,002.75	8.3%
TRANSFER - FIRE ALARM PANELS	139.08	1,669.00	1,529.92	8.3%
TRANSFER - ENCLOSURE WITH AC	42.00	504.00	462.00	8.3%
TRANSFER-GUTTERS FOR BLDGS	124.00	1,488.00	1,364.00	8.3%
<b>TOTAL - RESERVE EXPENSES</b>	<b>3,700.25</b>	<b>43,664.00</b>	<b>39,963.75</b>	<b>8.5%</b>
<b>TOTAL EXPENSES</b>	<b>25,653.53</b>	<b>316,434.00</b>	<b>290,780.47</b>	<b>8.1%</b>
<b>NET INCOME(LOSS) BEFORE OTHER INCOME</b>	<b>(888.20)</b>	<b>(19,250.00)</b>	<b>(18,361.80)</b>	<b>4.6%</b>

## MILANO SECTION II

### STATEMENT OF REVENUE & EXPENSES

#### YEAR TO DATE PERFORMANCE

	1 Month Jan/20	Annual Budget	Unused	% Used
OTHER INCOME				
LATE FEES	0.00	500.00	500.00	0.0%
APPLICATION FEES	(150.00)	250.00	400.00	-60.0%
INTEREST EARNED-RESERVES	394.92	4,000.00	3,605.08	9.9%
<b>TOTAL OTHER INCOME</b>	<b>244.92</b>	<b>4,750.00</b>	<b>4,505.08</b>	<b>5.2%</b>
NET INCOME(LOSS) W/ OTHER INCOME	(643.28)	(14,500.00)	(13,856.72)	4.4%
<b>NET INCOME(LOSS)</b>	<b>(\$643.28)</b>	<b>(\$14,500.00)</b>	<b>(\$13,856.72)</b>	<b>4.4%</b>

## MILANO SECTION II

### STATEMENT OF REVENUE & EXPENSES

#### YEAR TO DATE VARIANCE PERFORMANCE

	1 Month Ended Jan/20	1 Month Ended Jan/20 Budget	Variance Fav/<Unf>	% Var
<b>REVENUE</b>				
MAINTENANCE ASSESSMENTS	\$21,460.00	\$21,460.00	\$0.00	0.0%
RESERVE ASSESSMENTS	3,305.33	3,305.33	0.00	0.0%
<b>TOTAL REVENUE</b>	<b>24,765.33</b>	<b>24,765.33</b>	<b>0.00</b>	<b>0.0%</b>
<b>EXPENSES</b>				
<b>- OPERATING EXPENSES -</b>				
ELECTRICITY	116.43	115.83	(0.60)	-0.5%
FIRE ALARM MAINTENANCE	1,226.19	475.00	(751.19)	-158.1%
FIRE ALARM MONITORING	963.00	333.33	(629.67)	-188.9%
INSURANCE	0.00	3,178.33	3,178.33	100.0%
MANAGEMENT/ACCOUNTING	1,470.00	1,518.75	48.75	3.2%
MASTER ASSOCIATION FEE	15,934.66	15,934.67	0.01	0.0%
OFFICE/POSTAGE/ADMINISTRATIO	118.00	266.67	148.67	55.8%
PROFESSIONAL FEES	2,125.00	283.33	(1,841.67)	-650.0%
REPAIRS & MAINTENANCE	0.00	375.00	375.00	100.0%
TAX RETURN PREPARATION	0.00	33.33	33.33	100.0%
TAXES/LICENSES/FEES	0.00	216.58	216.58	100.0%
<b>TOTAL - OPERATING EXPENSES</b>	<b>21,953.28</b>	<b>22,730.82</b>	<b>777.54</b>	<b>3.4%</b>
<b>- RESERVE EXPENSES -</b>				
TRANSFER - INTEREST	394.92	333.33	(61.59)	-18.5%
TRANSFER - ROOF	3,000.25	3,000.25	0.00	0.0%
TRANSFER - FIRE ALARM PANELS	139.08	139.08	0.00	0.0%
TRANSFER - ENCLOSURE WITH AC	42.00	42.00	0.00	0.0%
TRANSFER-GUTTERS FOR BLDGS	124.00	124.00	0.00	0.0%
<b>TOTAL - RESERVE EXPENSES</b>	<b>3,700.25</b>	<b>3,638.66</b>	<b>(61.59)</b>	<b>-1.7%</b>
<b>TOTAL EXPENSES</b>	<b>25,653.53</b>	<b>26,369.48</b>	<b>715.95</b>	<b>2.7%</b>
<b>NET INCOME(LOSS) BEFORE OTHER INCOME</b>	<b>(888.20)</b>	<b>(1,604.15)</b>	<b>715.95</b>	<b>44.6%</b>

## MILANO SECTION II

### STATEMENT OF REVENUE & EXPENSES

#### YEAR TO DATE VARIANCE PERFORMANCE

	1 Month Ended Jan/20	1 Month Ended Jan/20 Budget	Variance Fav/<Unf>	% Var
OTHER INCOME				
LATE FEES	0.00	41.67	(41.67)	-100.0%
APPLICATION FEES	(150.00)	20.83	(170.83)	-820.1%
INTEREST EARNED-RESERVES	394.92	333.33	61.59	18.5%
<b>TOTAL OTHER INCOME</b>	<b>244.92</b>	<b>395.83</b>	<b>(150.91)</b>	<b>-38.1%</b>
NET INCOME(LOSS) W/ OTHER INCOME				
	(643.28)	(1,208.32)	565.04	46.8%
NET INCOME(LOSS)	(\$643.28)	(\$1,208.32)	\$565.04	46.8%



## MILANO SECTION II

### Check Register (Checks and EFTs of All Types)

Sorted by Check Number  
January 2020 Checks/EFTs

Check Number	Date	EFT#/Vend /Invoice	Invoice Amount	Amount Paid	Credits	Discounts	Net Amount
Cash Account #2 [IBERIA OPER #1376]							
1373	01/04/20	CFI	COLLIER FINANCIAL, INC.				855.00
1374	01/04/20	WATERWAYS	WATERWAYS ASSOCIATION MGMT, LLC				815.00
1377	01/22/20	ADAMCZYK	ADAMCZYK LAW FIRM, PLLC				2125.00
1381	01/23/20	RESERVES	MILANO SECTION II ASSN.				9916.00
1382	01/31/20	APPLICANT	APPLICANT INFORMATION				68.00
1383	01/31/20	MASTER	MILANO RECREATION ASSN.				47804.00
1384	01/31/20	NAPLES FIRE	NAPLES FIRE PROTECTION, INC.				626.19
1385	01/31/20	NAPLES FIRE	NAPLES FIRE PROTECTION, INC.				600.00
		Cash account		0.00	0.00	0.00	62809.19
		Report Total		0.00	0.00	0.00	62809.19

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

Payee Name/ Check #	Date/ G/L Acct	Account Description	Debit	Credit
Cash Account #2 [IBERIA OPER #1376]				
COLLIER FINANCIAL, INC. - CFI				
1373	01/04/20			
	890.000	MANAGEMENT/ACCOUNTING	670.00	
	910.000	OFFICE/POSTAGE/ADMINISTRATION	103.00	
	987.000	APPLICATION FEES	50.00	
	987.000	APPLICATION FEES	32.00	
	106.000	IBERIA BANK OPERATING #1376		855.00
WATERWAYS ASSOCIATION MGMT, LLC - WATERWAYS				
1374	01/04/20			
	890.000	MANAGEMENT/ACCOUNTING	800.00	
	910.000	OFFICE/POSTAGE/ADMINISTRATION	15.00	
	106.000	IBERIA BANK OPERATING #1376		815.00
ADAMCZYK LAW FIRM, PLLC - ADAMCZYK				
1377	01/22/20			
	925.000	PROFESSIONAL FEES	2125.00	
	106.000	IBERIA BANK OPERATING #1376		2125.00
MILANO SECTION II ASSN. - RESERVES				
1381	01/23/20			
	125.000	PREPAID RESERVES	9916.00	
	106.000	IBERIA BANK OPERATING #1376		9916.00
APPLICANT INFORMATION - APPLICANT				
1382	01/31/20			
	987.000	APPLICATION FEES	34.00	
	987.000	APPLICATION FEES	34.00	
	106.000	IBERIA BANK OPERATING #1376		68.00
MILANO RECREATION ASSN. - MASTER				
1383	01/31/20			
	124.000	PREPAID MASTER FEES	47804.00	
	106.000	IBERIA BANK OPERATING #1376		47804.00
NAPLES FIRE PROTECTION, INC. - NAPLES FIRE				
1384	01/31/20			
	860.000	FIRE ALARM MAINTENANCE	626.19	
	106.000	IBERIA BANK OPERATING #1376		626.19
NAPLES FIRE PROTECTION, INC. - NAPLES FIRE				
1385	01/31/20			
	860.000	FIRE ALARM MAINTENANCE	600.00	
	106.000	IBERIA BANK OPERATING #1376		600.00

## MILANO SECTION II

### Accounts Receivable Aging Report - Detail Report

As of: 01/31/20, 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							6596.00
15462	GOTTLIEB, DANIEL M.						
12020	01/01/20		979.00				979.00
Customer Total		0.00	979.00	0.00	0.00	0.00	979.00 [Paid 2/6]
		0.0%	100.0%	0.0%	0.0%	0.0%	
15486	JEPSEN, LARS-SOENKE						
12020	01/01/20		54.00				54.00
Customer Total		0.00	54.00	0.00	0.00	0.00	54.00 [Paid 2/14]
		0.0%	100.0%	0.0%	0.0%	0.0%	
15495	SCHELTAT, MAHMUD						
Customer Total		0.00	0.00	0.00	0.00	0.00	0.00
Net Balance Due							0.00
Deposits							0.01
15510	LANDGRAF, SHAWN & DENNIS						
12020	01/01/20		918.00				918.00
Customer Total		0.00	918.00	0.00	0.00	0.00	918.00
		0.0%	100.0%	0.0%	0.0%	0.0%	
15529	SEPANIK, DAMIAN & JANET						
12020	01/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	0.00	0.00	1004.00 Paid 2/11]
		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
Customer Total		0.00	1004.00	0.00	0.00	5354.61	6358.61
		0.0%	15.8%	0.0%	0.0%	84.2%	
15548	STERMASI, RAJMONDA						
12020	01/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	0.00	0.00	1004.00 [Paid 2/6]
		0.0%	100.0%	0.0%	0.0%	0.0%	
15552	*ATTY* PORTALATIN, SANDRA P.						
102019	10/01/19					406.44	406.44

# MILANO SECTION II

## Accounts Receivable Aging Report - Detail Report

As of: 01/31/20, Aged by Due date

Inv #	Due Date	Current	1 to 30	31 to 60	61 to 90	Over 90	Balance
15552		*ATTY* PORTALATIN, SANDRA P.					
12020	01/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	0.00	406.44	1410.44
		0.0%	71.2%	0.0%	0.0%	28.8%	
15733		PEARO, THERESA					
925	08/21/19					18.00	18.00
926	08/21/19					24.50	24.50
933	09/05/19					7.00	7.00
102019	10/01/19					950.00	950.00
939	11/19/19				25.00		25.00
940	11/19/19				23.42		23.42
12020	01/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	48.42	999.50	2051.92 [Paid 2/5=\$1,051.92]
		0.0%	48.9%	0.0%	2.4%	48.7%	
15737		VICARELLA, JEFF & PETER					
12020	01/01/20		989.95				989.95
Customer Total		0.00	989.95	0.00	0.00	0.00	989.95
		0.0%	100.0%	0.0%	0.0%	0.0%	
15741		URAM, EVAN DAVIS					
12020	01/01/20		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%	
15768		LOISEL, YVES & NATALIE					
102019	10/01/19					48.42	48.42
12020	01/01/20		1004.00				1004.00
Customer Total		0.00	1004.00	0.00	0.00	48.42	1052.42 [Paid 2/27]
		0.0%	95.4%	0.0%	0.0%	4.6%	
15773		FOSTER, ANTHONY & ELISA					
Customer Total		0.00	0.00	0.00	0.00	0.00	0.00
Net Balance Due							0.00
Deposits							2963.00
Report Total		0.00	9968.95	0.00	48.42	6808.97	16826.34
		0.0%	59.2%	0.0%	0.3%	40.5%	
Net Balance Due							16826.34
Deposits /PREPAID							9559.01

# COLLIER FINANCIAL, INC.

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

Date: January 1, 2020

Client: MILANO SECTION II

Due Upon Receipt

Invoice No. 1038

For Professional Services:

January 2020 Financial Services	890	\$	670.00
Administrative Services (See Attached)	910 = 103.00	}	\$ 185.00
	987 = 50.00		
Other Fees -	987 = 32.00		
TOTAL		\$	<u>855.00</u> ✓

PAID  
Date: 1/4/20  
Chk#: 1373  
Acct#: SEE ABOVE

Thank you

MILANO SECTION II

Running  
Balance 185.00

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 invoices to include with financials	25.00	25.00
12/2/2019	Process Sales Appl - Boyd s/t Cosatti, 15506	50.00	50.00 ✓
	Process 2 bckgd cks to Applicant Info (Cosatti), 15506	16.00	32.00 ✓
	3 pg fax - Bckgd cks to Appl Info (Cosatti), 15506	0.50	1.50
12/2/2019	8 pg email - Deed & forms to mgr & Board Pres, 15533	0.50	4.00
12/2/2019	1 pg email, N. Fire Prot. Invoice	0.50	0.50
12/3/2019	71 Double Window Envelopes - 1st Qtr Invoices	0.15	10.65
	60 Iberia Lockbox envelopes	0.15	9.00
12/4/2019	3 env, 4 cks total	0.15	0.45
12/5/2019	2 pg email from mgmt - cov/inv	0.50	1.00
12/6/2019	3 pg email - Affidavit from title co, 15506	0.50	1.50
12/7/2019	5 pg email - 3 Letters of Recommendation 15506	0.50	2.50
12/12/2019	2 env - assmt inv to langraf	0.15	0.30
12/17/2019	1 env - new owner assmt inv 15796	0.15	0.15
12/10/2019	1 env, 1 ck total	0.15	0.15
12/20/2019	4 pg email - bckgd ck results for Cosatti, 15506	0.50	2.00
12/23/2019	21 copies of Sales appl - emailed to BOD, 15506	0.15	3.15
12/19/2019	1 env, 1 ck total	0.15	0.15
12/27/2019	2 pg email from mgmt - cov/inv	0.50	1.00







## Milano II mgmt fees & expenses

Jennifer Placeres <Jennifer@waterwaysmgmt.com>

Fri 12/27/2019 11:59 AM

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

1 attachments (290 KB)

[gulfcoast.mgmt.group@gmail.com\\_20191227\\_105154.pdf](#);

Good Morning,

Please find attached our invoice for payment.

Thank you,

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](mailto:jennifer@waterwaysmgmt.com)

[www.waterwaysmgmt.com](http://www.waterwaysmgmt.com)

1/22/2020

Mail - support@collierfinancial.net

FW: Collier Financial/Milano Section II v. U.S. Bank Trust - 15544

Marcello  
Circle

Susan Copeland <Susan@adamczykfirm.com>

Wed 1/22/2020 9:36 AM

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

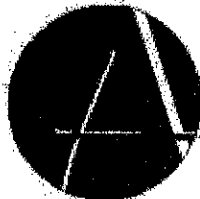
Cc: Mark Adamczyk <mark@adamczykfirm.com>; Donald S. Boyd <Donald@adamczykfirm.com>; Jamie Muni <jamiem@adamczykfirm.com>;

Good morning Steve,

Thank you for your email to Lisette giving our firm authorization to move forward with the foreclosure lawsuit in the above referenced matter. Our firm charges \$2,750.00 flat fee for an uncontested foreclosure actions plus court costs, fifty percent (50%) of the flat fee will be billed after defaults are entered against the adverse parties and the remaining fifty percent (50%) will be billed upon entry of a final judgement of foreclosure. As to court costs, our firm charges a \$750.00 initial cost retainer; i.e., estimated expenses include but are not limited to the following: \$400.00 filing fee; \$10.00 per summons per defendant; \$40.00 per defendant per summons in state service of process; \$5.00 per page for recording of Lis Pendens; \$75.00 title search fee; plus publication expenses, alternate service if needed, etc. Please forward your client's check made payable to our law firm in the amount of \$2,125.00. Once we receive the initial payment, we will begin work on the foreclosure lawsuit.

Please do not hesitate to contact our office should you have questions or comments. Thank you.

SUSAN M. COPELAND, Paralegal  
9130 Galleria Court, Suite 201, Naples, FL 34109  
239-631-6199 office



**ADAMCZYK LAW FIRM, PLLC**  
REAL ESTATE, CONDO/HOA & BUSINESS LAW

$\$ 2,750 \times 50\% = \$1,375$   
Court Costs  
prepayment = 750  
\\$ 2,125

**Evidentiary Privilege.** To the extent that this message is a communication to settle a claim, all evidentiary limitations on its use are hereby expressly made applicable to its contents.

**Collections Disclosure.** To the extent that this message is a communication to collect a debt, please be advised that any information obtained may be used for that purpose.

Payable to:  
ADAMCZYK LAW FIRM

PAID  
Date: 1/22/20  
Chk#: 1377  
Acct#: 925 \$2,125.00

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: 1/23/20

Check #: 1381

Acct #: 125

Applicant Information << Correspondence only  
7612 Taylor AVE  
FT Smith, AR 72916



# INVOICE

Invoice Date  
31 Jan 2020

Toll Free 877-866-2161  
A/R Fax 925-230-6050

Invoice Number  
INV-59061

email [ar@applicantinfo.com](mailto:ar@applicantinfo.com)

MILANO SEC II RESIDENTS ASSN INC  
4985 Tamiami Trail E  
NAPLES FL 34113

Reference

**CREDIT BALANCE STANDARDIZATION POLICY:** Open credits will automatically be applied to invoices.  
\*\*\*\*Effective 9/1/2019, account credit balance standardization authorizes application of any open credit balances towards future invoices. In addition, refunds will only be issued upon request for accounts with no open invoices.\*\*\*\*

Description	Quantity	Unit Price	Tax	Amount USD
PCKG_TENANT, WITTOCK, MICHAEL JOHN : XXX-XX-6856 : 169947 : 15560 : Package price for TEN-RRFL Program III - \$34.00	1.00	34.00	Tax Exempt	34.00 ✓
PCKG_TENANT, WITTOCK, MATTHEW LEE : XXX-XX-9872 : 169948 : 15560 : Package price for TEN-RRFL Program III - \$34.00	1.00	34.00	Tax Exempt	34.00 ✓
Subtotal				68.00 ✓
Total No Tax 0%				0.00
Invoice Total USD				68.00 ✓
Total Net Payments USD				0.00
Amount Due USD				68.00 ✓

[View and pay online now](#)

PAID  
Date: 1/31/20  
Chk#: 1382  
Acct#: 987

## PAYMENT ADVICE

To: Applicant Information  
PO BOX 412178  
Kansas City, MO 64141-2178

Customer MILANO SEC II RESIDENTS ASSN INC  
Invoice Number INV-59061  
Amount Due 68.00  
Due Date 29 Feb 2020  
Amount Enclosed

Enter the amount you are paying above

**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.
01/01/20	MILANO II

Billing questions? Contact Collier Financial  
Phone #239-774-7088 Fax #239-774-1512  
Email: support@collierfnancial.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	47804.00	47804.00

PAID  
Date: 1/31/20  
Chk#: 1383  
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.
01/01/20	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		



**FIRE PROTECTION, INC.**

28741 South Diesel Drive  
 Bonita Springs, FL 34135  
 (239) 514-7155 (Fax) 514-7154  
 Lic #19672900011987 Lic #EG13003314

# Invoice

DATE	INVOICE #
1/31/2020	85625

EIN #80-0445870

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

<b>JOB NAME:</b>
Milano II Marcello Circle Naples, FL 34110

Active Since	P.O. NO.	Terms	Tech/Sales Rep	JOB NUMBER
		Due on receipt - Service	OTHER	581122-XI-JKM

DESCRIPTION	AMOUNT
Annual Fire Extinguisher Inspection (2020)	271.56T
(7) O-Rings	28.00T
(7) VOS Collars	8.75T
7.0% Sales Tax - COLLIER COUNTY	40.97

PAID  
 Date: 1/31/20  
 Chk#: 1384  
 Acct#: 860

**SAVE MONEY!**  
**ELIMINATE YOUR TELEPHONE LINES AND EXPENSES.**  
**CONTACT US TODAY TO UPDATE YOUR SYSTEM WITH OUR**  
**WIRELESS TECHNOLOGY.**

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

<b>Total</b>	\$626.19 ✓
--------------	------------

FW: Invoice 85625 from Naples Fire Protection, Inc.

Stefany Cordoba <stefany@waterwaysmgmt.com>

Fri 1/31/2020 4:17 PM

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

1 attachments (125 KB)

Inv\_85625\_from\_Naples\_Fire\_Protection\_Inc.\_22408.pdf;

M11 - 2752

*Stefany Cordoba*

Licensed CAM  
Licensed Realtor  
Waterways Association Management  
2180 Immokalee Road Ste. #309  
Naples, FL 34110  
P: 239.348-303  
F: 239-348-3331  
[stefany@waterwaysmgmt.com](mailto:stefany@waterwaysmgmt.com)  
[www.waterwaysmgmt.com](http://www.waterwaysmgmt.com)

**From:** Kyra Ringgold <kyrar@naplesfireprotection.com>  
**Sent:** Friday, January 31, 2020 4:14 PM  
**To:** Stefany Cordoba <stefany@waterwaysmgmt.com>  
**Subject:** Invoice 85625 from Naples Fire Protection, Inc.

Naples Fire Protection, Inc.

**Invoice** Due: 03/01/2020  
85625

Amount Due: \$626.19

Dear Stephany :

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

Thank you for your business - we appreciate it!

Sincerely,

Naples Fire Protection, Inc.



**FIRE PROTECTION, INC.**  
 28741 South Diesel Drive  
 Bonita Springs, FL 34135  
 (239) 514-7155 (Fax) 514-7154  
 Lic #10672900011897 Lic #EC13005314

# Invoice

DATE	INVOICE #
1/31/2020	85765

EIN #80-0445870

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

**JOB NAME:**  
 Milano II  
 15560 Marcello Circle  
 Naples, FL 34110

Active Since	P.O. NO.	Terms	Tech/Sales Rep	JOB NUMBER
		Due on receipt - Service	MSS	18084334-AS-AM

DESCRIPTION	AMOUNT
Per Naples Fire Protection Quote #1060190	600.00 ✓
01/22/2020 - Service Call: 15560 MARCELLO CIR - Central Monitoring Station reporting ground-fault on fire alarm system. Troubleshoot/repair. Repaired ground fault. System Clear.	
7.0% Sales Tax - COLLIER COUNTY	0.00
<p><b>PAID</b></p> <p>Date: <u>1/31/20</u></p> <p>Chk#: <u>1385</u></p> <p>Acct#: <u>860</u></p>	
<p><b>SAVE MONEY!</b>  <b>ELIMINATE YOUR TELEPHONE LINES AND EXPENSES.</b>  <b>CONTACT US TODAY TO UPDATE YOUR SYSTEM WITH OUR</b>  <b>WIRELESS TECHNOLOGY.</b></p>	

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

<b>Total</b>	\$600.00 ✓
--------------	------------



FW: Invoice 85765 from Naples Fire Protection, Inc.

Mon 2/3/2020 3:40 PM

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

📎 1 attachments (123 KB)

Inv\_85765\_from\_Naples\_Fire\_Protection\_Inc\_1712.pdf;

*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](mailto:stefany@waterwaysmgmt.com)  
[www.waterwaysmgmt.com](http://www.waterwaysmgmt.com)

---

**From:** Kyra Ringgold <kyrar@naplesfireprotection.com>  
**Sent:** Monday, February 3, 2020 3:40 PM  
**To:** Stefany Cordoba <stefany@waterwaysmgmt.com>  
**Subject:** Invoice 85765 from Naples Fire Protection, Inc.

Naples Fire Protection, Inc.

**Invoice** *due 02/03/2020*  
85765

Amount Due **\$600.00**

Dear Stephany :

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

Thank you for your business - we appreciate it!

Sincerely,

Naples Fire Protection, Inc.